

**PREMIUM LOCATION AT EXIT 20 OFF I-89, DIRECTLY ON ROUTE 12A**

Glen Road Plaza, 1 Glen Road, West Lebanon, NH 03784

**FOR LEASE**

# Glen Road Plaza



## Strategically Located at the Central Crossroads of New Hampshire and Vermont

Position your business for growth at Glen Road Plaza, a conveniently located retail and office destination in West Lebanon's thriving commercial corridor. Just off Exit 20 of I-89 on Route 12A, it offers high visibility, steady traffic, and a welcoming, community-focused setting ideal for retail, wellness, office space, or service-based businesses. Surrounded by established local tenants, dining options, and national retailers, and minutes from Dartmouth College and Dartmouth Health, you'll benefit from a fast-growing, highly educated population. With flexible leasing, abundant on-site parking, and recent upgrades, Glen Road Plaza offers connection, visibility, and opportunity in the heart of the Upper Valley.

**Heather Doran**  
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 **CONNECTICUT  
RIVER CAPITAL**

**ctrcapital.com**  
85 Mechanic Street, Suite 140, Lebanon, NH 03766  
(603) 448-0017

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## Property Details

- Highly visible prime location
- Professionally managed
- Ample on-site parking
- Strategically priced lease options
- Recent renovations and modern upgrades
- High-visibility signage opportunities available
- Hosts a diverse mix of established local businesses and essential services

## Location Details

- Exit 20, near I-89/I-91 interchange, Route 12A, West Lebanon, NH
- Short drive to the resorts of Quechee, Woodstock, & Killington, VT
- Easily accessible from Red Bus transit line

## Demographics

- 30-Mile Radius Population: 170,000
- 15-Mile Radius Population: 72,000
- Median Household Income: \$102,000
- Median Age: 43 years

## Daily Traffic Count

- NH Route 12A: +/-14,000 VPD
- Interstate I-89: +/-39,000 VPD

## Nearby Highlights

- Kohl's
- T.J. Maxx
- Walmart
- Home Depot
- BJ's Wholesale
- Staples
- Applebee's
- Chili's Bar & Grill
- Target
- Sierra
- Walgreens
- The Paper Store

## New Store Openings

Target, Sierra, PetSmart, Planet Fitness, GAP HomeGoods, J.Crew, Cold Stone Creamery, Planet Smoothie, Starbucks, Jersey Mikes, Barnes & Noble

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## Strategic Market Reach

Located at the crossroads of I-89 and I-91

## Demographic Highlights

- 170,000 residents within a 30-mile radius
- 72,000 people within 15 miles
- Average household income of \$102,000

## High Visibility & Daily Exposure

- ±14,000 vehicles per day on NH Route 12A
- ±39,000 vehicles per day on I-89

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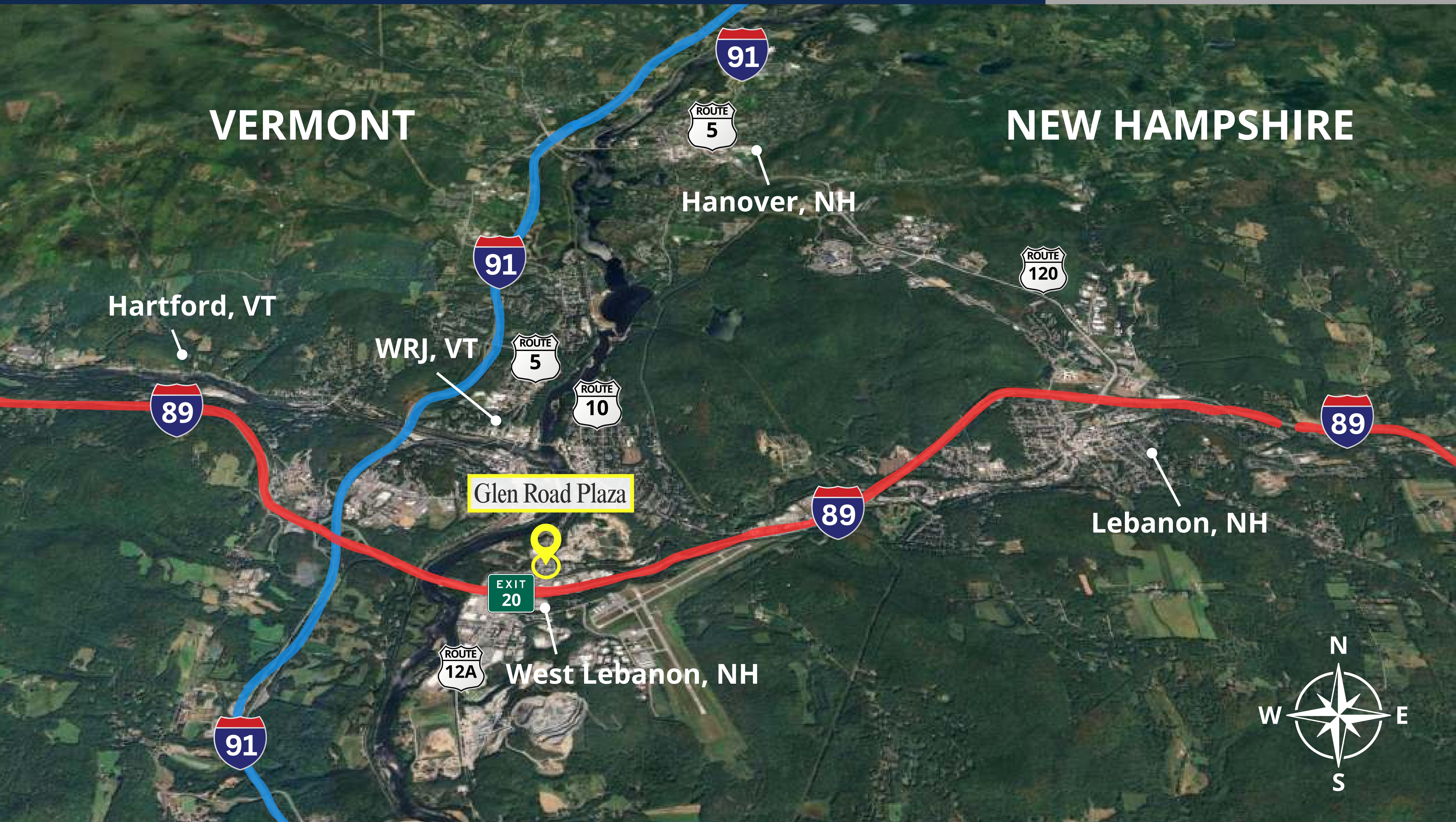
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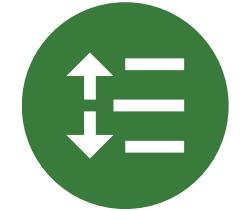
## Built to Boost Your Business Potential



**Strategic Location:** Positioned at the core of Route 12A's bustling retail corridor, your business benefits from prime visibility in the Upper Valley's go-to shopping destination.



**Direct Highway Access:** Just off Exit 20 on I-89, the site offers effortless access for customers from both New Hampshire and Vermont.



**Surrounded by Strong Retail Anchors:** Neighboring national brands and high-traffic businesses create a synergy that draws consistent customer flow.



**Versatile Space:** From boutique storefronts to larger configurations, the property supports a range of uses and allows you to tailor the space to fit your brand's operational needs.



**Built-In Customer Base:** Located in a high-density commercial zone with a stable, year-round population and high local spending power, your business is steps away from ready-to-buy customers.



**Designed for Business Growth:** High visibility, ample parking, and signage opportunities create a launchpad for long-term success, giving you the foundation to grow, scale, and thrive.

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## Why Business Thrives in the Upper Valley

**Live, Work, Play:** The Upper Valley, spanning both New Hampshire and Vermont along the Connecticut River, is one of New England's most dynamic regions for business growth, talent access, and quality of life. Anchored by the vibrant towns of Lebanon and Hanover, NH, and Hartford and Norwich, VT, the region offers a rare blend of economic vitality and small-town charm.

**Strategic Location:** Strategically positioned at the intersection of Interstates 89 and 91 and just over two hours from Boston, the Upper Valley is a vital crossroads for commerce, education, and healthcare. It's home to two prestigious institutions: Dartmouth College, a world-renowned Ivy League university, and Dartmouth Health, the region's largest employer and a nationally ranked academic medical center.

**Outstanding Demographics:** The Upper Valley isn't just scenic, it's highly educated, 95% of the local workforce holds a high school diploma and more than half possess a college degree or higher. The area provides a deep and highly educated talent pool. In fact, the U.S. Census recognized the Upper Valley as one of the fastest-growing micropolitan areas in the country, and Hanover was recently ranked the #1 best place to live in New Hampshire by Niche.com.

**Center of Innovation:** Innovation thrives here. The region has become a magnet for biotech, med-tech, and high-tech industries, supported by entrepreneurial resources like the Magnuson Center for Entrepreneurship, the Tuck School of Business, and a robust ecosystem of research, mentorship, and venture capital. From healthcare and technology to retail and education, the Upper Valley offers a fertile environment for growth. For businesses ready to tap into a region defined by intellect, infrastructure, and opportunity. The Upper Valley may be the next Palo Alto or Route 128 corridor.

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## Anchors of a Prosperous Region

### HEALTH & EDUCATION

- **Dartmouth Health Medical Center (DHMC)** - One of New Hampshire's largest employer (employing over 13,000 employees) and home to the state's only Level 1 Trauma Center.
- **Alice Peck Day Memorial Hospital (APD)** - Community-centered healthcare and part of the Dartmouth Health network.
- **Dartmouth College** - A top-tier Ivy League institution driving education, research, and innovation with a total undergraduate and graduate enrollment of 6,700.



Alice Peck Day  
Memorial Hospital



### MANUFACTURING, ENGINEERING & TECHNOLOGY

- **Hypertherm Associates** - A global leader in advanced industrial cutting systems.
- **Timken Aerospace** - Precision aerospace components powering commercial and defense sectors.
- **GEOKON** - World-renowned geotechnical instrumentation used in major infrastructure projects.
- **FUJIFILM Dimatix** - Leading provider of high-performance industrial inkjet printheads.
- **CRREL (Cold Regions Research and Engineer Laboratory)** - Pioneering cold regions science and engineering for national impact.
- **TomTom** - Real-time navigation and mapping technology with a global reach.



CELDARA MEDICAL

### BIOTECH, PHARMA, & MEDICAL INNOVATION

- **Novo Nordisk** - Biopharmaceutical manufacturing hub advancing diabetes and hormone therapies.
- **Adimab** - Accelerating drug discovery through antibody engineering partnerships.
- **Mascoma Corporation** - Developing next-generation biofuels from renewable sources.
- **Simbex** - Driving innovation in wearable health and medical technologies.
- **Bio X Cell** - Trusted source for high-quality antibodies used in biomedical research.
- **Celdara** - Biotechnology company turning groundbreaking academic research into lifesaving medical products.

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The logo for Connecticut River Capital, featuring a stylized green and blue circular graphic with a wavy pattern and the text "CONNECTICUT RIVER CAPITAL" in a blue sans-serif font.

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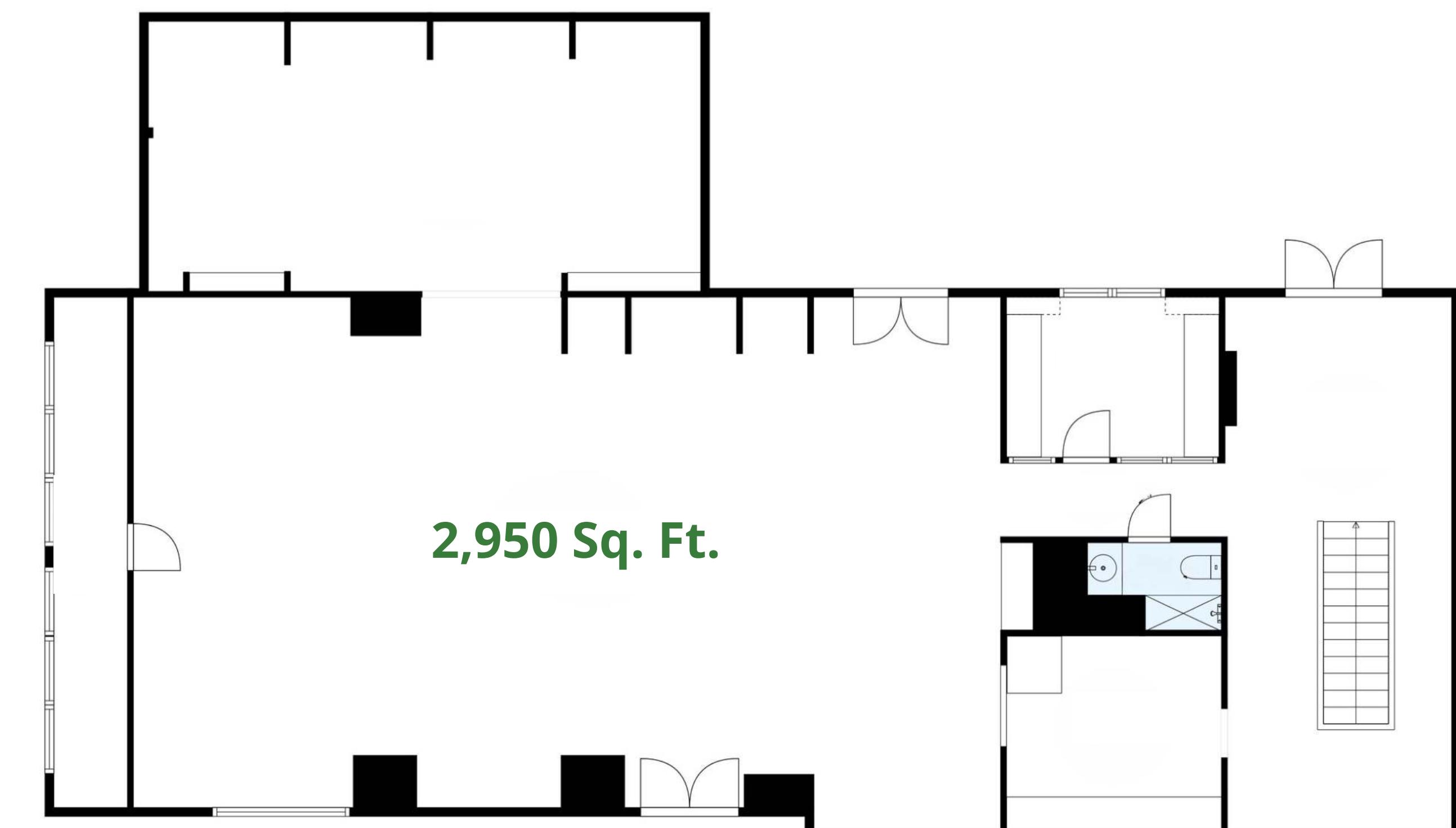
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## PROPERTY DETAILS

<b>Address</b>	1 Glen Road, <b>Building 1, Unit 1</b> West Lebanon, NH 03784
<b>Available Space</b>	2,950 Sq. Ft. + 2,400 Sq. Ft. (Lower Level) Storage
<b>Use Type</b>	Retail
<b>Rental Rate</b>	Upon Request
<b>Term</b>	Negotiable
<b>Availability</b>	Available Now

## UNIT FLOOR PLAN | First Level + Basement



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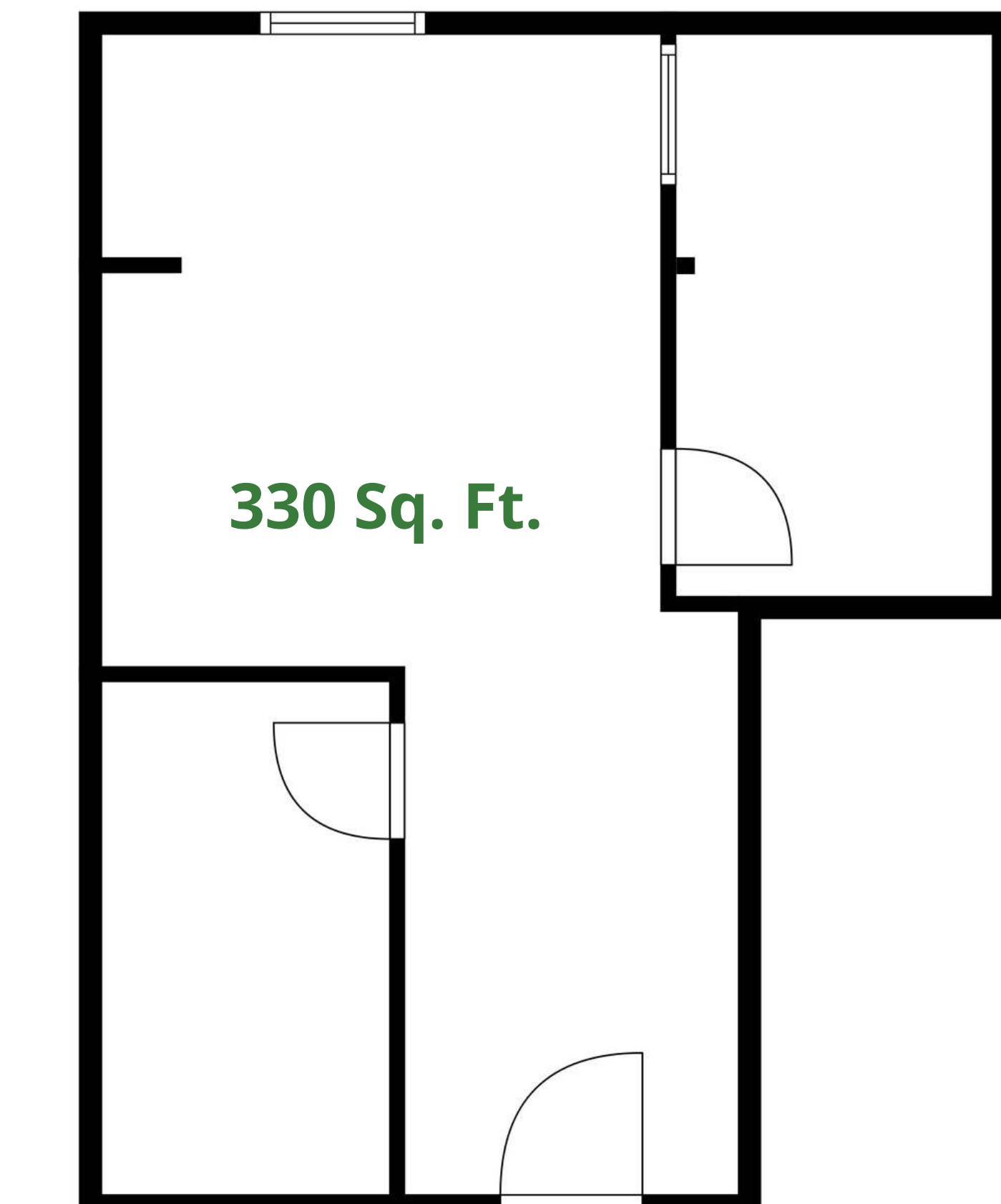
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## PROPERTY DETAILS

<b>Address</b>	1 Glen Road, <b>Building 3, Unit 208</b> West Lebanon, NH 03784
<b>Available Space</b>	330 Sq. Ft.
<b>Use Type</b>	Retail
<b>Rental Rate</b>	Upon Request
<b>Term</b>	Negotiable
<b>Availability</b>	Available Now

## UNIT FLOOR PLAN | Second Level



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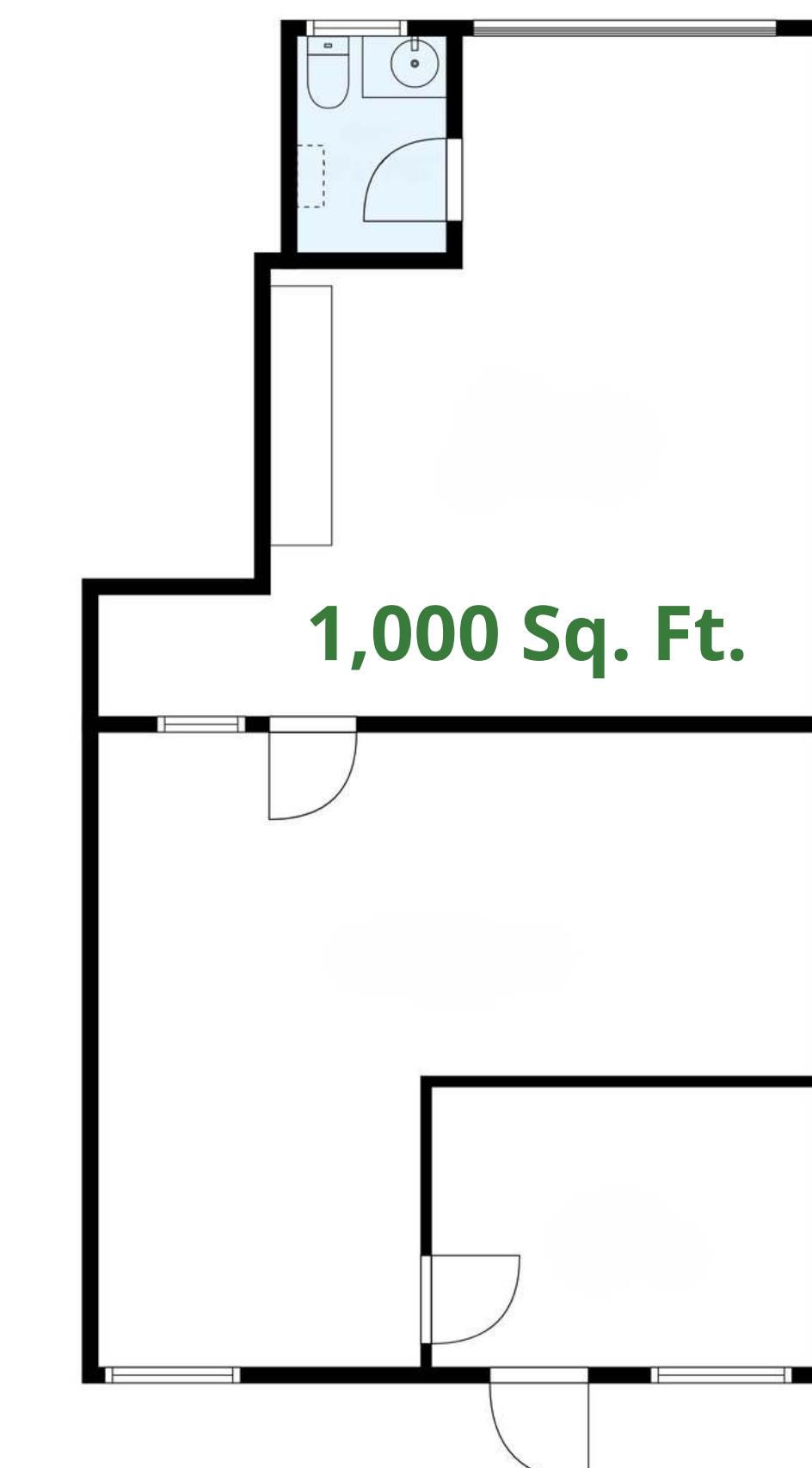
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## PROPERTY DETAILS

<b>Address</b>	1 Glen Road, <b>Building 4, Unit 17</b> West Lebanon, NH 03784
<b>Available Space</b>	1,000 Sq. Ft.
<b>Use Type</b>	Retail
<b>Rental Rate</b>	Upon Request
<b>Term</b>	Negotiable
<b>Availability</b>	Available Now

## UNIT FLOOR PLAN | First Level



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