



## GONIC MILL FOR LEASE

FOR LEASE

**73 PICKERING ROAD,  
ROCHESTER, NH 03839**

Unit 101: 3,800 +/- SF \$12 PSF MG

Unit 204: 1,000 +/- SF \$12 PSF MG

Unit 304: 5,000 +/- SF \$12 PSF MG

# PROPERTY INFORMATION



## Current tenants in the building:

- Nanook Learning Center
- Paws to Training
- Shared Office Suites
- Studio 109 Dance
- Mud City Clay

## Gonic Mill For Lease

73 Pickering Road, Rochester, NH 03839

Unit 101: 3,800 +/- SF \$12 PSF Unit 204: 1,000 +/- SF \$12 PSF

Unit 304: 5,000 +/- SF \$12 PSF

Plus Utilities / Modified Gross

## DESCRIPTION:

The Gonic Mill is a historic landmark in Rochester that has been a part of the community since the early 1900's. This multi-unit commercial/ industrial building is set on 5.27 acres. This space is ideal for many industrial or commercial uses. Unit 101 is on the first floor with its own entrance. Unit 204 (2nd floor) and 304 (3<sup>rd</sup> floor) are both accessible via an elevator.

## PROPERTY FEATURES:

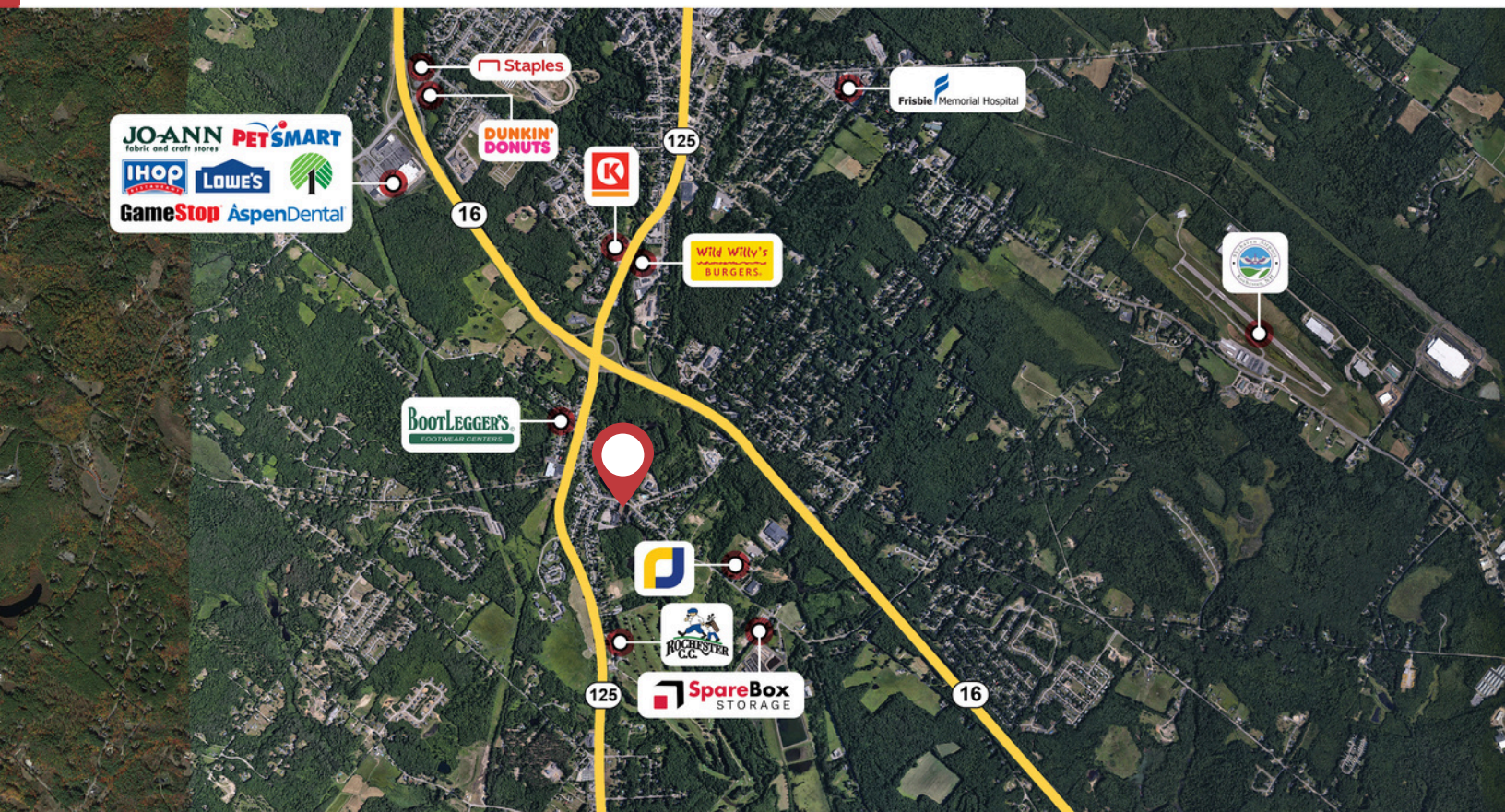
- Public Water & Sewer
- Natural Gas, FHA Heat
- Zoning: OFC (Office)
- Ample parking

[Virtual Tour Unit 101 Link](#)

[Virtual Tour Unit 204 Link](#)

[Virtual Tour Unit 304 \(Coming soon\)](#)

# DEMOGRAPHICS



## 2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	17,058	41,167	120,068
Households	7,326	17,359	50,465
Families	4,382	10,901	31,220
Avg HH Size	2.30	2.34	2.35
Median Age	42.3	43.8	41.0
Median HH Income	\$69,341	\$77,397	\$82,688
Avg HH Income	\$94,852	\$106,151	\$112,700

### BUSINESSES (10 MILE)



**4,789**

TOTAL BUSINESSES



**48,126**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$82,688**

MEDIAN HH  
INCOME



**\$47,242**

PER CAPITA  
INCOME



**\$251,469**

MEDIAN NET  
WORTH

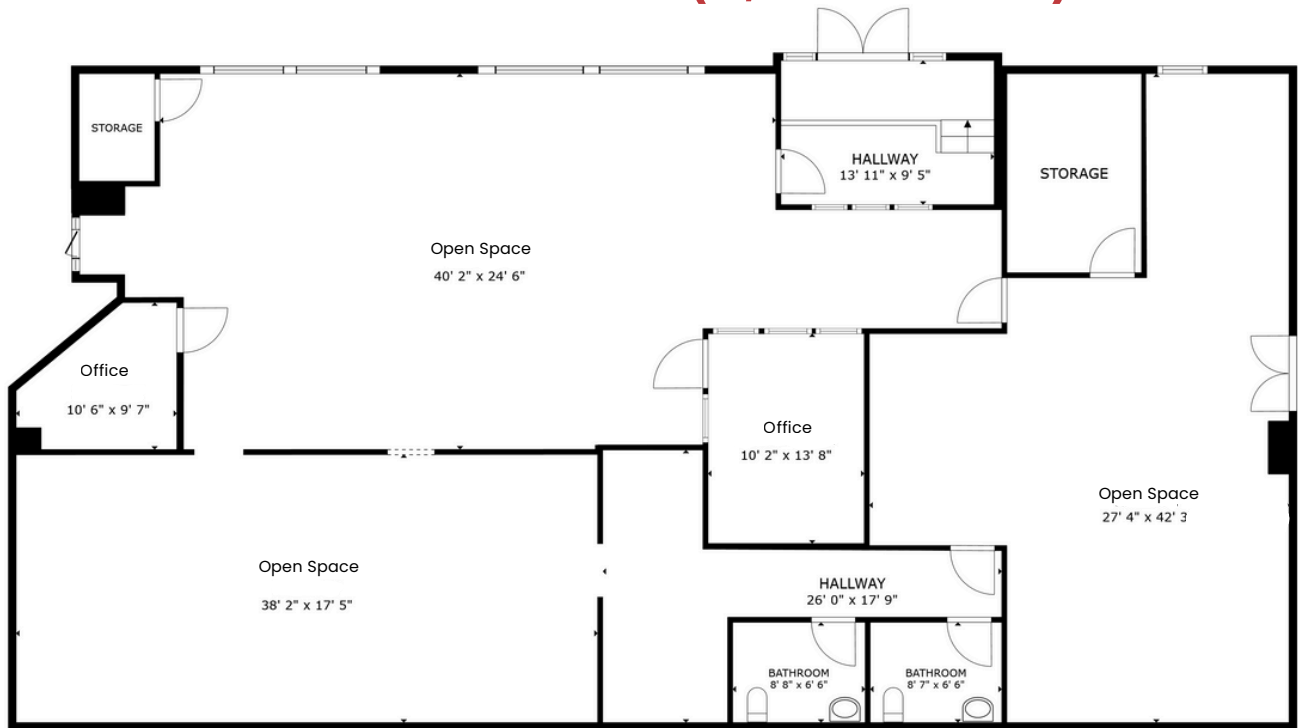
# PHOTOS UNIT 101



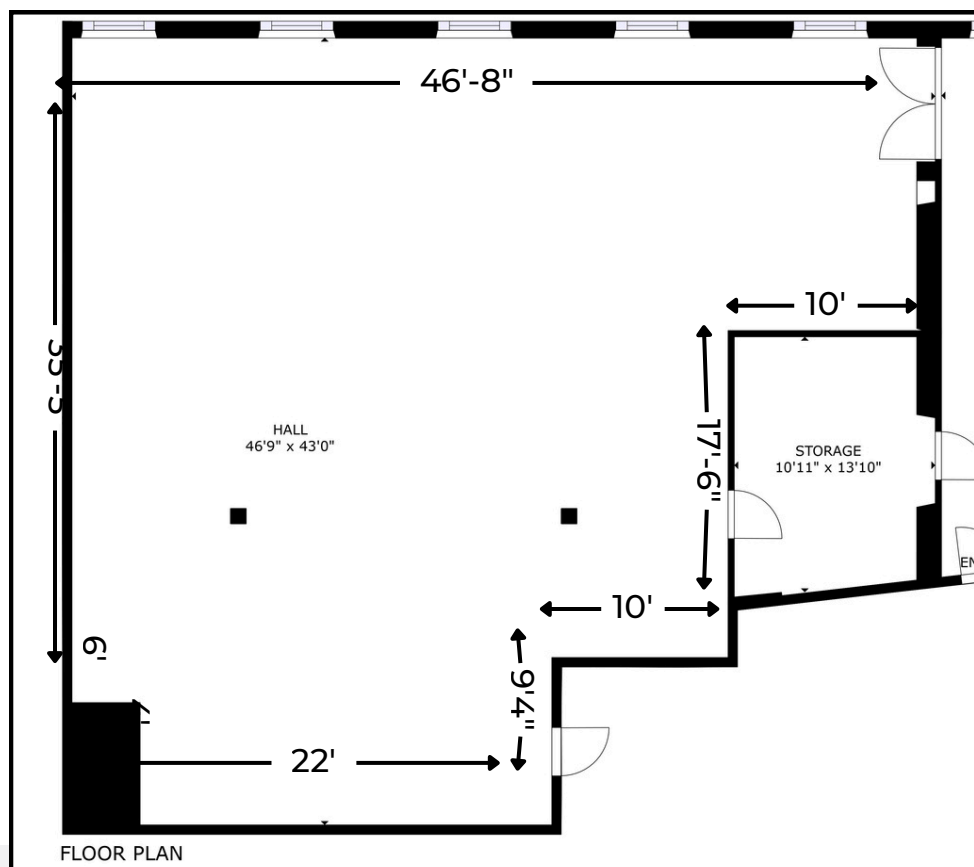
# PHOTOS UNIT 204



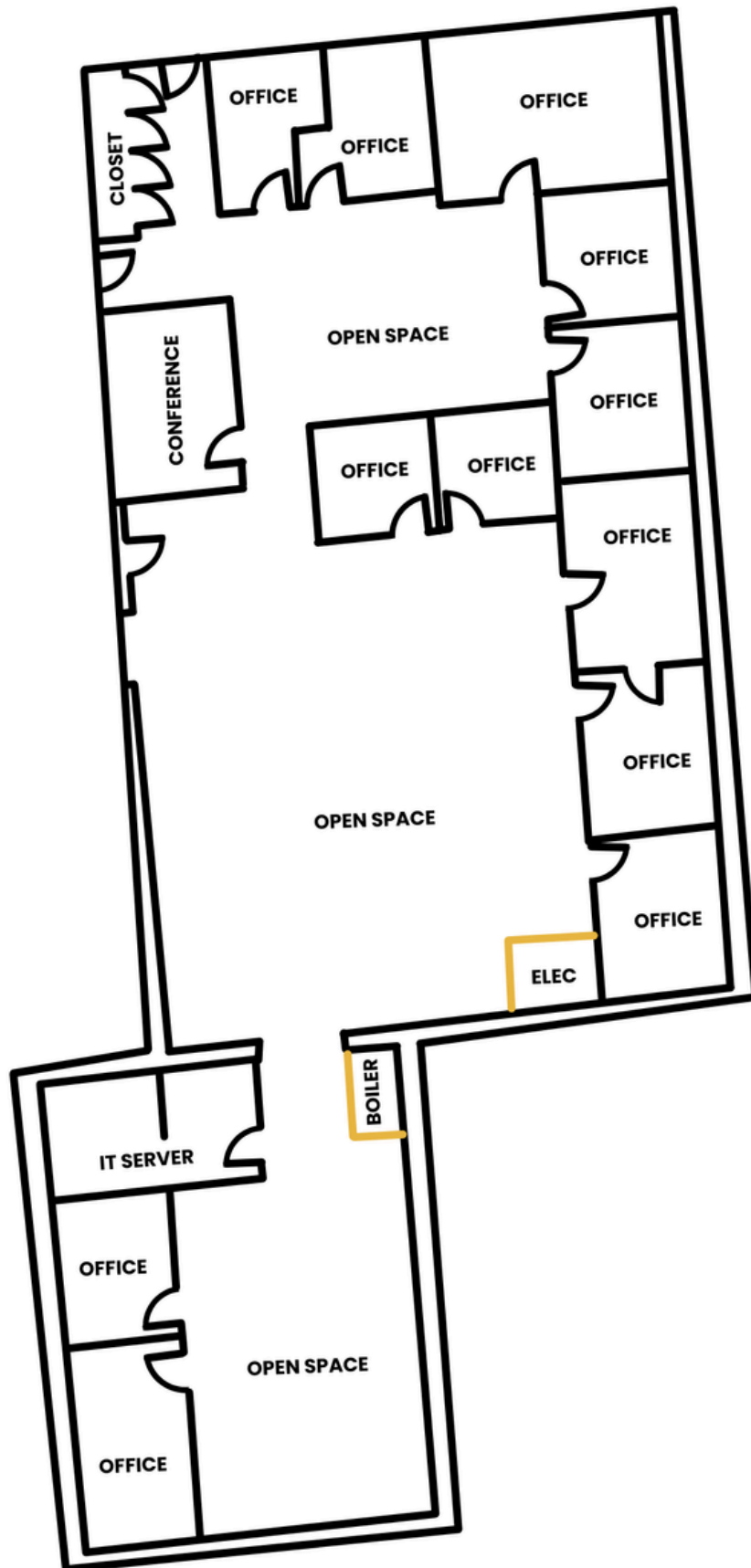
## FLOOR PLAN UNIT 101: (3,800 sf +/-)



## FLOOR PLAN UNIT 204: (1,000 sf +/-)



# FLOOR PLAN UNIT 304 (5000 sf +/-)



# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**ANDREW FLEISHER, CCIM**

**SENIOR ADVISOR**

tel (603) 637-2001

mobile (603) 498-2817

[andy@nainorwoodgroup.com](mailto:andy@nainorwoodgroup.com)

**KATIE FLEISHER**

**ADVISOR**

tel (603) 637-2003

mobile (603) 205-7399

[katie@nainorwoodgroup.com](mailto:katie@nainorwoodgroup.com)



**NAI Norwood Group**  
116 South River Road  
Bedford, NH 03110  
[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)