

## RETAIL FOR LEASE



1 North Main St., Rochester, NH 03867



### PROPERTY DESCRIPTION

The property owner wants reliable tenants and is willing to be creative with deferred rents, tenant improvements (TI's) and whatever other ideas well-qualified applicants might have for the space. This is a prime location in a revitalizing downtown that is seeing multiple, significant construction projects. There's many nearby options for leisure opportunities and this space could have all kinds of exterior dining options as well. Space is available immediately!

### PROPERTY HIGHLIGHTS

- Beautiful brick exterior and excellent signage
- High Visibility from North Main St., South Main St., and Wakefield St.
- 21 off street Parking spaces
- Substantial on street parking as well

### OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	1
Available SF:	8,600 SF
Building Size:	23,742 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	470	1,434	3,897
Total Population	1,128	3,425	9,018
Average HH Income	\$52,431	\$60,595	\$68,507

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**WHITNEY TAYLOR**  
Commercial Realtor  
O: 978.228.1055  
C: 978.228.1055  
whitney@kwclcg.com  
NH #080690

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

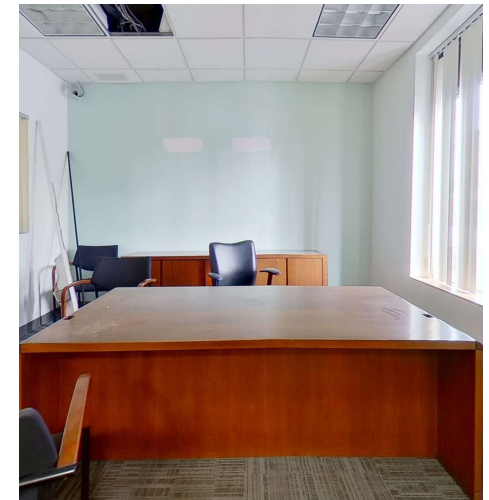
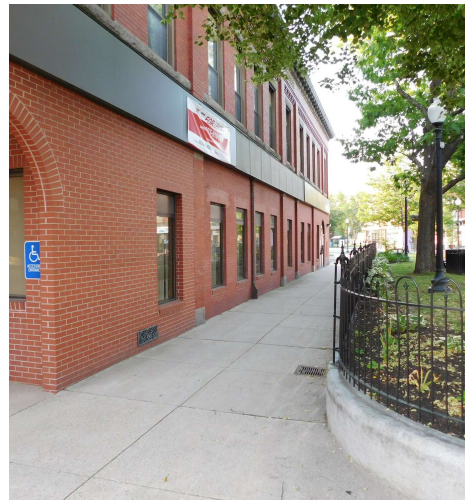
Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)



## RETAIL FOR LEASE



1 North Main St., Rochester, NH 03867



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**WHITNEY TAYLOR**  
Commercial Realtor  
O: 978.228.1055  
C: 978.228.1055  
whitney@kwclcg.com  
NH #080690

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

# RETAIL FOR LEASE



1 North Main St., Rochester, NH 03867

Lease Rate

**\$7.50 SF/YR**

## LOCATION INFORMATION

Street Address	1 North Main St.
City, State, Zip	Rochester, NH 03867
County	Strafford
Market	Rochester
Cross-Streets	North Main & South Main

## BUILDING INFORMATION

Building Size	23,742 SF
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	2
Year Built	1910
Gross Leasable Area	7,900 SF
Condition	Good
Roof	flat / membrane
Number of Buildings	1
Walls	Wall Board
Ceilings	Suspended
Floor Coverings	varied
Corridors	Wall Board

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	21

## UTILITIES & AMENITIES

Elevators	none
Number of Elevators	0
Number of Escalators	0
HVAC	new system
Restrooms	5
Landscaping	city sidewalks

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**WHITNEY TAYLOR**  
Commercial Realtor  
O: 978.228.1055  
C: 978.228.1055  
whitney@kwclcg.com  
NH #080690

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated **kwclcg.com**



## RETAIL FOR LEASE



1 North Main St., Rochester, NH 03867



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktoria@kwclcg.com  
NH #074657

**WHITNEY TAYLOR**  
Commercial Realtor  
O: 978.228.1055  
C: 978.228.1055  
whitney@kwclcg.com  
NH #080690

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)



## RETAIL FOR LEASE



1 North Main St., Rochester, NH 03867



### LOCATION DESCRIPTION

In the heart of Downtown Rochester, this site has excellent visibility with on street and off street parking. Rochester is a picturesque city positioned just north of Portsmouth on the Maine state line. Tracing its roots back to the 1720s, the city is home to an amazing assortment of historic architecture, with the classic New England style creating a timeless atmosphere.

Rochester Common has traditionally served as the anchor of the community, and today hosts the popular Rochester Farmers' Market. Along Main Street, you'll find a vibrant collective of locally-owned businesses, from hip hangouts like Fresh Vibes and Revolution Taproom to unique specialty shops like Jetpack Comics and Sweet Peach's Candy & Confections. Much of the surrounding landscape is sparsely developed, with the lush forests and rolling hills providing gorgeous scenery as well as endless opportunities for outdoor exploration.

### LOCATION DETAILS

Market	Rochester
County	Strafford
Cross Streets	North Main & South Main



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**WHITNEY TAYLOR**  
Commercial Realtor  
O: 978.228.1055  
C: 978.228.1055  
whitney@kwclcg.com  
NH #080690

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated **kwclcg.com**

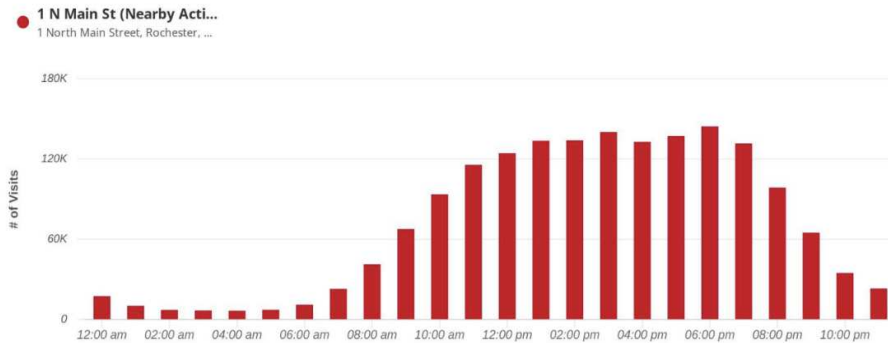
## RETAIL FOR LEASE

# TRAFFIC INFORMATION

1 North Main St., Rochester, NH 03867

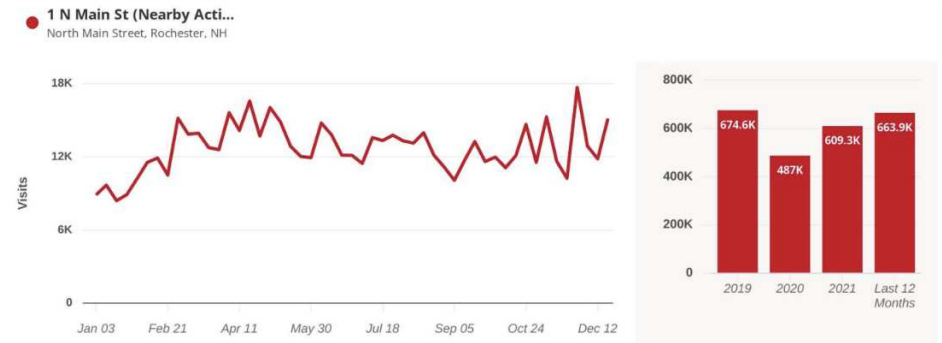


### Hourly Visits



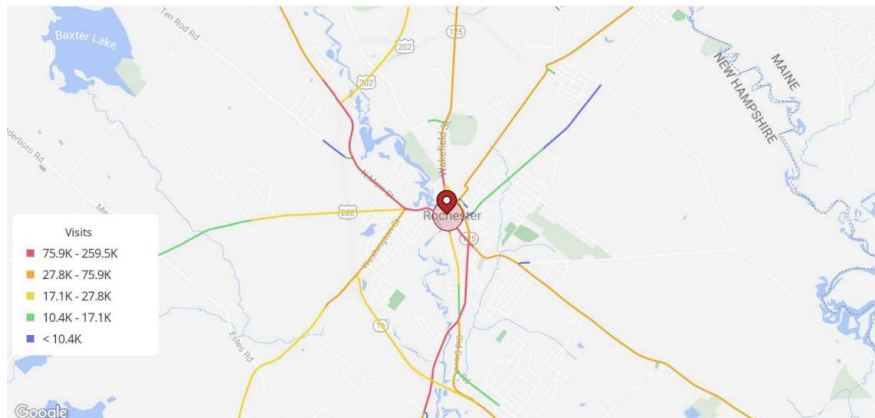
Number of visits hourly for past 12 months

### Visits Trend



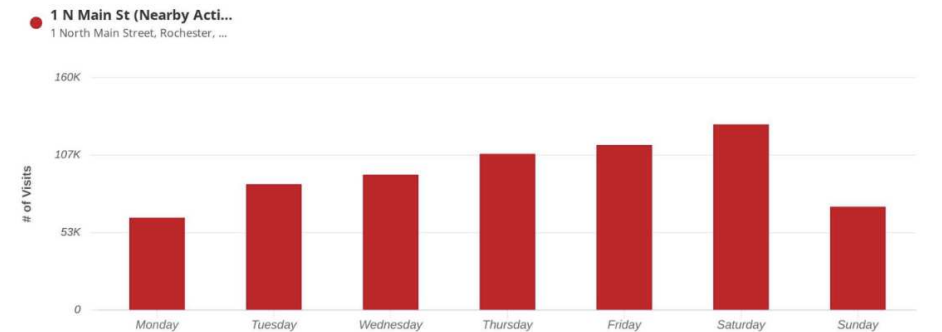
Annual number of visits for past 3 years with breakdown of past 12 months

### Visitor Journey - Routes



Where most visitors journey is coming from are approximations and do not represent actual home locations.

### Daily Visits



Number of visits per day for the past 12 months

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**WHITNEY TAYLOR**  
Commercial Realtor  
O: 978.228.1055  
C: 978.228.1055  
whitney@kwclcg.com  
NH #080690

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)