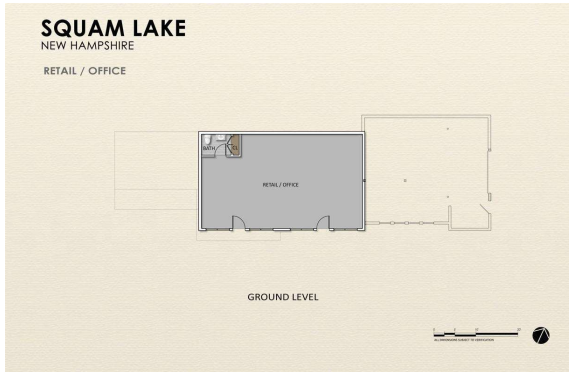


Commercial Lease
5057417
Active

1002 Us Route 3
Holderness
Unit/Lot # 1

NH 03245

Listed: 8/20/2025 \$2,000.00 /\$
Leased:
DOM: 14



County NH-Grafton
VillDstLoc
Year Built 0
Construction Status
Building Area Total
Building Area Source
Total Available Area 900
Total Available Area Source Estimated

Lease Amount Frequency Monthly
Lease/Sublease Lease
Lease Type Gross
Lease Term
Zoning CD
Road Frontage Length
Lot Size Acres 3.62
Lot Size Square Feet 157,687
Traffic Count

Date Initial Showings Begin

Business Type Hospitality, Office, Retail
Business Type Use Amusement/Recreation, Food Service, Office Condo, Retail Condo



Directions From Plymouth, take Route 175 S toward Holderness. Take left onto Route 3. Property will be on the left in 1/2 mile. Squam Lakeside Farm and Marina.

Property Panorama VTour

Public Remarks New Construction Commercial Lease space available adjacent to Little Squam Lake. Available for long term lease November 1st. High traffic count and great street visibility. Located next to the popular Ice House Creamery. Est. 900 sq ft +/- which is perfect for office, retail or whatever your next great idea is. Open concept plan with one bathroom, for easy fit up. Feature your business in this superb location in one of New Hampshire's most storied communities.

STRUCTURE

Building Number
Total Units 7
of Stories
Divisible SqFt Min
Divisible SqFt Max

Basement No
Basement Access Type

Ceiling Height
Total Elevators
Total Drive-in Doors
Door Height
Total Loading Docks
Dock Height
Dock Levelers

UTILITIES

Heating Electric, Mini Split
GasNatAval
Cooling Mini Split
Water Source Drilled Well
Sewer Septic Shared
Electric 200+ Amp Service

Utilities Cable
Internet Cable Internet

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT / LOCATION

Submarket Plymouth
Project Building Name
Zoning Description Commercial Zoning

Waterfront Property Yes
Water View Yes
Water Body Access Yes
Water Body Name Little Squam Lake
Water Body Type Lake
Water Frontage Length
Water Access Details Cross a Street to Access
Waterfront Property Rights Exclusively Owned
Water Body Restrictions No

ROW Length
ROW Width
ROWParcAc
ROWOthPar

FEATURES

Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage	Green Verification Year
Railroad Available	Green Verification Rating
Railroad Provider	Green Verification Metric
	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

DISCLOSURES

Flood Zone	Seasonal
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PREPARED BY

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1002 Us Route 3

1

Holderness NH 03245

