

# HIGH VISIBILITY RETAIL SPACE

2627 WHITE MOUNTAIN HWY, NORTH  
CONWAY, NH 03860

FOR LEASE: \$17/SQFT NNN



## Property Highlights

- TWO large spaces (5,000sqft & 4,100sqft) for lease, perfect for retail use.
- Prime location in downtown North Conway
- An exceptional space for entertaining or dining
- High Visibility & Traffic Count (17,000 VPD)
- Directly across from the Conway Railway Station



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# Executive Summary

This highly visible commercial property offers two retail spaces available for lease in the heart of North Conway's vibrant commercial district. Positioned directly across from the Conway Scenic Railway Station, the location benefits from exceptional exposure, strong tourism activity, and high pedestrian traffic, supported by an average daily traffic count of approximately 17,000 vehicles per day (VPD).

The available spaces include Unit A 4,100± SF ground-level retail unit and Unit C 5,000± SF second-floor retail or commercial space. Both units feature tall ceilings, providing flexibility for a wide range of retail, showroom, restaurant, or service-oriented uses.

The spaces will be delivered in a warm shell condition, allowing tenants the build out the premises to suit their specific operational needs and branding. With immediate availability, this property presents an excellent opportunity for businesses seeking a prominent location in one of North Conway's most active and recognizable areas.

Available for occupancy now.



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## Unit A (Previously Twin Theater)



## Unit C (Second Story)



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# Property Description

## Building Specifications

Address: 2627 White Mountain Highway

Total Building sqft: 10,000

Unit A (First Level): 4,100sqft

Unit C (Second Level): 5,000 ± sqft

Zoning: North Conway Village Commercial (NCVC)

Year Built: 1915

Utilities: Municipal Water & Sewer, Oil Heat

Fully Sprinklered

Parking: Street Only

Lease Rate: \$17sqft NNN

Signage: Front of building

Layout: Large open space, delivered in warm shell condition.



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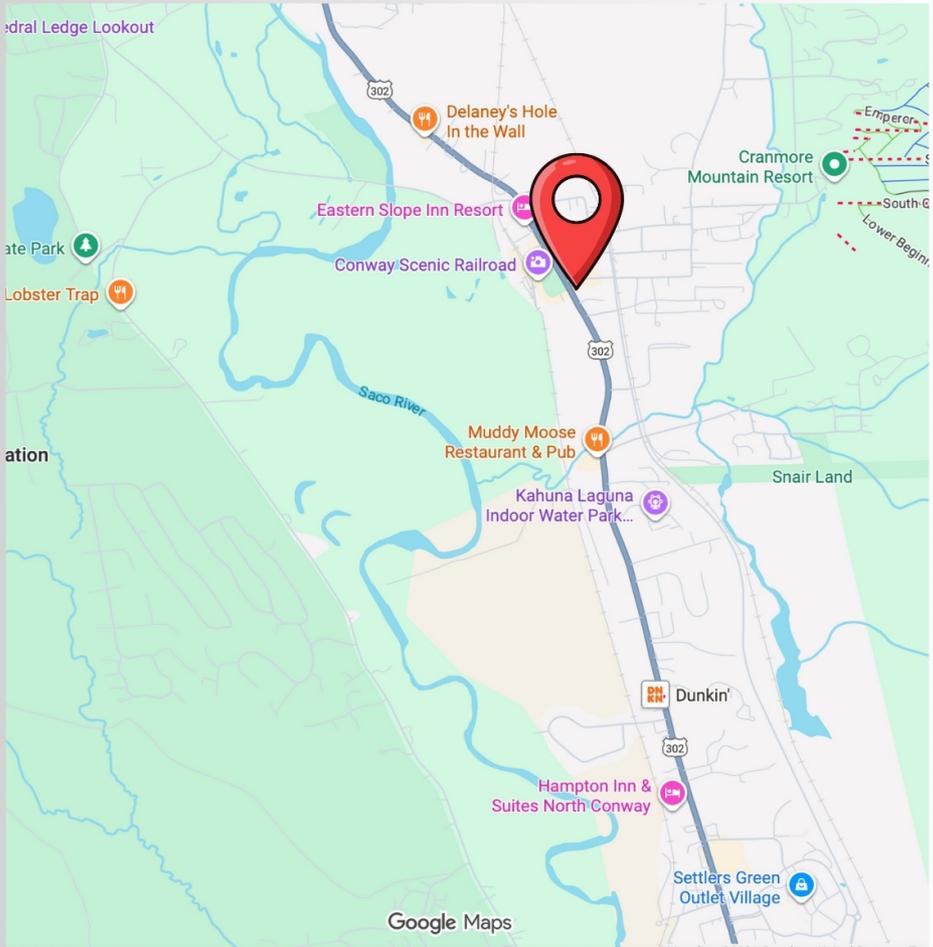
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# Location Overview



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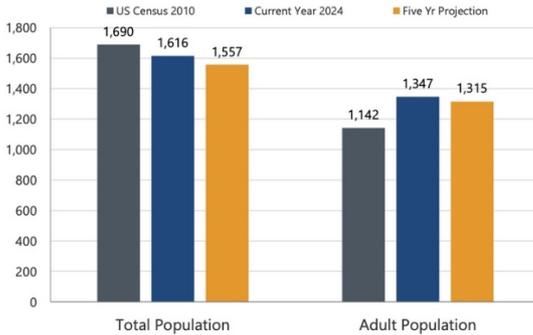
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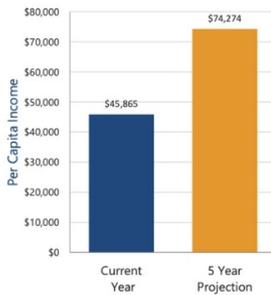
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# Demographics

## Population



## Income

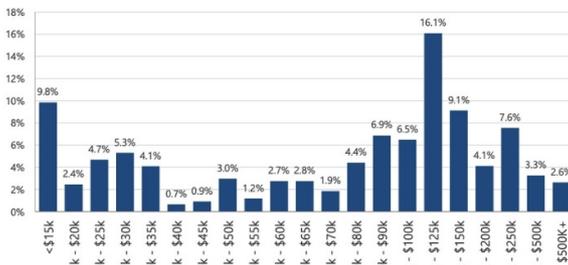


Average Household Income  
**\$102,318**

Median Household Income  
**\$86,349**

Based on Total Population

## Households by Income (Current Year)



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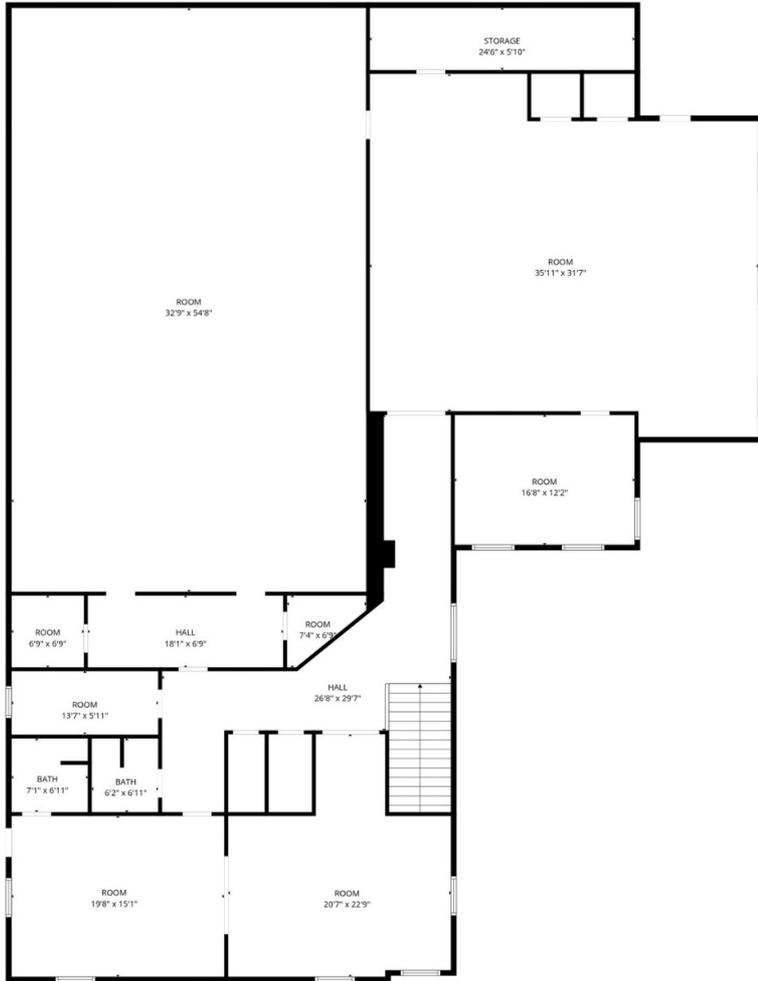
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# Floor Plan- Unit C (Upstairs unit)



**TOTAL: 4618 sq. ft**

BELOW GRADE: 124 sq. ft, 1st floor: 4494 sq. ft

EXCLUDED AREAS: ROOM: 234 sq. ft, STORAGE: 143 sq. ft, WALLS: 190 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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