

RETAIL FOR SALE & LEASE

177 MAIN STREET, GORHAM, NH



OFFERED FOR SALE AT \$399,000
OR LEASE AT \$8/SQ.FT.

BADGER PEABODY & SMITH REALTY

PO Box 789
Franconia, NH 03580



PRESENTED BY:

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PROPERTY SUMMARY

177 MAIN STREET | GORHAM, NH 03581



Property Summary

Air Conditioning:	Central Air
Price:	\$399,000
Building SF:	3,404
Rentable SF:	3,404
Occupancy:	Vacant
Construction Type:	Wood Frame
Heat:	Propane/Hot Water/Electric
Lot Size:	0.80 Acres
Frontage:	432
Year Built:	1985
Roof:	Asphalt Shingles
Traffic Count:	12,700/504
Zoning:	Commercial A, Residential Allowed
Public Restroom	2 stalls on main floor
Private Restroom	2 on upper floor
Private Offices	4+

Property Overview

Formerly a bank and later an ATV shop, this versatile property is for Sale or Lease and offers a spacious open floor plan with lots of natural light, four private offices, a private workspace, and a double stall public restroom on the main floor. On the second level there is a kitchenette, two additional private restrooms and office spaces. The converted drive-thru garage features high ceilings with two extra tall overhead doors creating the perfect Pass-Thru service bay with the option to purchase the installed vehicle lift. The dual road access and large parking lot are rare advantages in a small town setting, making it convenient for customers and employees and ideal for a variety of uses. Current owner will not lease or sell to another ATV business.

Location Overview

Gorham is a gateway to the White Mountains and Mount Washington, attracting thousands of visitors year-round for hiking, biking, skiing, snowmobiling, and ATV riding. It's a popular stop for outdoor enthusiasts, making it ideal for businesses catering to tourism, recreation, or hospitality.

Located along Route 16, Gorham sees steady traffic from travelers heading to attractions like Pinkham Notch, Wildcat Mountain Ski Area, and the Mount Washington Auto Road. This means excellent visibility for retail businesses.

The town has a mix of local residents and seasonal visitors, creating demand for restaurants, specialty shops, gear rentals, service centers, cafés, and professional services. Businesses benefit from

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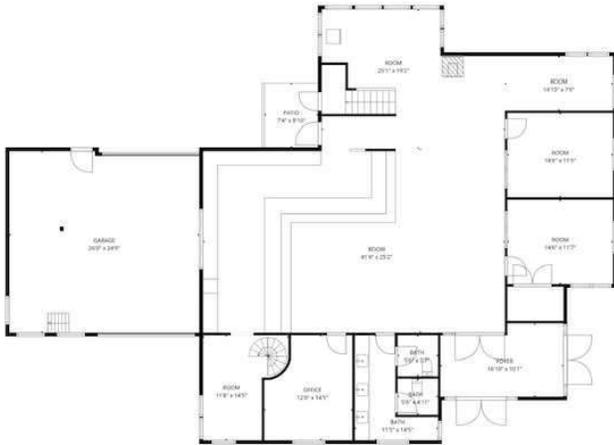


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PROPERTY PHOTOS

177 MAIN STREET | GORHAM, NH 03581



Total GLA: 3515 sq. ft. | Total: 5340 sq. ft.
1st Floor: 2712 sq. ft. (Excluded areas 735 sq. ft.)
2nd Floor: 803 sq. ft. (Excluded areas 1158 sq. ft.)



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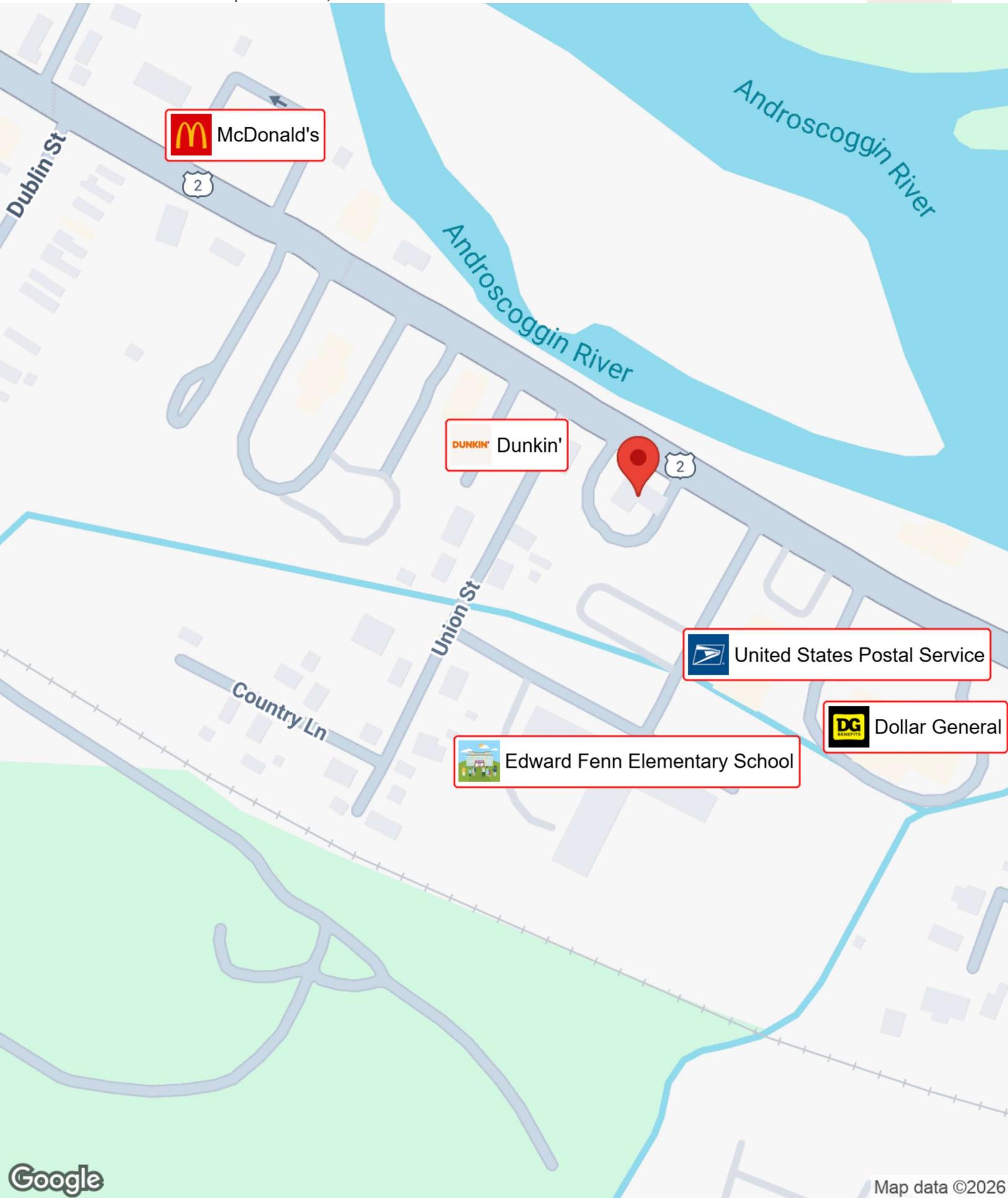


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BUSINESS MAP

177 MAIN STREET | GORHAM, NH 03581



 McDonald's

 Dunkin'

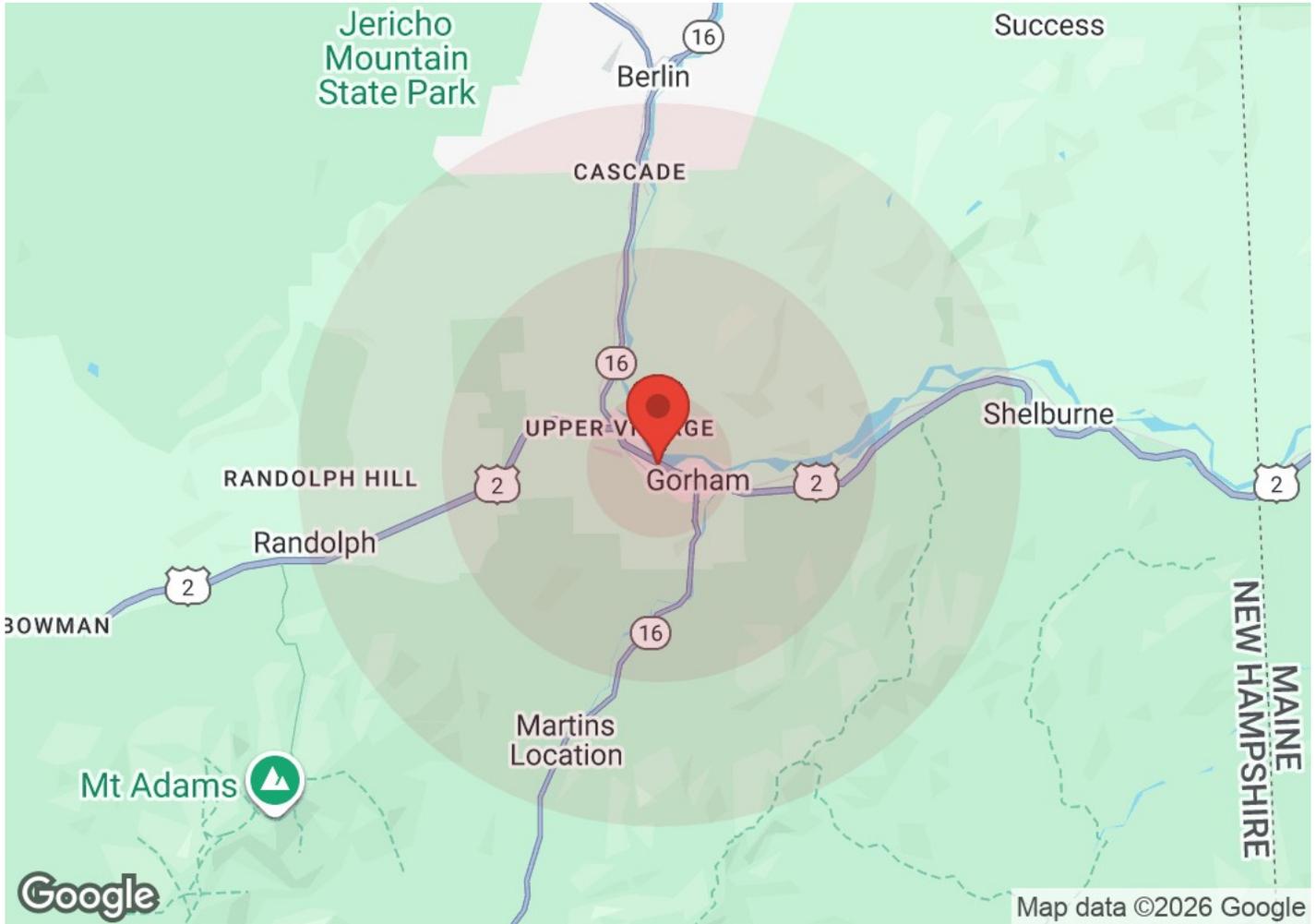
 United States Postal Service

 Dollar General

 Edward Fenn Elementary School

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	643	1,081	1,497	Median	\$54,825	\$62,112	\$64,834
Female	639	1,055	1,458	< \$15,000	41	53	83
Total Population	1,282	2,137	2,955	\$15,000-\$24,999	51	86	114
				\$25,000-\$34,999	83	125	156
				\$35,000-\$49,999	101	143	188
				\$50,000-\$74,999	126	198	266
				\$75,000-\$99,999	72	143	213
				\$100,000-\$149,999	82	152	219
				\$150,000-\$199,999	31	45	68
				> \$200,000	24	62	94
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	165	275	382	Total Units	837	1,376	1,956
Ages 15-24	133	218	295	Occupied	612	1,009	1,402
Ages 25-54	441	730	999	Owner Occupied	406	693	959
Ages 55-64	205	351	489	Renter Occupied	206	316	443
Ages 65+	339	564	790	Vacant	225	367	555
Race	1 Mile	3 Miles	5 Miles				
White	1,214	2,027	2,796				
Black	7	11	15				
Am In/AK Nat	3	3	4				
Hawaiian	N/A	N/A	N/A				
Hispanic	26	42	61				
Asian	15	22	34				
Multi-Racial	18	31	44				
Other	1	1	1				

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