



Redesigned Opportunity next to the Lilac Club Casino!
The Fisher Marketplace

Prime Location, Modern Amenities

183 Wakefield Street, Rochester NH 03867



Exciting Commercial Leasing Opportunity in Revitalized Marketplace!

Be part of a vibrant and modernized retail space! Our marketplace is undergoing a complete transformation to better serve tenants and customers alike. With brand-new modern facades, eye-catching signage, and an improved parking lot, this location is set to become a hub for shoppers seeking convenience and style.

In addition to these upgrades, the marketplace will have direct fiber internet, outdoor dining space, and a rebrand to a name that evokes legacy and remembrance, grounding it in a rich history while offering a bright, dynamic future for your business.

Secure your space now and position yourself in a thriving, newly refreshed environment where businesses and customers can grow together. Don't miss out on being a part of this exciting journey!



Zack Couch
Property Manager

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Location

183 Wakefield Street, Rochester NH 03867



Location Highlights

- | | |
|---------------------------------------|--------------------------------------|
| 11 Minutes - Rochester Country Club | 37 Minutes - New England Dragway |
| 9 Minutes - The Ridge - Marketplace | 30 Minutes - Portsmouth |
| 7 Minutes - Frisbie Memorial Hospital | 26 Minutes - Lake Winnepesaukee |
| 6 Minutes - Rochester Fair Grounds | 24 Minutes - UNH |
| 5 Minutes - Sig Sauer Manufacture | 19 Minutes - Dover |
| 4 Minutes - Rochester Opera House | 16 Minutes - Nippo Lake Golf Club |
| 4 Minutes - Rochester Center | 12 Minutes - Skydive New England |
| 3 Minutes - Lilac Club Casino | 12 Minutes - The Oaks - Country Club |
| 2 Minutes - Spaulding High School | 12 Minutes - Skyhaven Airport |



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181 Looking for a brewery

Future Brewery Space – 5,000 SF in a Soon-to-Be Revitalized Marketplace!

Position your brewery for success in a space that's about to undergo a major transformation! This spacious 5,000 sq. ft. unit offers everything you need to build a thriving business. With 14'+ high ceilings, a mezzanine, and 4+ garage doors, the space provides ample room for brewing, serving, and entertaining.

Key features include:

- Loading dock garage for smooth and efficient operations
- A versatile mezzanine to customize for additional seating or operations
- A large outdoor patio space that can be enclosed in the winter, offering year-round functionality
- Ample parking for customers, making it easy for them to enjoy your brewery

This unit will be part of a completely revamped marketplace, with a modern new facade, upgraded signage, and a redesigned parking lot. Though the renovations are on the horizon, securing your space now means you'll be part of a newly refreshed, vibrant destination. Plus, with 12 other tenants set to complement your business, the marketplace will be a bustling community where your brewery can thrive.

Get in on the ground floor of this exciting transformation—now is the perfect time to envision your brewery in this dynamic, soon-to-be-revitalized space!

5,000 sf = 2,600 ground - 800 mezz - 1,600 indoor/ outdoor space
Asking \$7,500



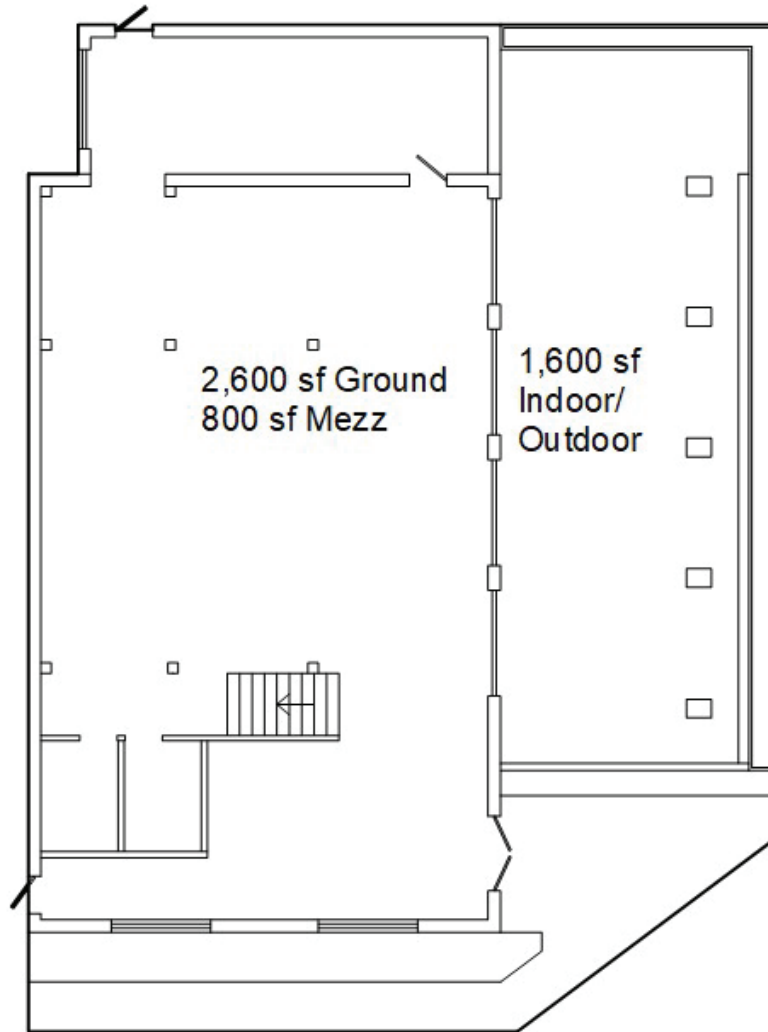
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Floorplan

Proposed Floorplan

5,000 sf Space



2,600 sf Ground
800 sf Mezz

1,600 sf
Indoor/
Outdoor

Unit 181



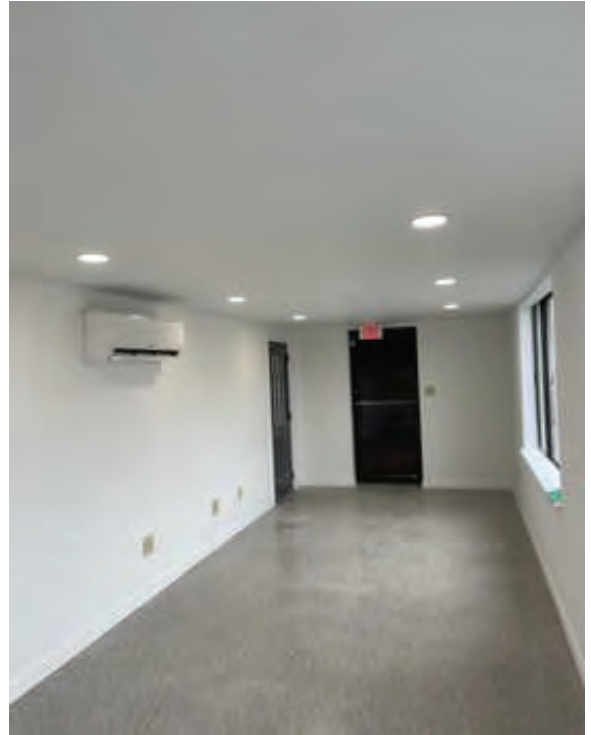
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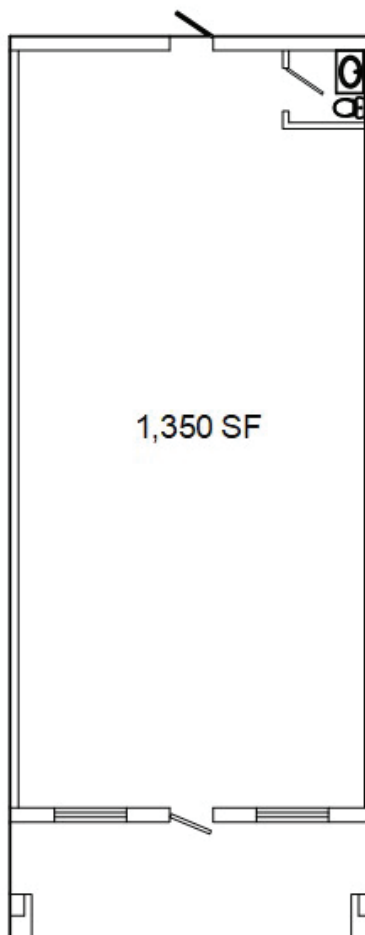
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185

1,350 sf
Asking \$1,912 NNN

Floorplan



Unit 185



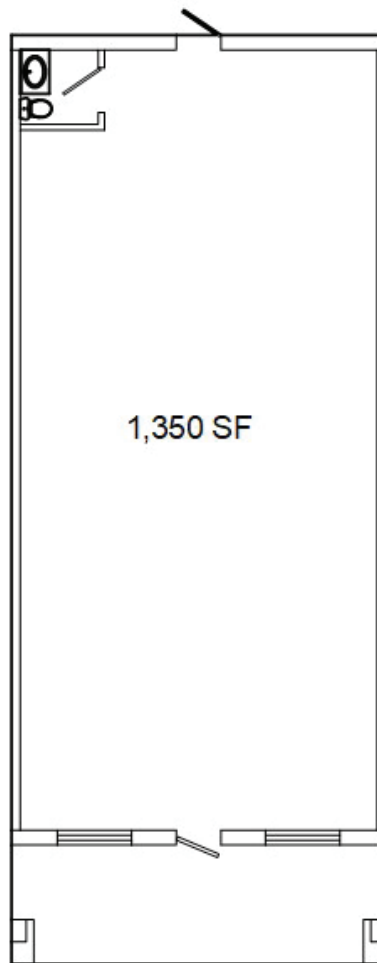
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187

1,350 sf
Asking \$1,912 NNN

Floorplan

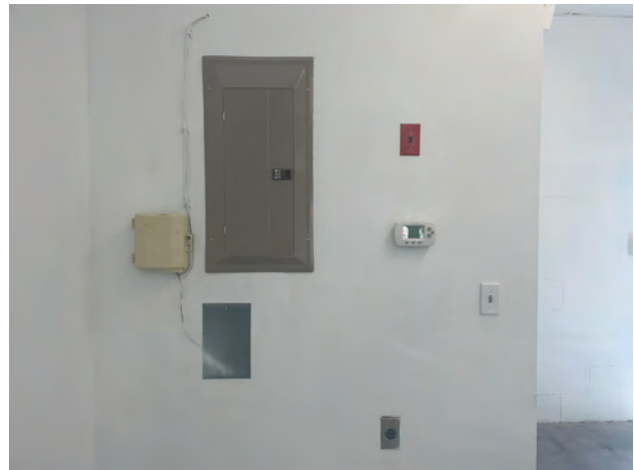


Unit 187



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195 2nd Gen. Pizza Restaurant

Established New England Pizza Restaurant for Sale – A Rochester, NH Landmark!

This is a rare opportunity to take over a beloved local pizzeria that's been serving the Rochester community for over 30 years. New England Pizza has become a staple in the neighborhood, known for its loyal customer base and reputation for delicious food. The current owner, Jay, has been an integral part of this legacy, and while we're sad to see him go, we're excited to pass the torch to someone ready to continue the tradition.

Key features include:

- 2nd generation pizzeria with established operations
- Fully equipped kitchen and restaurant space, ready for you to step in and start immediately
- Strong community presence with a history of success
- Prime location in a growing area with ample parking and steady foot traffic

Whether you're an experienced restaurateur or looking to dive into your first venture, this is your chance to be part of a business with deep roots and a strong foundation. Rochester is growing, and the local market is hungry for businesses that continue to offer great food and service.

Take the opportunity to continue this legacy and bring your passion to the heart of Rochester. Let us help you get started on your new journey!

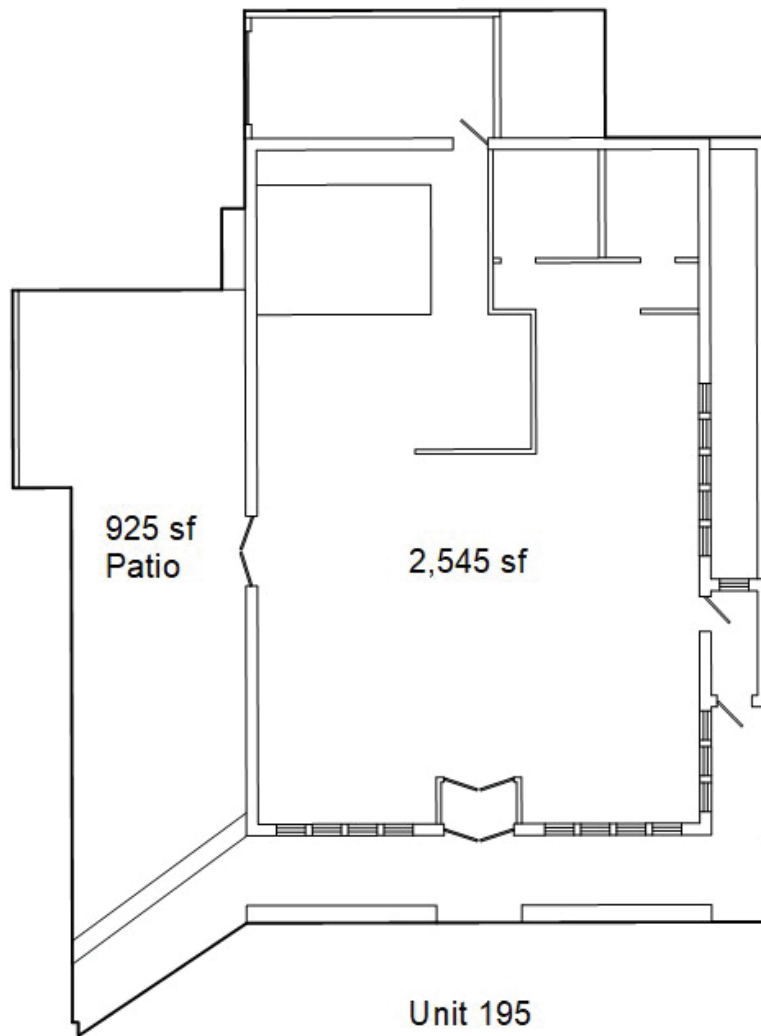
Please Call for more info



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Floorplan



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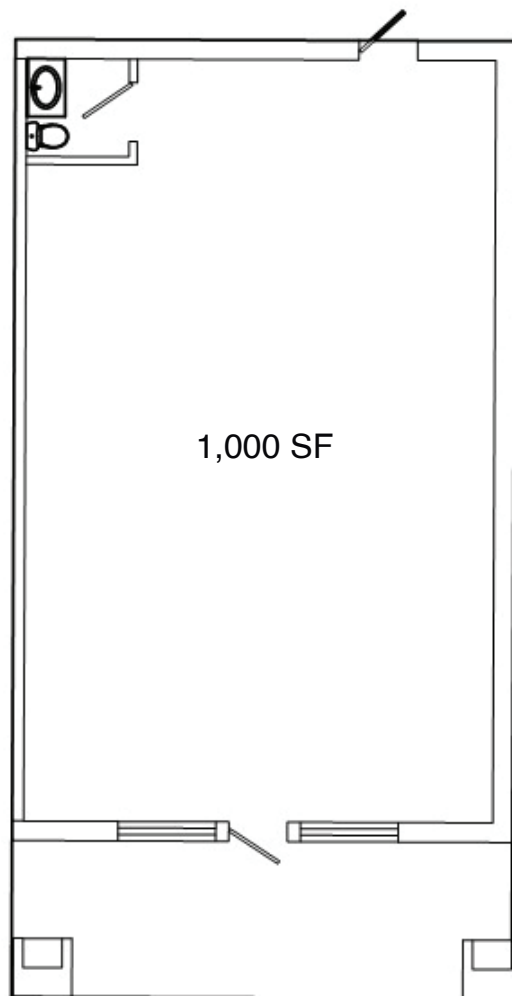
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197

1,000 sf
Asking \$1,400 NNN

Floorplan



Unit 197



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