

FOR SALE | FORMER BANK BRANCH

66 SOUTH MAIN STREET, ROCHESTER, NH 03867



PROPERTY DETAILS

- ± 6,862 s.f. freestanding, 2-story building
- 2-lane drive-thru
- ±0.59 acres
- ±28 total parking spaces
- Downtown Commercial Zone
- Built in 1960
- Book 5182, Page 883
- Assessed value: \$582,300.00
- Property taxes: \$14,988.40 (2023)
- The property is being sold with no banking deed restrictions.
- Visit www.BankingCentersforSale.com to view available properties as well as receive additional information about this property.



FOR SALE | FORMER BANK BRANCH

66 SOUTH MAIN STREET, ROCHESTER, NH 03867



DEMOGRAPHICS

KEY FACTS	1 Mile	3 Mile	5 Mile
Population	10,260	28,293	39,325
Average Household Size	2.3	2.3	2.3
Median Age	41.3	43.3	43.9
Median Household Income	\$61,469	\$73,151	\$75,224
Per Capita Income	\$38,473	\$42,533	\$42,982
Median Net Worth	\$106,422	\$202,674	\$237,409
Total Businesses	513	1,068	1,470
Total Employees	5,875	13,023	17,293

Source: This data provided by Esri (2024, 2029), Esre-Data Axle (2024). ©2024 Esri

SITE OVERVIEW

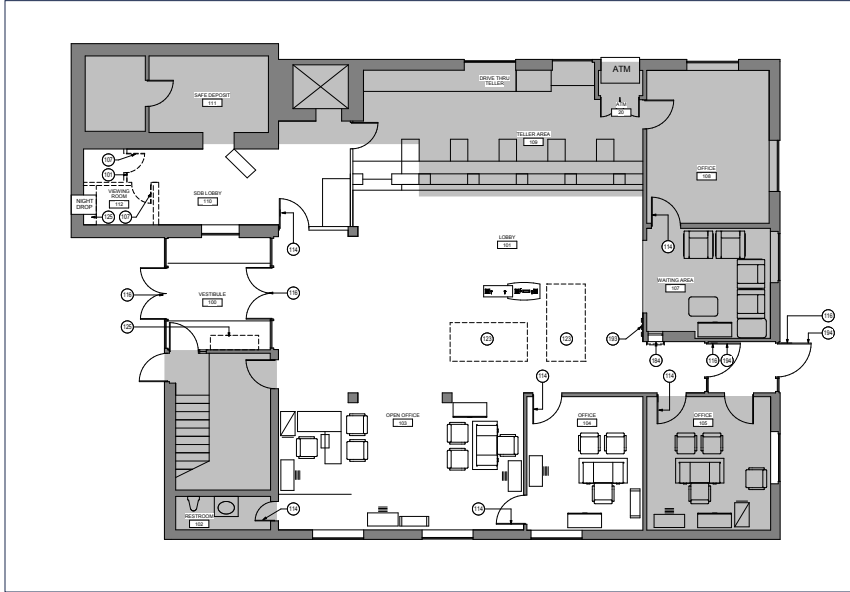


Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes.



FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



FOR SALE | FORMER BANK BRANCH

66 SOUTH MAIN STREET, ROCHESTER, NH 03867



LOCATION DESCRIPTION

Rochester is one of the largest cities in New Hampshire and an ideal destination in which to live and do business!

In Rochester, you will find a rapidly growing community that continues to attract commercial and industrial companies with quality employment opportunities throughout the area. The many business parks of varying sizes have room for expansion, and Rochester is an ideal location for businesses seeking quality workforce, low business costs and a vital and business-friendly climate. Due to its entrepreneurial spirit, Rochester serves as the seacoast hub for innovation. With many commercial centers around the City, Rochester also serves as a regional shopping destination, offering a vibrant collection of nationally known stores and independently owned shops. Rochester is proud to be a Main Street community with an active Rochester Main Street organization that works to actively engage its downtown businesses.

Rochester offers excellent access by air, highway, rail and water to national and global markets. The Spaulding Turnpike a multi-lane, limited access highway with six exits within the City. This expressway provides easy access to Interstate 95, the Pease International Airport, Boston's Logan Airport, Manchester International Airport, the Portland International Jetport and the Port of Portsmouth. In addition to the turnpike, major highways in Rochester also include Routes 11, 108, 125, and 202.

Rochester is well known for its arts, cultural and recreational amenities. The historic Rochester Opera House provides live performances including music, dance, theater and also offers the Rochester Performance & Arts Center for developing performing artists. The Rochester Museum of Fine Arts provides public art exhibits in several locations throughout the City. In addition, craft galleries, antiques and collectible shops are offered. Musical entertainment is featured at several venues and offers outdoor concerts in the summer. The Rochester Fair is the state's longest-running agricultural fair attracting thousands of visitors to the city.

Rochester is a great choice in which to live and do business. Rochester has been ranked among the top communities for quality of life. It's widely recognized high quality of life along with its supportive and friendly environment make it the best choice of destinations to live or do business.

Source: Rochester Chamber of Commerce (www.rochesternh.org)



KENT WHITE

Principal Broker | Partner

+1 603.570.2699 D

+1 603.781.6546 C

kwhite@boulos.com



CAITLIN BURKE

Senior Associate

+1 603.570.2680 D

+1 978.302.8197 C

cburke@boulos.com

©2024 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.