



shaw's

**FOR LEASE**

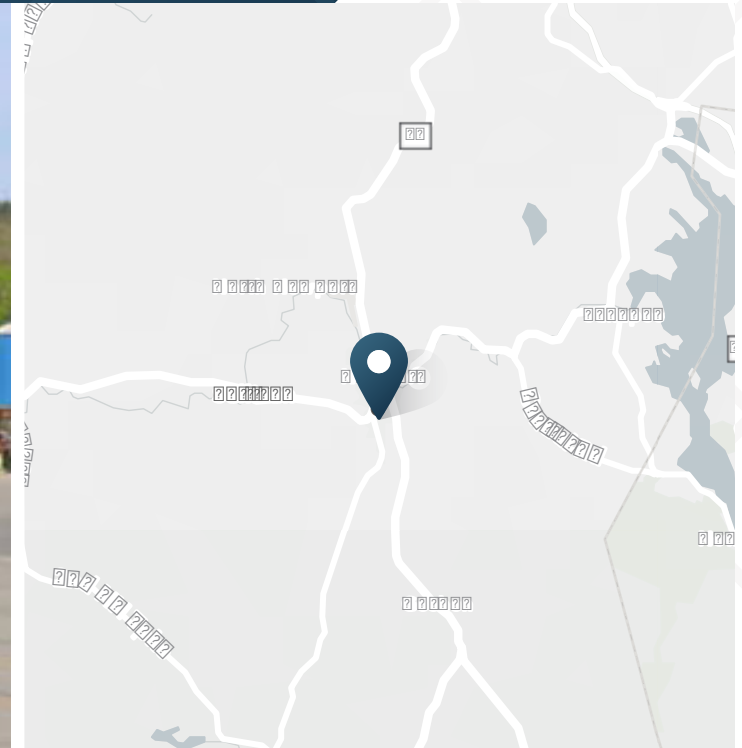
# Sugar River Plaza

24-70 John Stark Highway | Newport, NH



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1,600 - 8,052 SF  
Available

119,359 SF  
GLA

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- 119,000 SF retail center located on John Stark Highway/Routes 103 and 11.
- Sugar River Plaza is the largest retail center in the Sunapee Lakes Region.
- Anchored by Shaw's (the only grocery store in a seven-mile radius) & newly build Ocean State Job Lot.
- Seasonal and weekend tourists flock to Newport bound for Lake Sunapee and Mount Sunapee.
- Newport is home to more than 20 miles of hiking, biking, running, and snow mobile trails.
- Year round events include Concerts in the Commons and Movies in the Park.

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

John Stark Highway, NE of Site	15,496 VPD
John Stark Highway, adjacent to Site	10,751 VPD
Main Street, NE of Site	13,804 VPD
Year: 2020   Source: New Hampshire DOT	

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PARLIN FIELD AIRPORT

10

N. MAIN STREET

10

NEWPORT MIDDLE & HIGH SCHOOL

LAKE SUNAPEE BANK

103

RUGER

McKellar BUILDING SUPPLY, INC.

Country Kitchen

11

103

11

103

OAK STREET

MAIN STREET

10

PINE STREET

NEWPORT TOWN COMMON

UNITED STATES POSTAL SERVICE

11

SUGAR RIVER

Sugar River Bank

LAKE SUNAPEE BANK

Village Pizza Restaurants King China

AUTO SHOWPLACE

SUBWAY

SUNAPEE STREET

Salt Hill Pub

RITE AID

WALGREENS

MAPLE STREET

NEWPORT SHOPPING CENTER

H&R BLOCK

ELM ST.

JOHN STARK HWY 18,000 ADT

DOLLAR GENERAL

Mobil

McDonald's

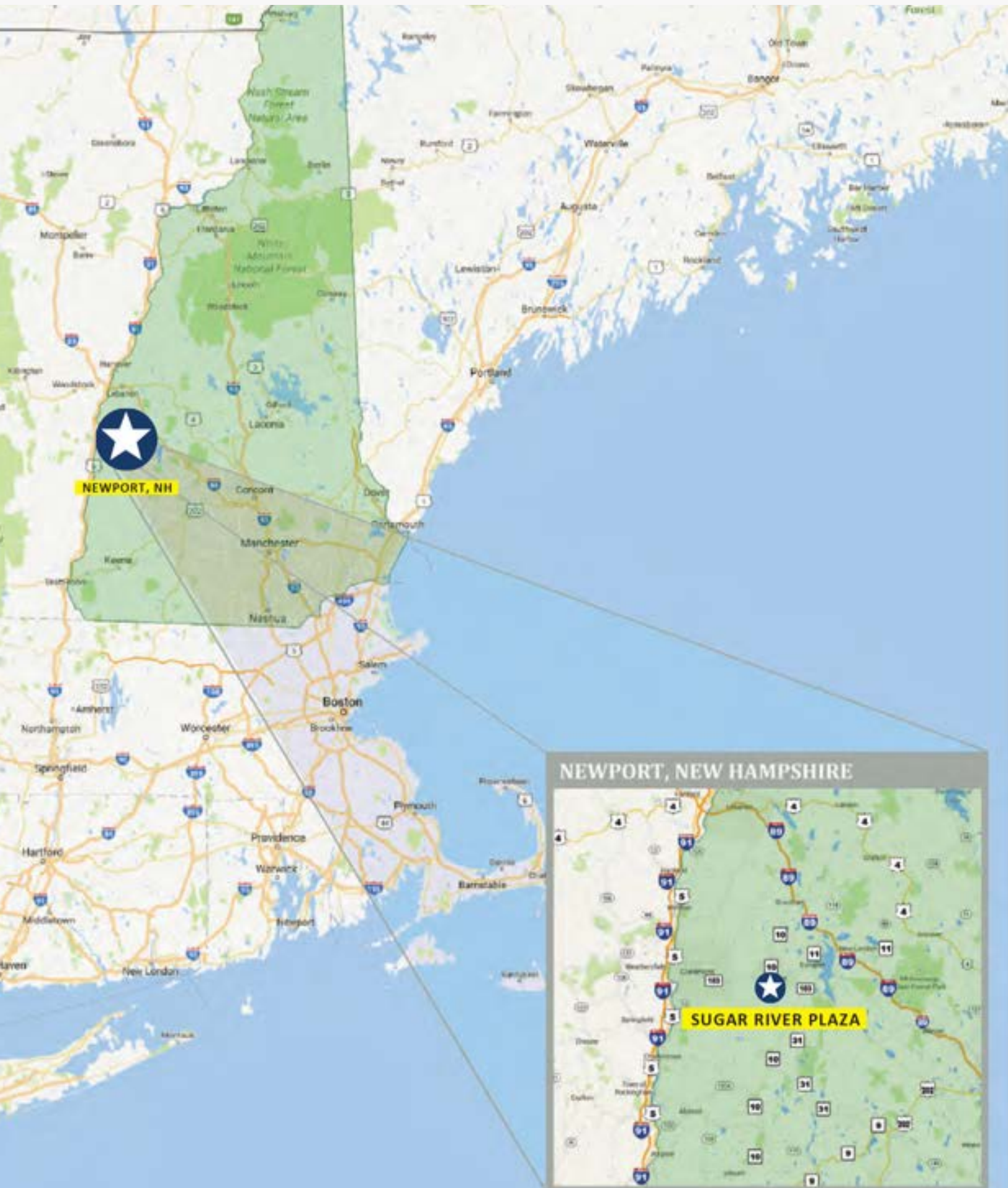
**SUGAR RIVER PLAZA**

shaws  
Ocean State  
**JOB LOT**  
FAMILY DOLLAR  
AUBUCHON HARDWARE



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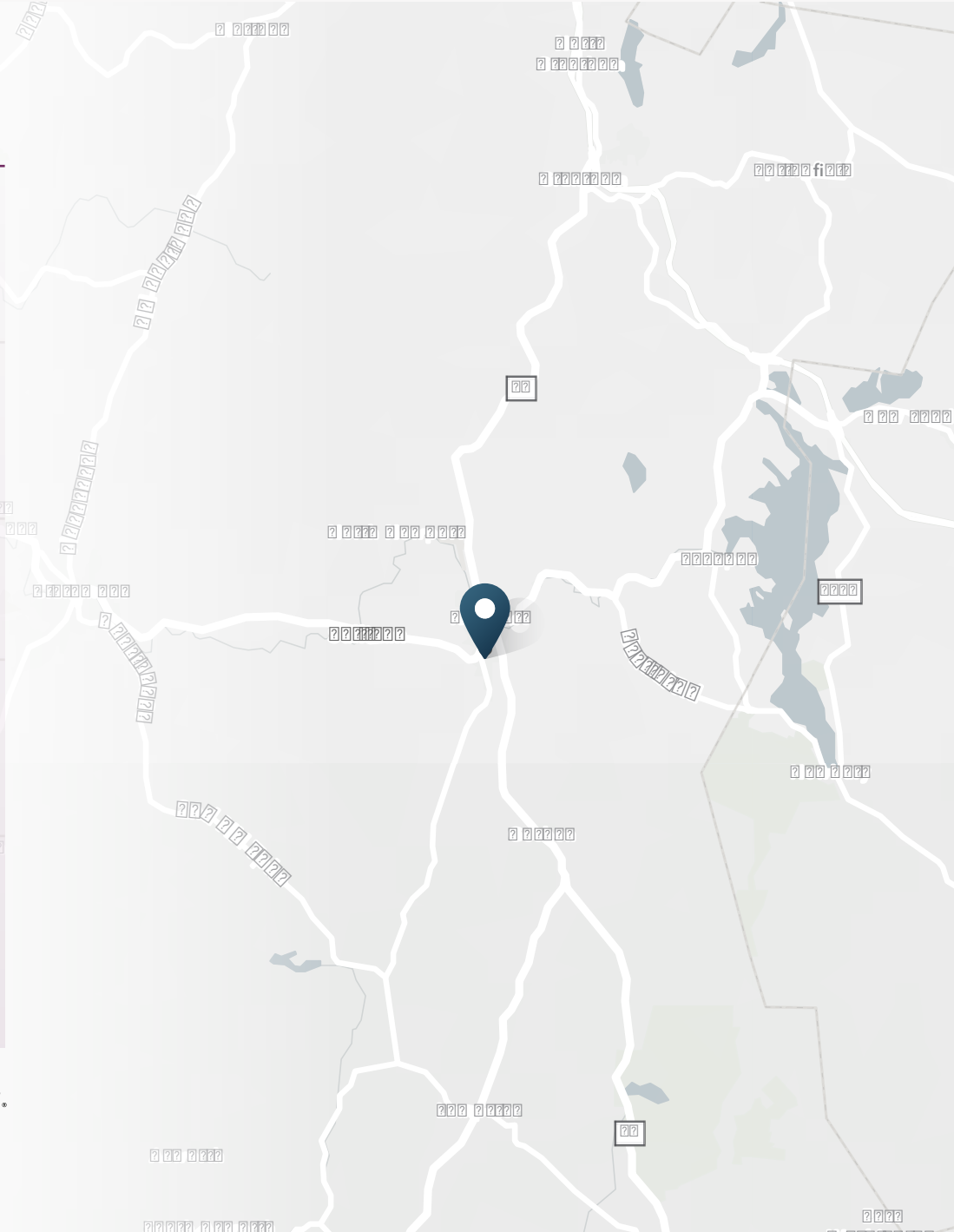
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## DEMOGRAPHIC HIGHLIGHTS

Population	10 miles	15 miles	25 miles
2022 Estimated Population	144,597	281,535	845,818
2027 Projected Population	146,544	285,303	854,028
Projected Annual Growth Rate 2022 to 2027	0.27%	0.27%	0.19%
<b>Daytime Population</b>			
2022 Daytime Population	146,086	279,648	785,497
Workers	81,517	155,412	393,118
Residents	64,569	124,236	392,379
<b>Income</b>			
2022 Est. Average Household Income	\$137,981	\$137,772	\$130,235
2022 Est. Median Household Income	\$97,926	\$99,883	\$92,573
<b>Households &amp; Growth</b>			
2022 Estimated Households	61,764	115,713	329,544
2027 Estimated Households	62,835	117,682	333,655
Projected Annual Growth Rate 2022 to 2027	0.34%	0.34%	0.25%
<b>Race &amp; Ethnicity</b>			
2022 Est. White	91%	91%	79%
2022 Est. Black or African American	1%	1%	2%
2022 Est. Asian or Pacific Islander	2%	2%	3%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	1%	1%	9%
2022 Est. Hispanic	3%	3%	15%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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