CENTRAL STREET

SITE

DARTMOUTH COLLEGE HWY

CENTRAL STREET

**AVAILABLE**
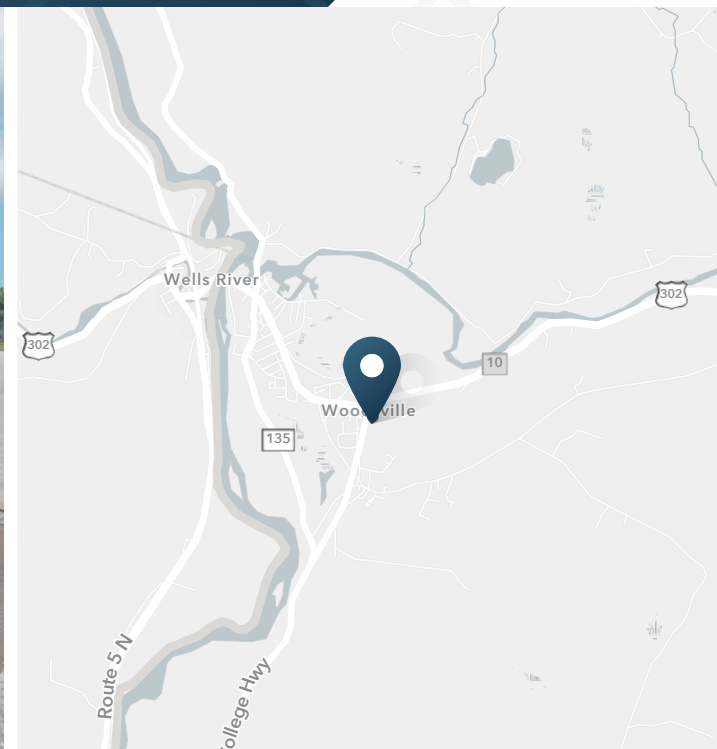
Former Rite Aid

4976 Dartmouth College Highway | Woodsville, NH

**S** **SRS**

# Former Rite Aid

4976 Dartmouth College Highway | Woodsville, NH

**SRS**



**AVAILABLE**



## 11,180 SF
**Building Size**

## 1.8+/- AC
**Lot Size**

## Partnered with

**WATERSTONE PROPERTIES**

## ABOUT THE PROPERTY

- 11,180 SF Rite Aid Plaza located at the intersection of Dartmouth College Highway and Route 302. Located 0.2 miles from Walmart Supercenter.

- Located at the intersection of Dartmouth College Highway and Route 302.

- Located in the Connecticut River Valley, approximately 30 miles north of Hanover - home to Dartmouth College.

## NEARBY RETAILERS

**Ocean State JOB LOT**

**Walmart SUPERCENTER**

**NEW HAMPSHIRE OUTLET LIQUOR & WINE**

## TRAFFIC COUNTS

| | |
|---|---|
| Dartmouth College Highway | 4,345 VPD |
| US 302 | 9,389 VPD |
| Central Street | 8,734 VPD |

Year: 2021  |  Source: Esri

Cumberland FARMS

DUNKIN' DONUTS

Ocean State JOB LOT *Home of Adventure Shopping*

O'Reilly AUTO PARTS

VIP TIRES & SERVICE

NOOTKA LODGE

**FORMER RITE AID AVAILABLE**

Walmart

CONNECTICUT RIVER

AMMONOOSUC RIVER

SWIFTWATER RIVER

MAIN STREET

CENTRAL STREET

FOREST STREET

DARTMOUTH COLLEGE HIGHWAY

NEW HAMPSHIRE / VERMONT

302 · 5 · 10

## SHAW'S PLAZA
### 15 FOREST STREET
### GLA : 39,000 SF

NORTH

SCALE: 0 20' 40' 80' 120'

PARK STREET

2 — 3,250
3 H J GRAHAM INS — 1,750
100.7'
27.6

FOREST STREET

PARK STREET

119.7'
81.6'
176.1'
31.3'

1 **shaws** 34,000

50.1'
52.0

PYLON SIGN

ROUTE 302

TERRACE STREET

CENTRAL STREET

## RITE AID
### 4976 DARTMOUTH COLLEGE HIGHWAY
### GLA : 11,180 SF

**LOCUS PLAN**

AMMONOOSUC RIVER
HIGHLAND ST
PINE ST
PERKINS PL
MILL ST
WILSON AVE
TO LITTLETON 10
CONNECTICUT
302
PARK ST
135
SITE SHAW'S PLAZA
FOREST ST
302
SITE RITE AID
BRILL ST
MELODY LN
RIVER
10

ROUTE 302 & 10 (PUBLIC ROAD)

(PUBLIC ROAD)

ROUTE 302 CENTRAL STREET

(PUBLIC ROAD)

PYLON SIGN

**KEY LEGEND**

AVAILABLE

DRIVE THRU

**AVAILABLE**

ROUTE 10

DARTMOUTH COLLEGE HIGHWAY

N

## DEMOGRAPHIC HIGHLIGHTS

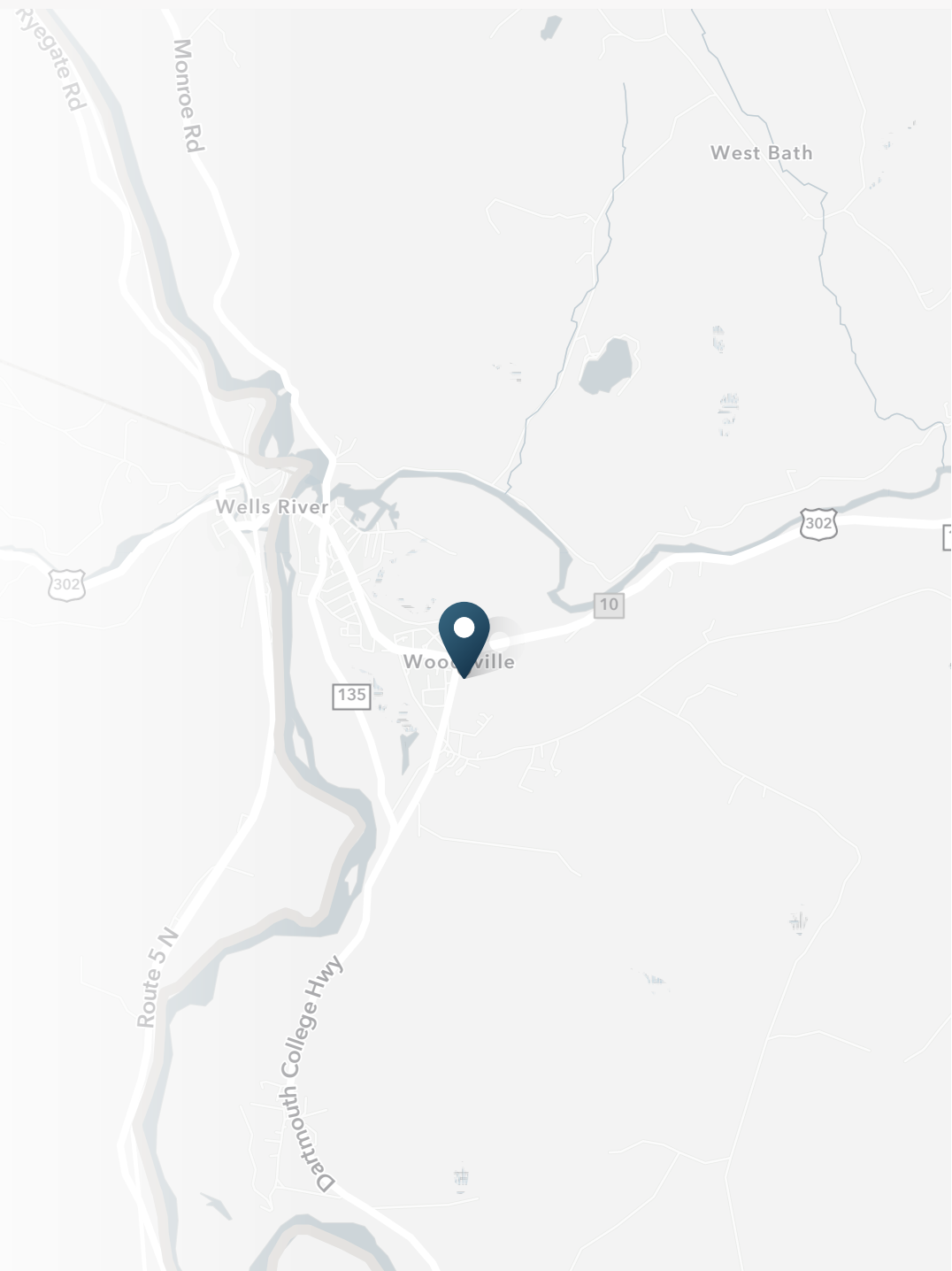| Population | 5 miles | 10 miles | 15 miles |
|---|---|---|---|
| 2025 Estimated Population | 5,512 | 12,870 | 24,276 |
| 2030 Projected Population | 5,495 | 12,917 | 24,415 |
| Proj. Annual Growth 2025 to 2030 | -0.06% | 0.07% | 0.11% |
| **Daytime Population** | | | |
| 2025 Daytime Population | 4,939 | 10,484 | 21,072 |
| Workers | 2,241 | 4,156 | 9,088 |
| Residents | 2,698 | 6,328 | 11,984 |
| **Income** | | | |
| 2025 Est. Average Household Income | $87,941 | $94,683 | $99,292 |
| 2025 Est. Median Household Income | $59,775 | $71,230 | $75,775 |
| **Households & Growth** | | | |
| 2025 Estimated Households | 2,449 | 5,605 | 10,416 |
| 2030 Estimated Households | 2,460 | 5,665 | 10,543 |
| Proj. Annual Growth 2025 to 2030 | 0.09% | 0.21% | 0.24% |
| **Race & Ethnicity** | | | |
| 2025 Est. White | 93% | 93% | 93% |
| 2025 Est. Black or African American | 1% | 0% | 1% |
| 2025 Est. Asian or Pacific Islander | 1% | 1% | 1% |
| 2025 Est. American Indian or Native Alaskan | 0% | 0% | 0% |
| 2025 Est. Other Races | 5% | 5% | 6% |
| 2025 Est. Hispanic (Any Race) | 2% | 2% | 2% |

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

SOURCE **esri**

![SRS Real Estate Partners logo]

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