



800 Islington Street, Portsmouth, NH

# Retail for Lease **Plaza 800 Shopping Center**

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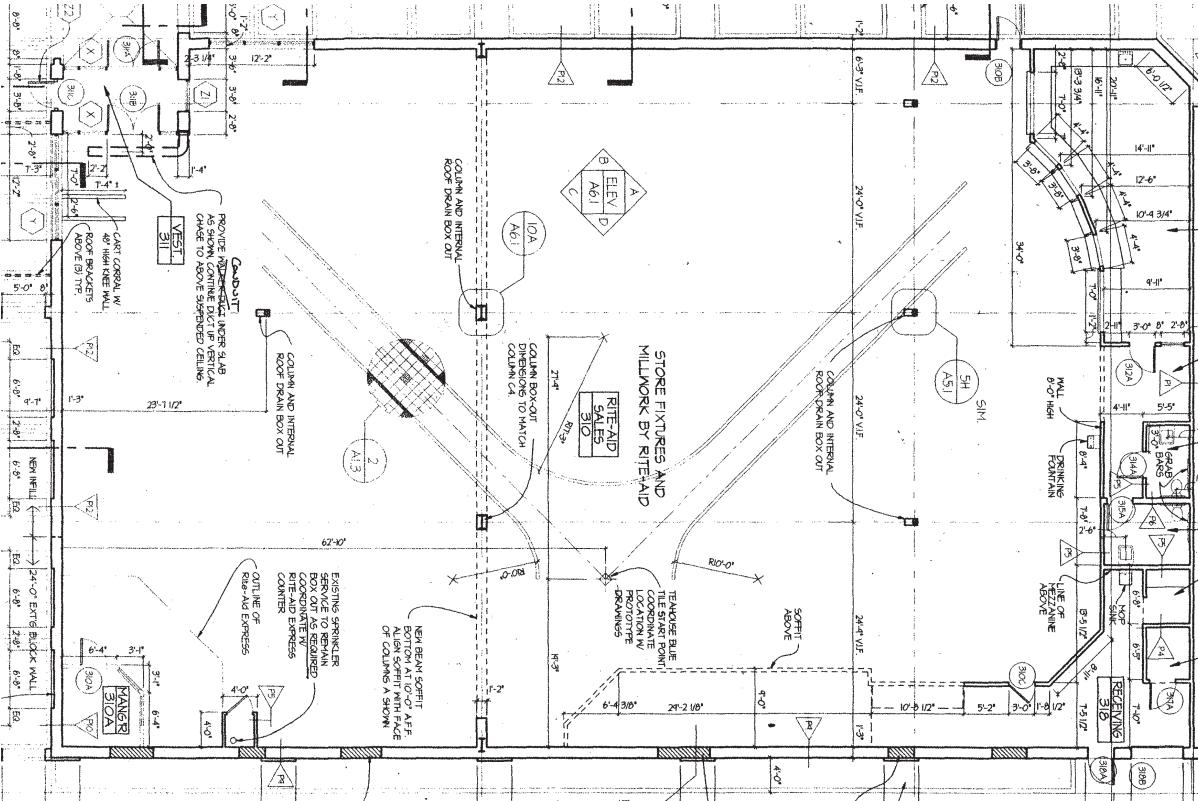
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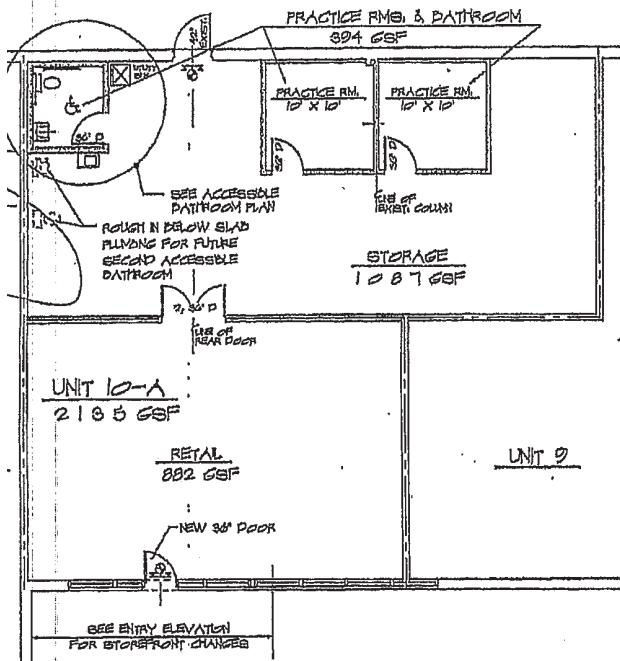
Accelerating success.

# Specifications

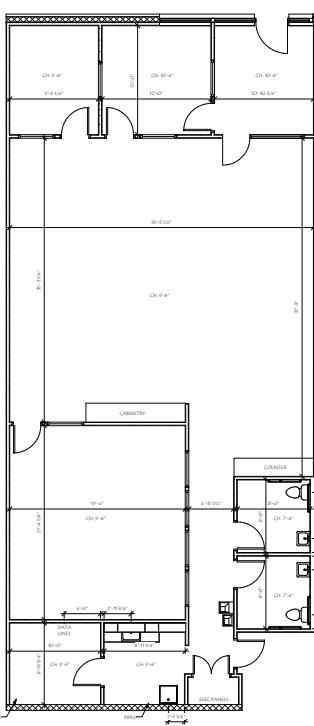
## Floor Plans | Unit 1



## Unit 10A



## Unit 10B



Easy access to  
& from I-95,  
Route 1 &  
Route 16

## Highly visible retail plaza

## Excellent co-tenancy

Plaza tenants include Hannaford, NH Liquor & Wine Outlet, and more

## Specifications

<b>Address:</b>	800 Islington Street
<b>Location:</b>	Portsmouth, NH 03801
<b>Building Type:</b>	Retail strip center
<b>Year Built:</b>	1962
<b>Total Building SF:</b>	61,272±
<b>Available SF:</b>	Unit 1: 10,660± Unit 10A: 2,135± Unit 10B: 2,465± Contiguous: 4,600±
<b>Utilities:</b>	Municipal water & sewer Natural gas
<b>Parking:</b>	3.5± per 1,000± SF
<b>Zoning:</b>	CD4-W
<b>2025 NNN Expenses:</b>	\$5.19 PSF • CAM: \$2.55 • Taxes: \$2.64
<b>2024 Traffic Count:</b>	8,969± AADT per NHDOT
<b>Accessibility:</b>	Located in Portsmouth's vibrant West End, just minutes from downtown, with convenient access to I-95, Route 1, and Route 16
<b>Lease Rate:</b>	<b>\$22.50 to \$25.00 NNN</b>

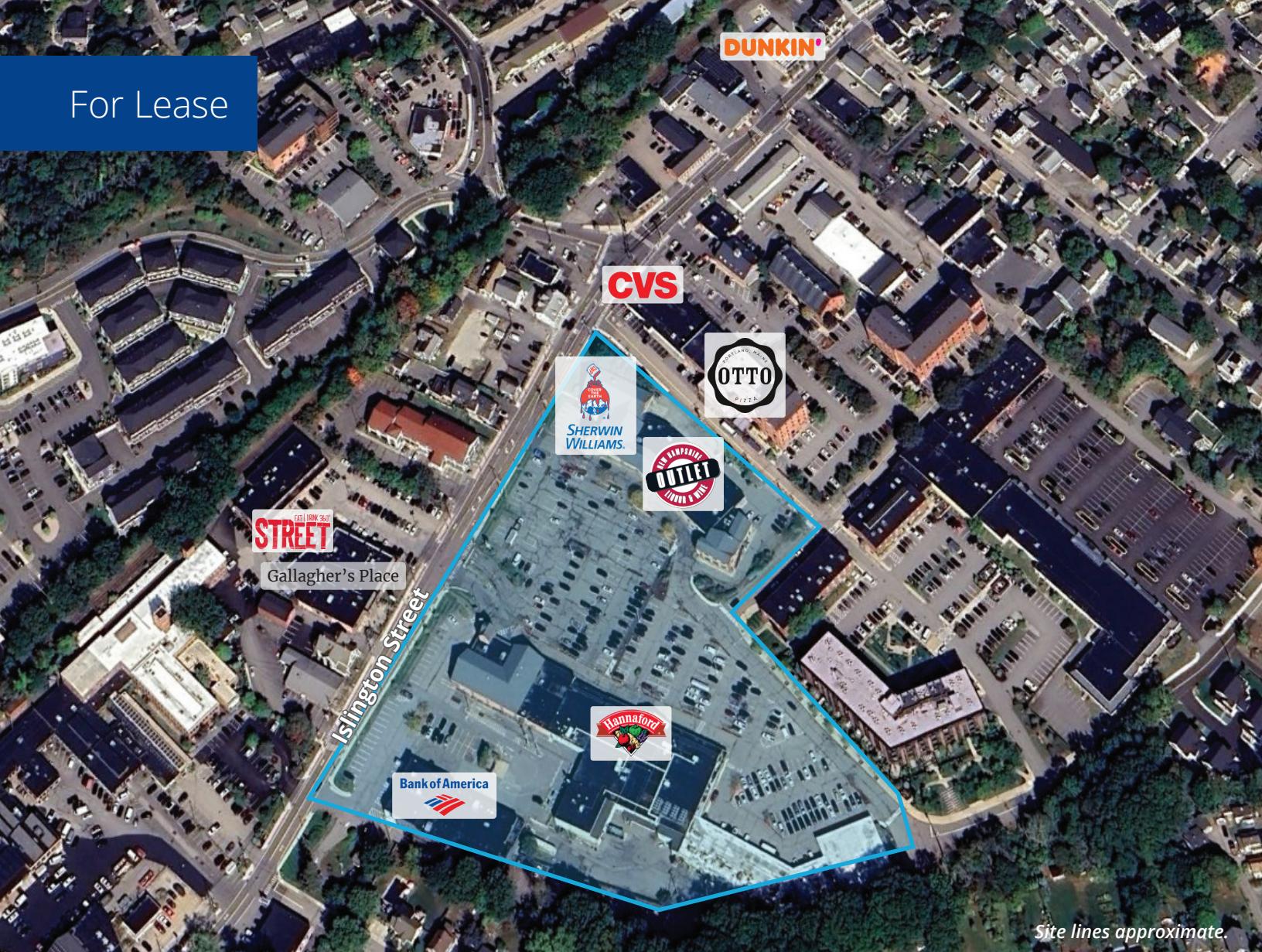
## Demographics

1 mile	3 miles	5 miles
		
Population	Population	Population
<b>12,257</b>	<b>30,539</b>	<b>44,490</b>
		
# of Households	# of Households	# of Households
<b>6,103</b>	<b>14,665</b>	<b>20,824</b>
		
# of Employees	# of Employees	# of Employees
<b>15,010</b>	<b>48,805</b>	<b>58,631</b>
		
Avg HH Income	Avg HH Income	Avg HH Income
<b>\$156,761</b>	<b>\$147,902</b>	<b>\$151,643</b>

The image consists of three vertically stacked photographs of the Plaza 800 shopping center. The top photograph shows a tall, rectangular directional sign for Plaza 800, which also displays the Hannaford Supermarket logo and a list of tenant signs including RITE AID, JESSICA BELLANTI SALON, SUPERIOR-WILLIAMS, BLAZE, Cafe Espresso, LOVEWELL VET, Southport, Sybaris, edible, DogLand, OHIOAN, GARY'S GUITARS, and Herbie's Kettle. The sign is located in a landscaped area with a circular flower bed. The middle photograph is a wide-angle view of the entire Plaza 800 complex, showing a large parking lot filled with cars and a long, single-story building with multiple storefronts. The bottom photograph is an interior view of a room with light-colored wood plank flooring, a white shelving unit, and blue and green walls. The ceiling is white with several fluorescent light fixtures.

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.

For Lease



*Site lines approximate.*

## Property Highlights

- Unit 1 is a 10,660± SF endcap retail space, formerly occupied by Rite Aid, and the plaza's most prominent and visible unit
- Unit 10A is a 2,135± SF retail space, formerly Dogland, featuring expansive windows and a wide open layout; units 10A & 10B can be combined for a total of 4,600± SF
- Unit 10B is a 2,465± SF office/retail space, formerly occupied by Sylvan Learning, featuring 2 private offices, a large conference room, and open collaborative workspace
- Ample signage throughout the plaza, including a pylon sign facing busy Islington Street
- Plaza 800 is a Hannaford-anchored retail center with a strong tenant mix, including Ohana Kitchen, LoveWell Veterinary Services, Portsmouth Pizza Factory, Blaze Yoga & Fitness, Sherwin-Williams, NH Liquor & Wine Outlet, and others

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