

# Trophy ±1.74 Acre Pad Site for Ground Lease or Build-to-Suit



Augmented with AI for visualization purposes.

9 Old State Road | Belmont, NH



# Executive Summary

**Ground Lease or BTS  
±1.74 Acre Pad Site**

Conviser Property Group is pleased to present for **Ground Lease/BTS** a premier 1.74 acre pad site located at 9 Old State Road, Belmont, NH, positioned at a fully signalized intersection along Route 3, the primary retail corridor serving the Lakes Region.

This highly visible and accessible parcel sits at the main entrance to Belknap Marketplace, a recently repositioned Class A retail center anchored by national tenants including Shaw's and Planet Fitness, among others. The center has undergone significant reinvestment and continues to attract strong regional and national tenancy, driving consistent daily traffic to the immediate trade area.

The site represents a rare opportunity for a ground lease or build-to-suit development, ideally suited for **QSR, Bank, C-Store with Gas, Auto, Quick Lube, Car Wash, Medical**, or other retail users seeking dominant frontage and exposure within one of the region's most active commercial nodes.

Strategically located just off the highway exit serving the Tanger Outlets and surrounding national retailers, the property benefits from exceptional traffic counts, strong co-tenancy, and direct access to both local and seasonal consumer demand throughout the Lakes Region.

With its signalized access, prominent positioning, and proximity to high-performing retail, 9 Old State Road offers a compelling opportunity for tenants to establish a flagship presence in a supply-constrained and rapidly improving retail corridor.

## Property Stats

<b>Property Address</b>	9 Old State Road, Belmont, NH
<b>Land Size</b>	1.74 Acres
<b>Zoning</b>	Commercial

## Demographics

	1 Mi	3 Mi	5 Mi
<b>Population</b>	513	13,990	23,447
<b>Total Households</b>	232	6,186	10,093
<b>Average HH Income</b>	\$144,416	\$93,840	\$104,884
<b>Median Age</b>	43	44	44
<b>Total Businesses</b>	35	897	1,486
<b>Total Daytime Employees</b>	228	8,715	14,207



# Aerial

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Possible uses include: QSR, Bank, C-Store w/Gas, Auto, Quick Lube, Car Wash or other retail uses.

The Belknap Marketplace

**shaw's** **verizon** **planet fitness**

**Club Pk!bal!** **SUPERCUTS**

**OLLIE'S** **Jackson Hewitt**  
GOOD STUFF CHEAP TAX SERVICES

**LAKESIDE PIZZA**  
ROAST BEEF & SEAFOOD

**convenientMD**  
URGENT CARE

**Aroma Joe's**

**Goodwill**  
NORTHERN NEW ENGLAND

**Tanger**  
OUTLETS  
10 Min Drive Via US-3 S

**DUNKIN' DONUTS**

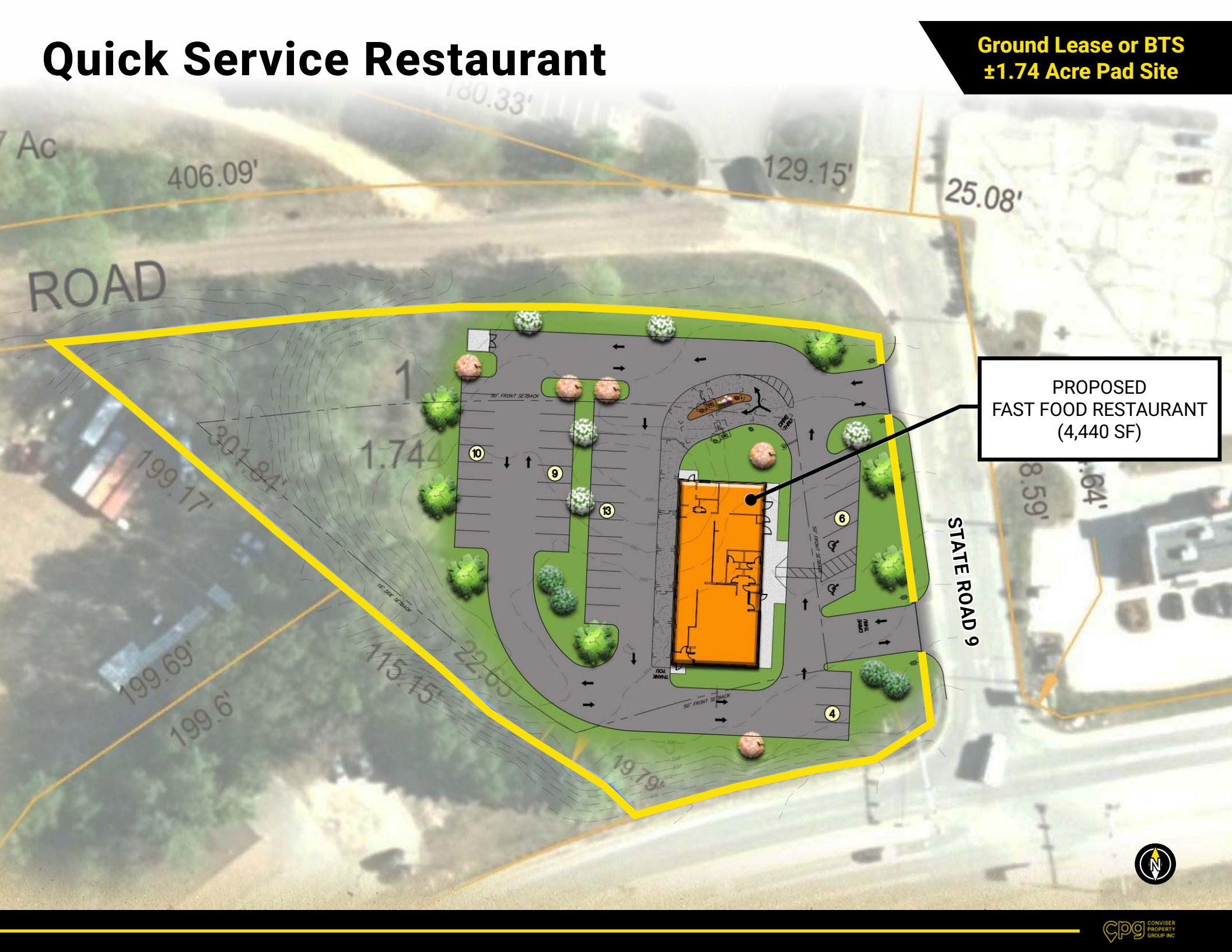
**LAKEVIEW GOLF CLUB**

ADTF: \$20,000



# Quick Service Restaurant

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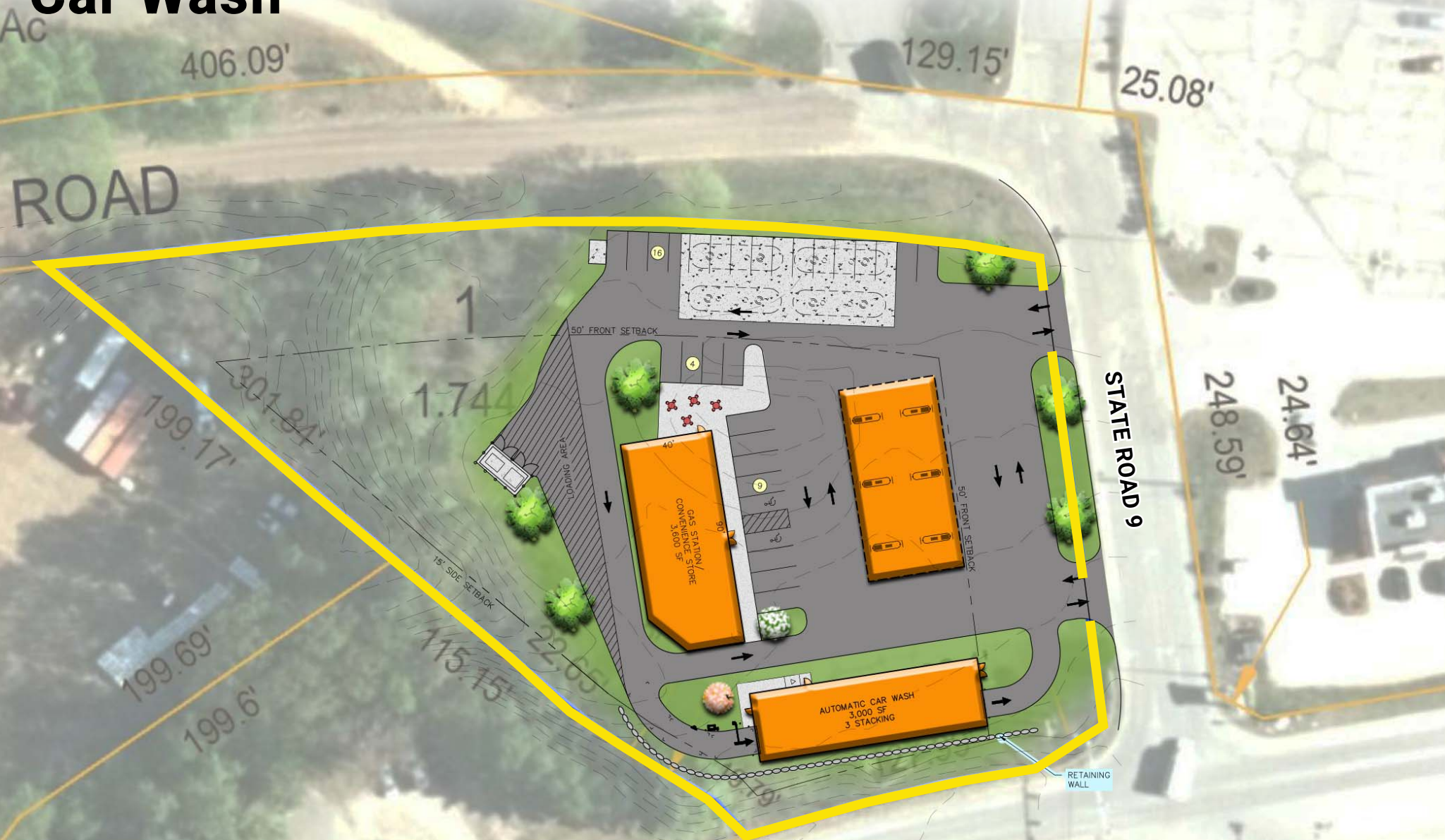


PROPOSED  
FAST FOOD RESTAURANT  
(4,440 SF)



# Convenience Store w/Gas Station + Car Wash

Ground Lease or BTS  
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# Convenience Store w/Drive Thru + Gas Station

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# Find Your Place

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