

# Retail Space Available for Lease

## The 97 Shops Plaza

401-403 Main Street Salem, NH



### Property Information

Address:	401-403 Main Street Salem, NH	Traffic Counts:	20,000 +/- VPD
Available Space:	1,011 & 2,246 +/- SF	Frontage:	319' on Main St
Total SF:	29,264 +/- SF	Water:	Town
Land Area:	10.19 +/- Acres	Sewer:	Private
Parking Spaces:	150 +/- Spaces	Gas:	Propane
Parking Ratio:	5.1 / 1,000 GLA +/-	Zoning:	Limited Community Shopping Village (LCSV)



Newly renovated retail buildings now available for lease at the lighted intersection of Main Street (Route 97) and Hampstead Road in Salem, NH. This opportunity is conveniently located along a highly trafficked intersection with 20,000 +/- vehicles per day. CVS, Irving Oil, Dunkin, and Haverhill Bank are examples of well-known brands located at the intersection. This property is easily accessible with multiple curb cuts and is strategically positioned along the Massachusetts border which attracts many consumers seeking tax-free services. This is an ideal fit for both regional & national retail, service or restaurant tenants looking to expand their brand. The 97 Shops Plaza is a mixed-use retail and office property located at 401 Main Street in tax-free Salem, New Hampshire. Existing Tenants include M&T Bank, Fitness Factory, Salon 97, Salem Kabob & Pizzeria, Aroma Joes and more.

### Trade Area Demographics

	3 Mile	5 Mile	10 Mile
Population:	32,084	102,620	390,115
Households:	12,451	38,978	142,967
Average HH Income:	\$117,58	\$107,366	\$104,088

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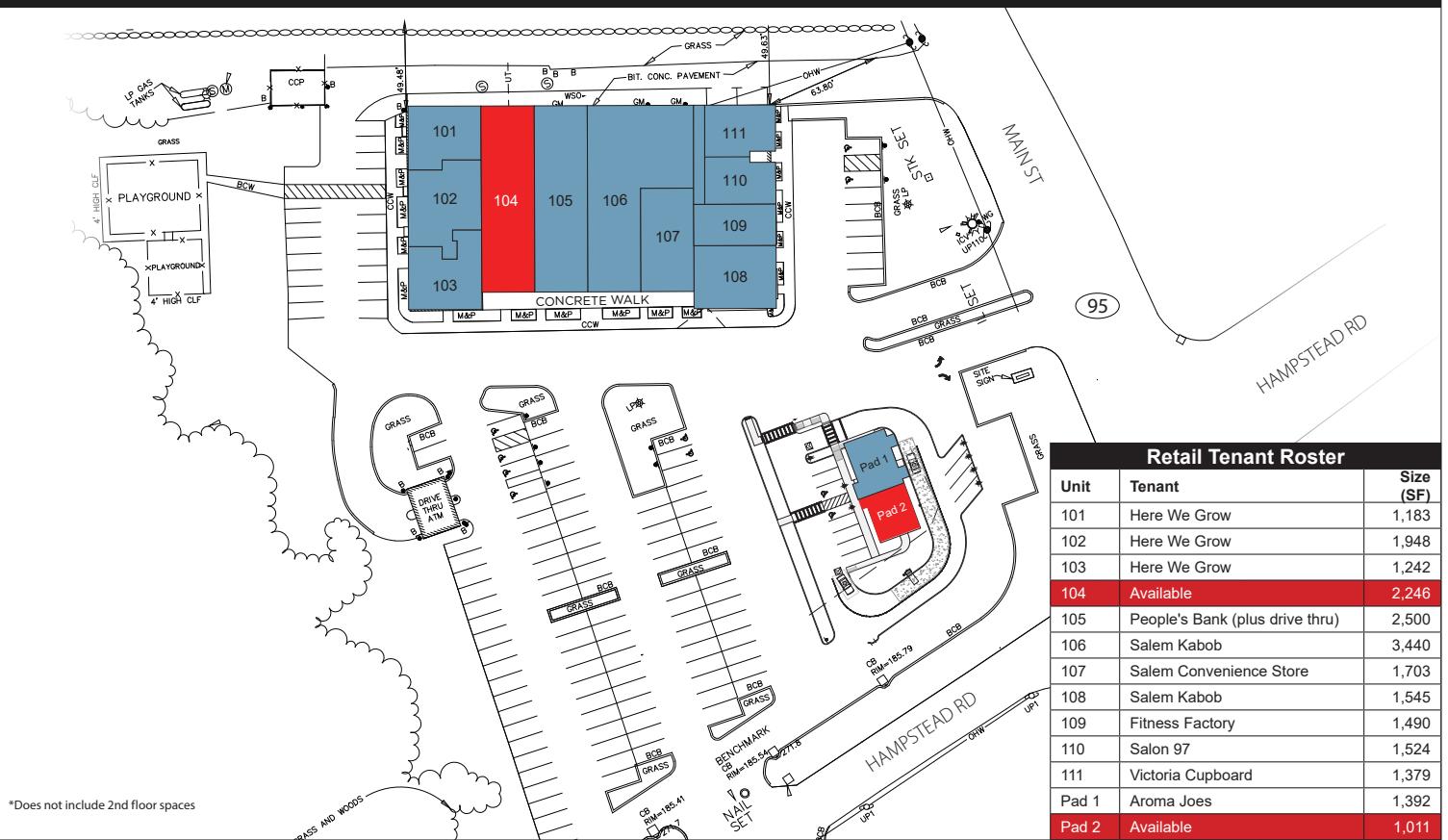
## The 97 Shops Plaza

401-403 Main Street Salem, NH

Main Building Picture



Shopping Center Site Plan



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