

For Lease

Downtown Retail/Restaurant

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175 High Street Portsmouth, NH

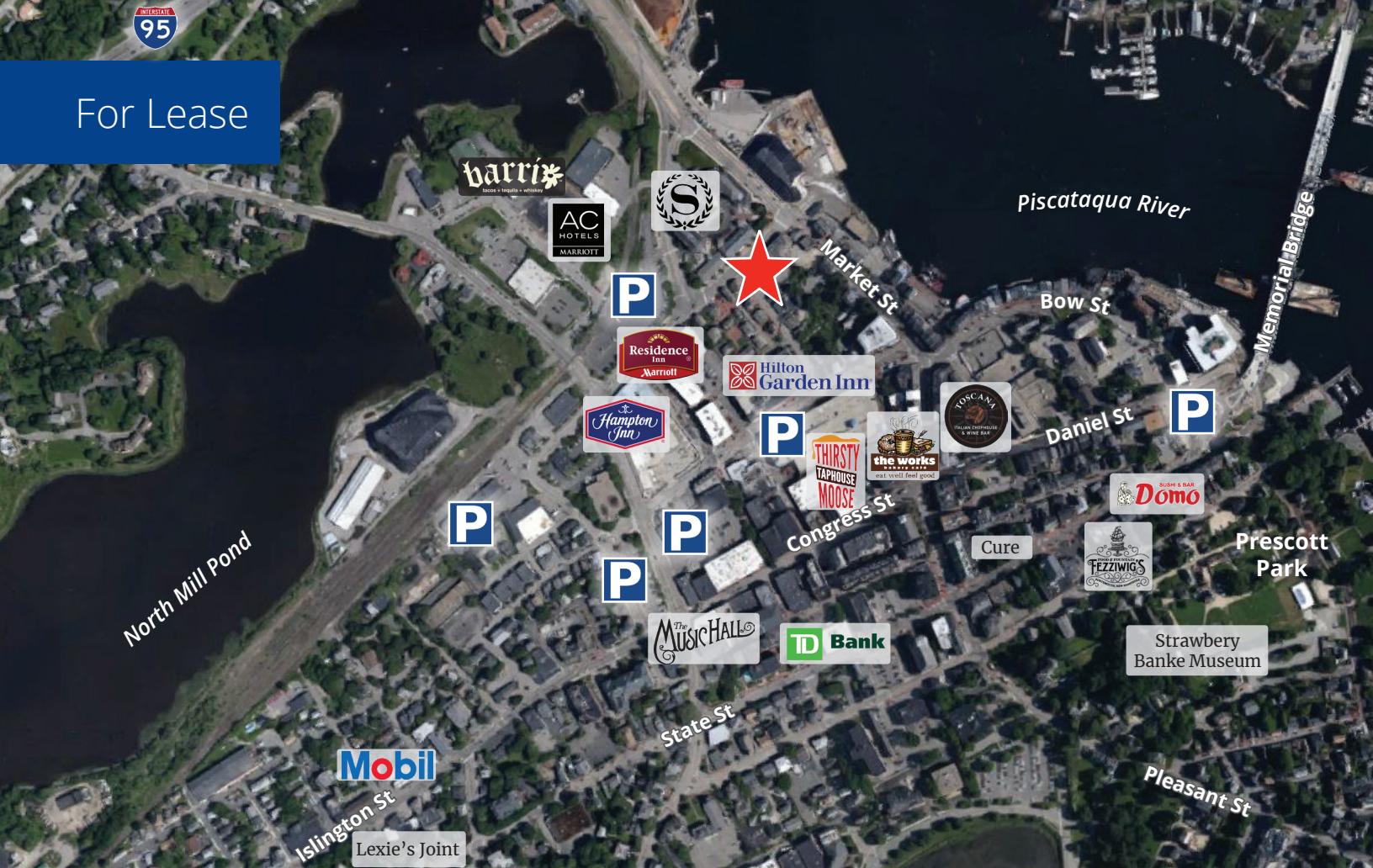
Property Highlights

- 3,400± SF restaurant/retail space available for lease in the heart of downtown Portsmouth, ideally suited for a restaurant, brewery, café, or specialty retail concept
- Restaurant equipment may be included, offering an opportunity to reduce startup costs and accelerate occupancy
- Highly visible corner location with frontage along High Street and Deer Street, capturing strong vehicle and pedestrian exposure
- 5 on-site parking spaces, including 3 seasonal spaces, plus convenient access to nearby public parking
- Exceptional walkability to downtown Portsmouth's diverse mix of restaurants, boutiques, offices, hotels, and residential neighborhoods

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INTERSTATE
95

For Lease



Specifications

Address:	175 High Street
Location:	Portsmouth, NH 03801
Building Type:	Retail
Year Built:	1950
Total Building SF:	14,704±
Available SF:	3,400±
Utilities:	Municipal water & sewer; natural gas
Zoning:	CD4
Parking:	5± on-site spaces
Accessibility:	Conveniently located about a mile from I-95
Lease Rate:	\$25.00 modified gross

3 Mile Demographics



Avg HH Income
\$155,837



of Households
14,371

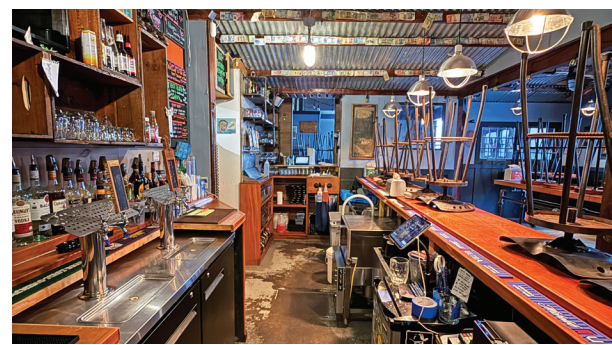


Population
30,094

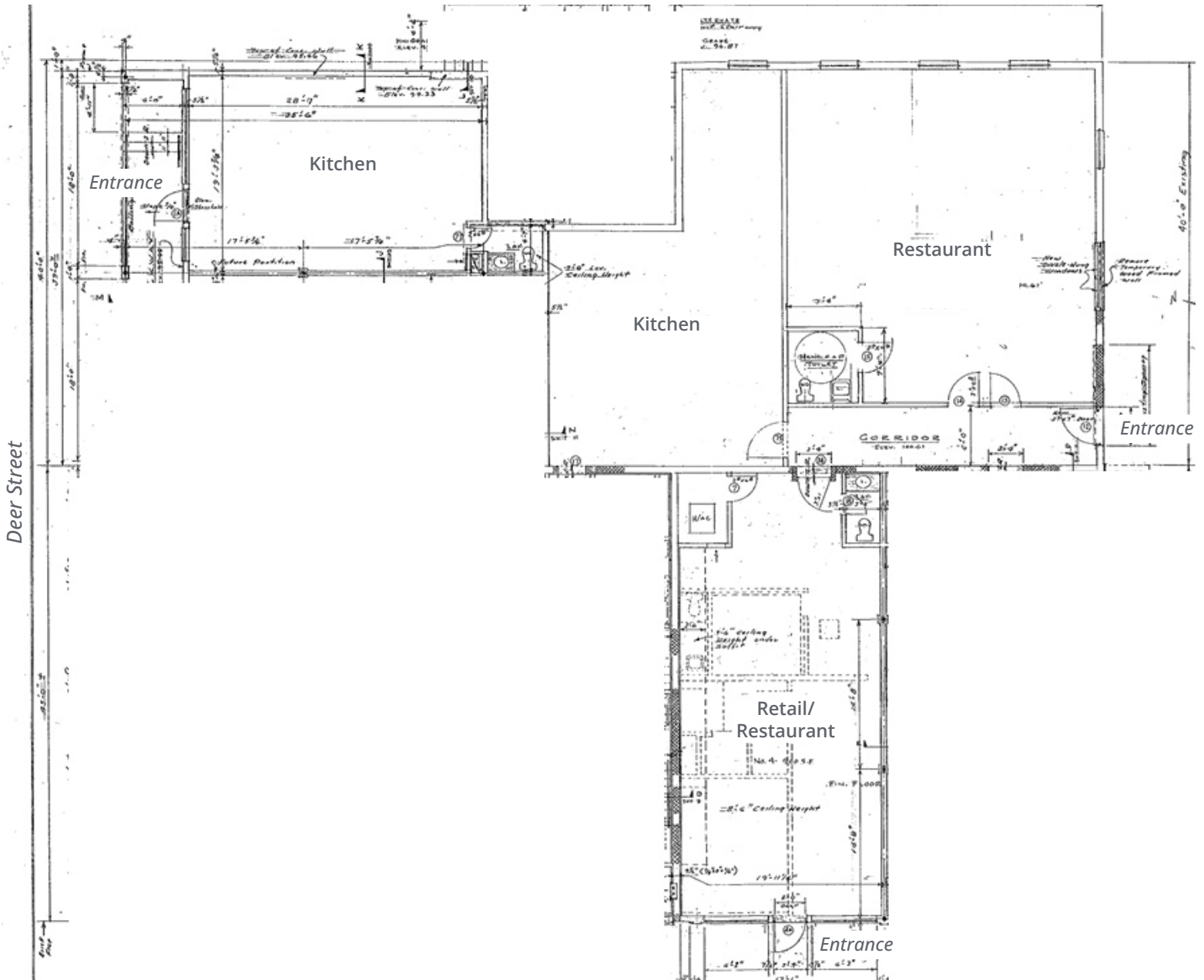
Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2026.



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Floor Plan



High Street