

# Retail Space Available For Lease

## West Street Shopping Center

### 381 West Street Keene, NH



#### Property Information

<b>Address:</b>	381 West Street Keene, NH	<b>Traffic Counts:</b>	21,627 ± VPD via West Street, 17,536 ± VPD via Route 9
<b>Available Space:</b>	1,600 to 13,575 ± SF	<b>Frontage:</b>	402' via West Street
<b>Total SF:</b>	206,197 ± SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	27.51 ± Acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	872 ± Spaces	<b>Zoning:</b>	Commerce
<b>Parking Ratio:</b>	4.07 / 1,000 GLA ±	<b>Year Built:</b>	1983

#### Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	23,407	27,388	44,386
<b>Households:</b>	9,615	11,418	18,560
<b>Average HH Income:</b>	\$90,225	\$88,685	\$96,227



**HOBBY LOBBY**

**verizon**



**tropicalCAFE**

West Street Shopping Center is a 206,197 ± square foot grocery anchored center located in Keene, New Hampshire. The shopping center is anchored by Hannaford Supermarket, one of New England's leading grocers. Additional tenants located in the center include Hobby Lobby, Tropical Smoothie Cafe, Verizon, The UPS Store, Spectrum, Maurice's, Bull Moose and more. West Street Shopping Center sees significant traffic volume each day due to its diverse tenant mix and its prominent location off Route 9 at a signalized intersection with a dedicated turn lane. Nearby retailers include Starbucks, Kohls, Aldi, Walgreens, Valvoline, Burger King, Dunkin, Irving and more. West Street Shopping Center features prominent pylon signage and ample parking making this site an ideal location for both local and national retailers. Keene, the largest city in southwestern New Hampshire is home to Keene State College and Antioch University, also serving as the county seat of Cheshire County. Keene is located 54 miles from the State Capital City of Concord, NH and 58 miles from the City of Manchester, NH.

For Leasing Information:

**Chris McMahon**  
781-862-9700 x 225  
cjm@sumrp.com

**Danny Schwarz**  
781-869-9700 x 227  
ds@sumrp.com

**Travis Ginsberg**  
781-862-9700 x 226  
tg@sumrp.com

**SUMMIT** | REALTY PARTNERS

Summit Realty Partners  
80 Hayden Avenue  
Lexington, MA 02421  
www.summitrealtypartners.com



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