



SPERRY

COMMERCIAL REALTY ASSOCIATES

**10 CONSTITUTIONAL WAY
SOMERSWORTH, NH**

**BUILT OUT BANK FOR
LEASE**



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DESCRIPTION

10 Constitutional Way is a highly visible, purpose-built former bank branch positioned in the center of Somersworth's primary commercial corridor. Designed specifically for financial institutions, the building offers a turnkey layout that supports efficient customer flow and professional operations. This location is walkable and nearly adjacent to City Hall—and several main street businesses. According to the FDIC, the branch held approximately \$108 million in deposits as of June 30, 2025, highlighting both the strength of the market and the site's proven performance.

With prominent street presence, excellent signage opportunities, and ample on-site parking, the property ensures consistent visibility and accessibility. Its location among national retailers, service businesses, and growing residential neighborhoods creates steady daily traffic and reliable exposure. Combined with its adaptable banking layout and strong regional connectivity, 10 Constitutional Way is an exceptional opportunity for financial institutions seeking a ready-to-operate branch in a thriving commercial area.

HIGHLIGHTS

Building Size: ±4,810 SF

Rent: Contact Broker

Traffic Count: ±11,547 vehicles per day on High Street and Constitutional Intersection

Accessibility: Excellent visibility and signages as well as ample parking

Interior Highlights:

- Four spacious private offices
- Dedicated conference room
- Five teller stations and organized customer service area
- Secure existing vault
- Two drive-through lanes for convenient customer access
- Downstairs storage area for records, equipment, or additional operational needs
- Bathrooms and employee break room



Population

1 Mile: 7,200
3 Miles: 20,256
5 Miles: 51,112

Daytime Population

1 Mile: 2,384
3 Miles: 9,897
5 Miles: 27,544



Median Household Income

1 Mile: \$83,178
3 Miles: \$89,508
5 Miles: \$87,223



Median Age

1 Mile: 38.3
3 Miles: 40.7
5 Miles: 40.1

INTERIOR PHOTOS

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OFFICE SPACES

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NATURAL SUNLIGHT IN MAIN FOYER



EXTERIOR PHOTOS

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SURROUNDING AREA



High Street



High Street

Constitutional Way

The area surrounding 10 Constitutional Way in Somersworth, NH offers a convenient blend of small-town charm and modern amenities. Located within the Tri-City region, the property benefits from close proximity to Dover and Rochester, providing easy access to major roads, shopping, dining, and essential services. 10 Constitutional Way is the only location in downtown Somersworth for a bank branch.

The neighborhood combines historic mill-town character with ongoing commercial growth, making it a vibrant and accessible location for businesses and consumers alike.

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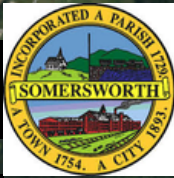


Kennebunk Savings
Helping happens here.

Berwick, ME

10 Constitutional Way

Somersworth City Hall



Somersworth High School

Somersworth Shopping Center

Somersworth Fire Department



High Street



Idlehurst Elementary School



Aroma Joe's



AERIAL VIEW

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