

# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



## OFFERING SUMMARY

SALE PRICE:	N/A
NUMBER OF UNITS:	6
AVAILABLE SF:	
LEASE RATE:	\$12.00 SF/Annual (MG)
LOT SIZE:	1.84 Acres
BUILDING SIZE:	6,300
RENOVATED:	2020
ZONING:	Mixed use commercial
PRICE / SF:	-

## PROPERTY OVERVIEW

Tenant is responsible for utilities, cable and heat. Additional leasable space in this building is available, based on use.

## PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

DAVE GARVEY  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



OFFICE FOR SALE & LEASE

# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

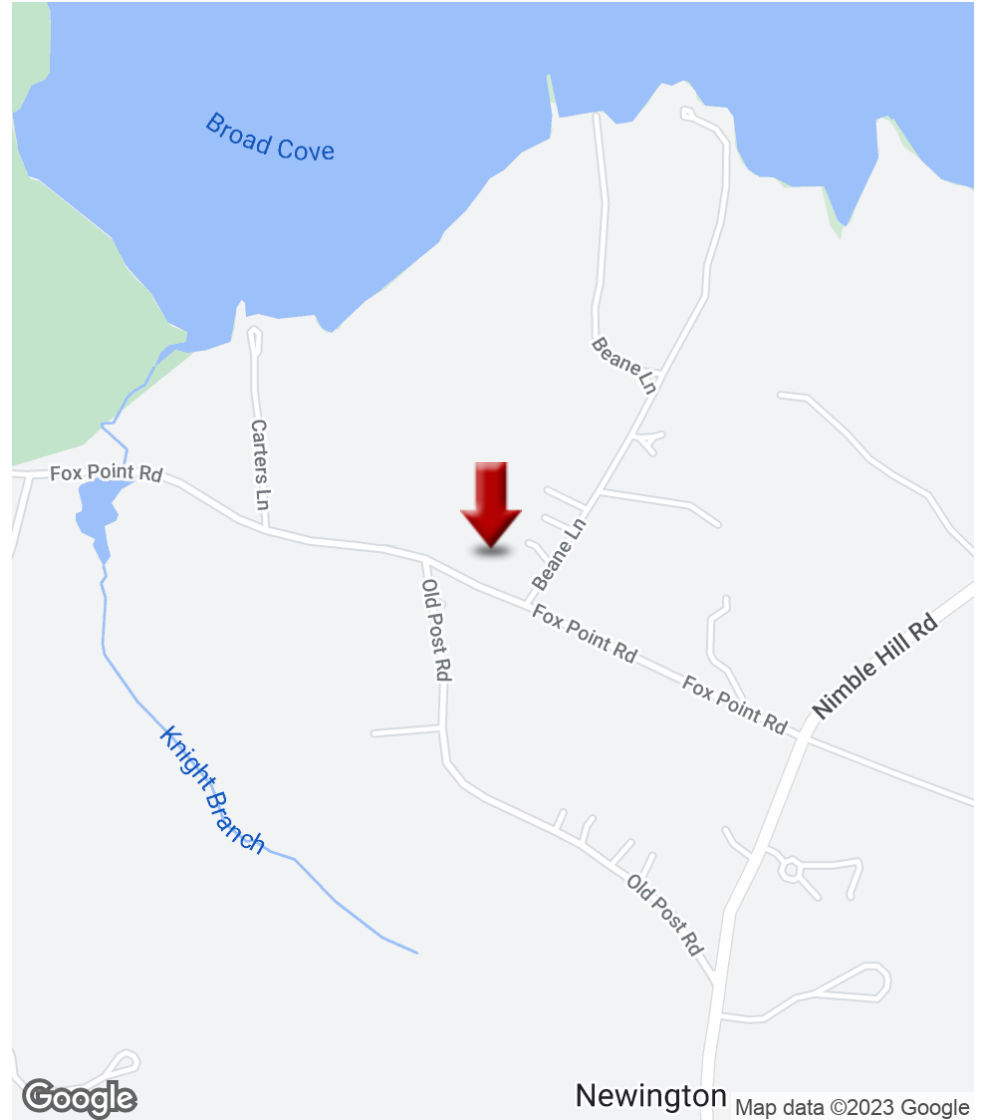
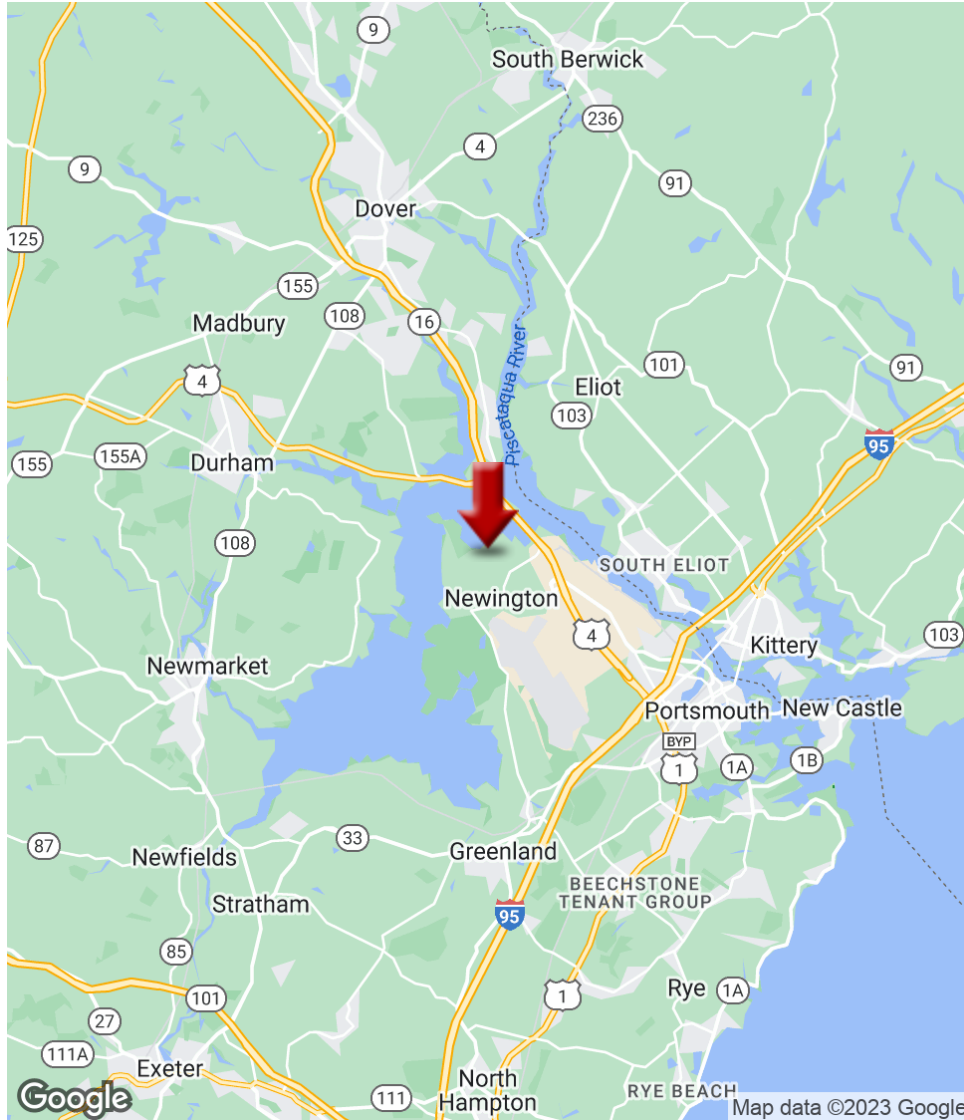
**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



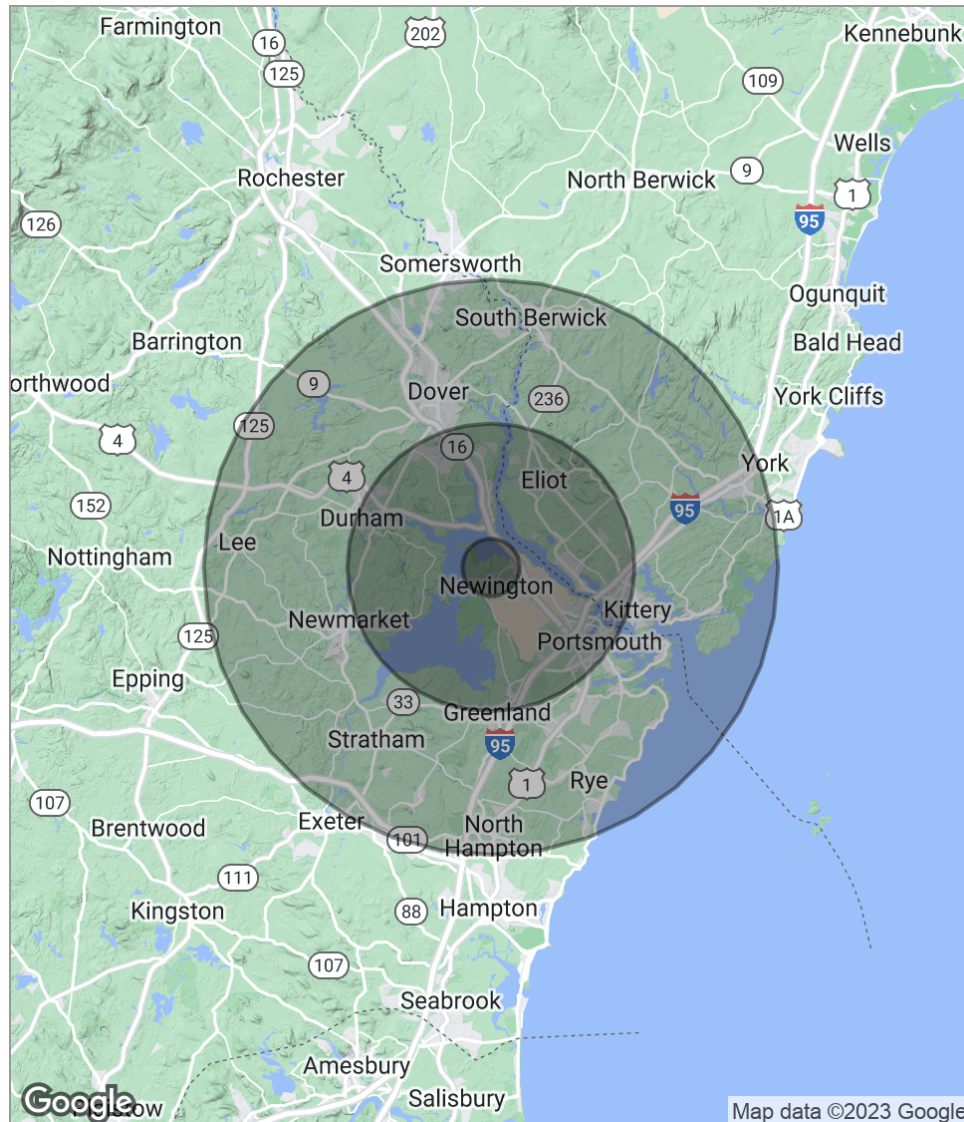
**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637



# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	643	30,143	144,664
Median Age	43.7	40.6	37.8
Median Age (Male)	42.5	38.8	37.0
Median Age (Female)	44.3	41.5	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	248	12,807	58,577
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$107,964	\$89,430	\$83,964
Average House Value	\$434,779	\$371,674	\$343,764

\* Demographic data derived from 2020 ACS - US Census

**KELLER WILLIAMS COASTAL REALTY**  
 603.610.8500  
 750 Lafayette Rd.,  
 Suite 201 - Coastal Land & Commercial Group  
 Portsmouth, NH 03801

**DAVE GARVEY**  
 Managing Director  
 O: 603.610.8523  
 C: 603.491.2854  
 davegarvey@kwcommercial.com  
 NH #004637

Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

178 FOX POINT RD.

# PROPERTY INFORMATION

1

PROPERTY DETAILS & HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



Building Name	178 Fox Point Rd.
Property Type	Office
Property Subtype	Office Building
Building Size	6,300 SF
Lot Size	1.84 Acres
Building Class	B
Year Built	1960
Year Last Renovated	2020
Number of Floors	1
Average Floor Size	1,050 SF
Free Standing	Yes



**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



OFFICE FOR SALE & LEASE

# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 178 FOX POINT RD.

178 Fox Point Road, Newington, NH 03801



**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.