

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



### PROPERTY DESCRIPTION

Now available, multiple spaces for lease at The Village at Paugus Bay in Gilford. A unique property with 70 residential units right on Route 3 and across from Paugus Bay on lake Winnepesaukee. Great location with a lot of potential for retail, office and restaurant space. Several sizes and configuration available, ranging from 300 SF to 4,500 SF with plenty of parking and amenities. Don't miss an excellent opportunity for your new business. Call us now!

### PROPERTY HIGHLIGHTS

- Great location off Route 3 with over 8,000 VPD
- Several sizes and configuration available
- Plenty of parking for your clients
- Newly renovated and ready to move

### OFFERING SUMMARY

Lease Rate:	\$16.00 - 22.50 SF/yr (Gross)
Number of Units:	29
Available SF:	400 - 3,905 SF
Lot Size:	7.37 Acres
Building Size:	63,383 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,223	8,323	15,484
Total Population	1,698	13,129	24,515
Average HH Income	\$55,917	\$60,247	\$58,220

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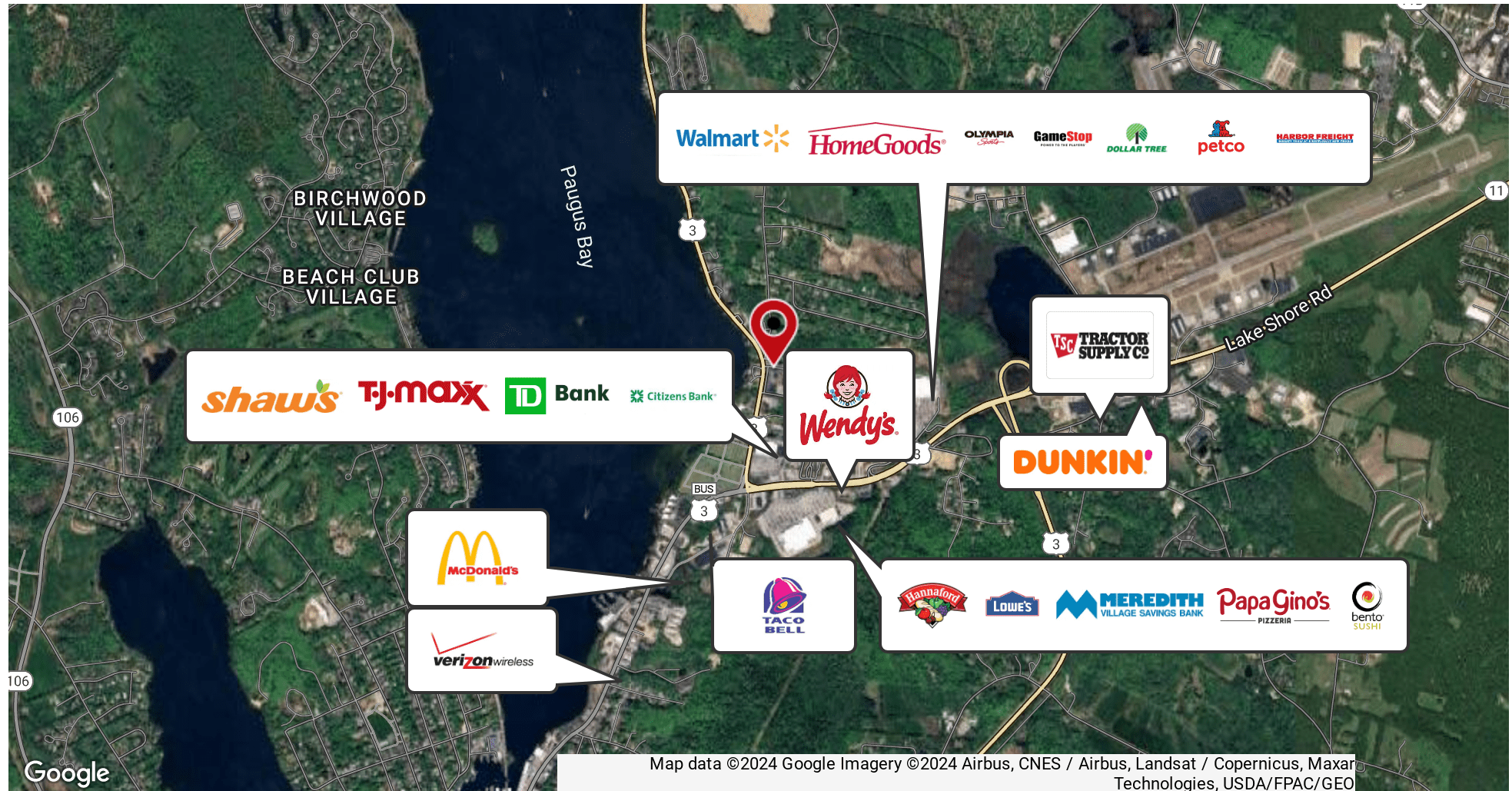
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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 11 - Retail	Available	900 SF	Gross	\$16.00 SF/yr
■ Unit 6 - Retail	Available	2,715 SF	Gross	\$16.00 SF/yr
■ Unit 7 - Retail	Available	3,509 SF	Gross	\$16.00 SF/yr
■ Unit 9 - Retail	Available	3,905 SF	Gross	\$16.00 SF/yr
■ Unit 20 E - Office	Available	400 SF	Gross	\$750 per month

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Lease Rate

**\$16.00 - 22.50 SF/YR**

### LOCATION INFORMATION

Building Name	The Village at Paugus Bay
Street Address	131 Lake St.
City, State, Zip	Gilford, NH 03249
County	Belknap
Market	Laconia

### BUILDING INFORMATION

Building Size	63,383 SF
Tenancy	Multiple
Number of Cranes	0
Ceiling Height	14 ft
Number of Floors	3
Year Built	1976
Year Last Renovated	2022
Construction Status	Existing

### PROPERTY INFORMATION

Property Type	Commercial-Retail-Office
Property Subtype	Strip Center
Zoning	Commercial-Residential
Lot Size	7.37 Acres
Lot Frontage	507 ft
Lot Depth	634 ft
Traffic Count	8000
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
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### UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	Yes
Gas / Propane	Yes

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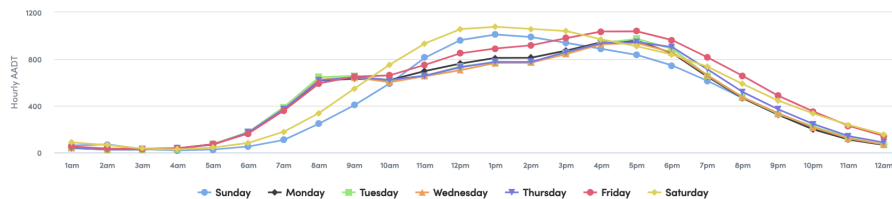
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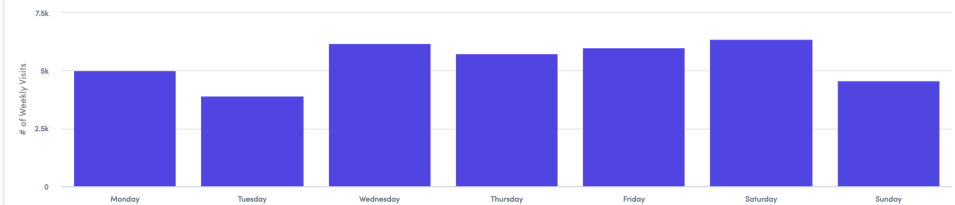
### ADT by Hour Lake Street, US 3 (2022)

Selected Direction Opposite Direction Combined Directions

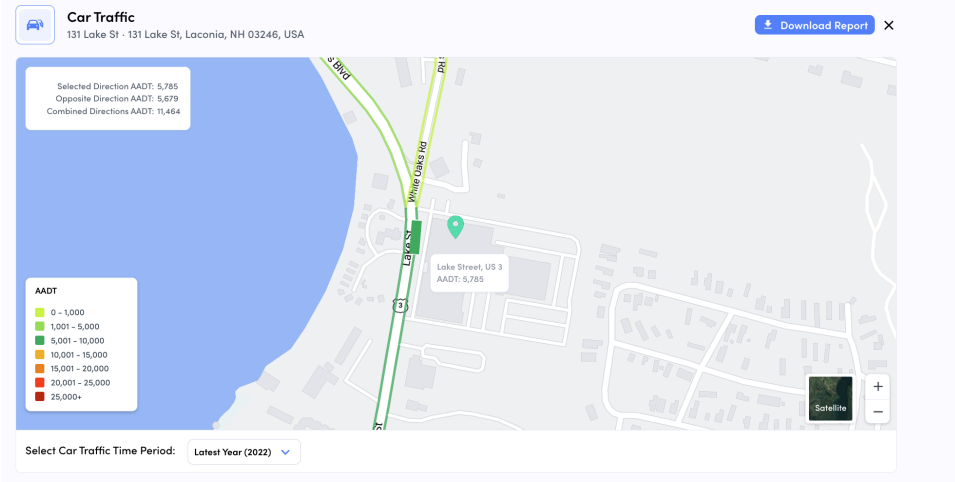
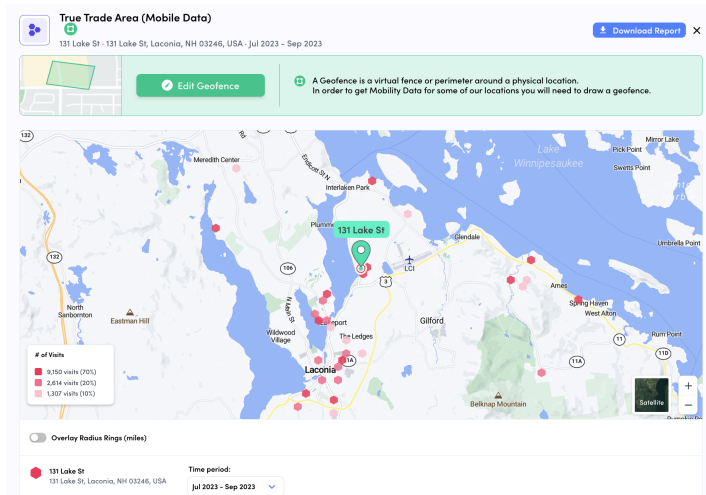


### Area Visits Daily Foot Traffic

Trend Type: Avg. Visits per Venue Month: November 2023



Brand	Source	Avg Visits per Day	Total Weekly Visits
Locations in Area 131 Lake St, Laconia, NH 03246, USA	AlphaComposite	5,397.714	37,784
(These metrics are based off of 2 venues)			



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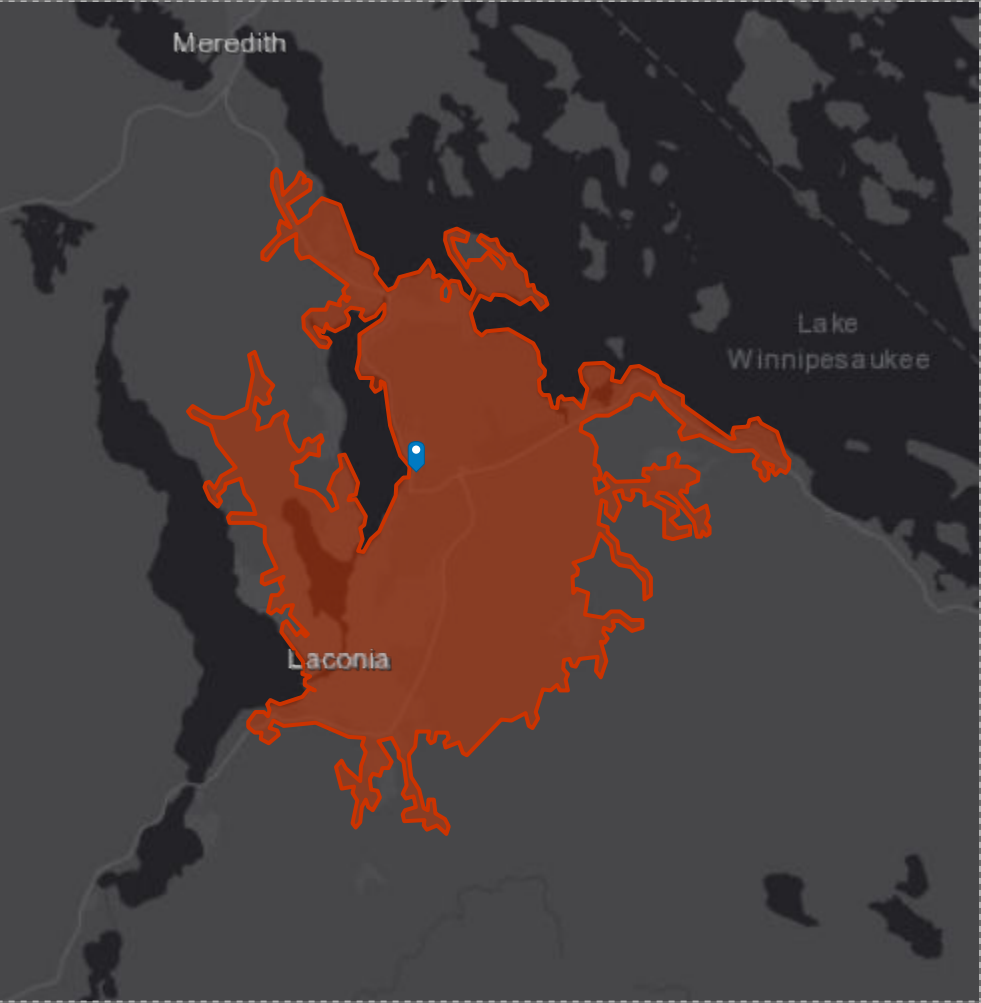
DEMOGRAPHIC SUMMARY

131 Lake St, Laconia, New Hampshire, 03246

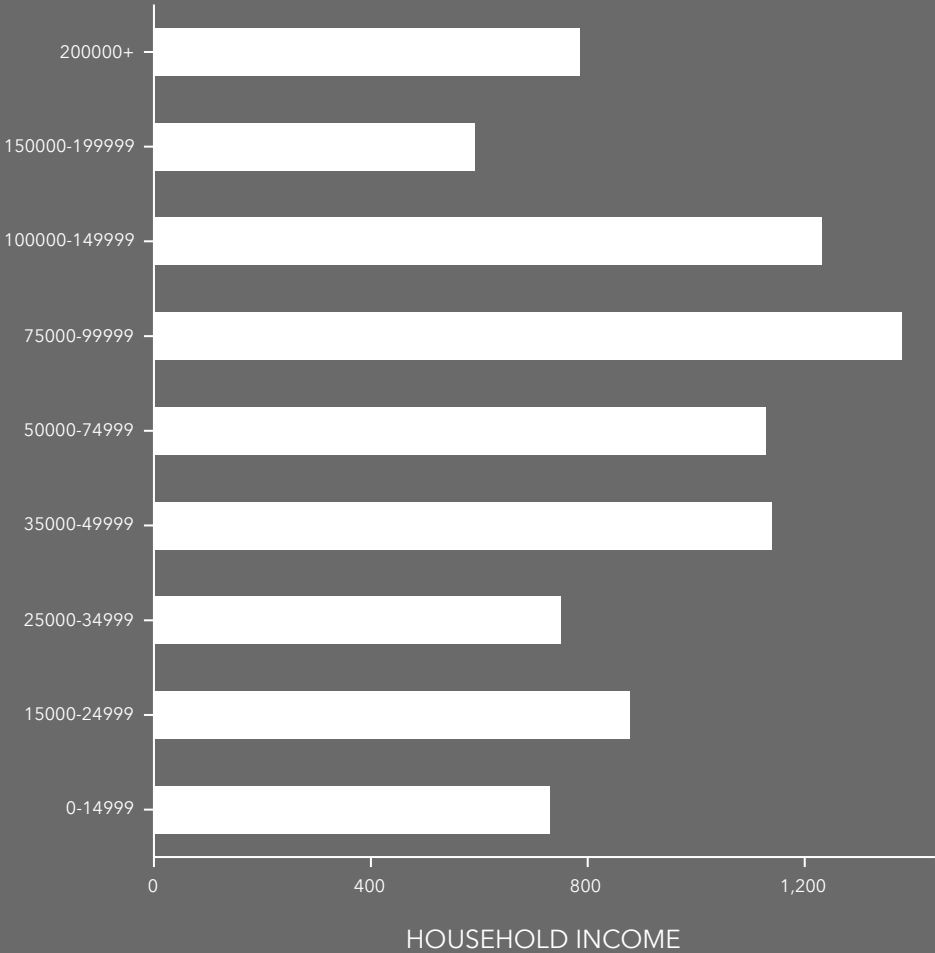


Drive time of 10 minutes

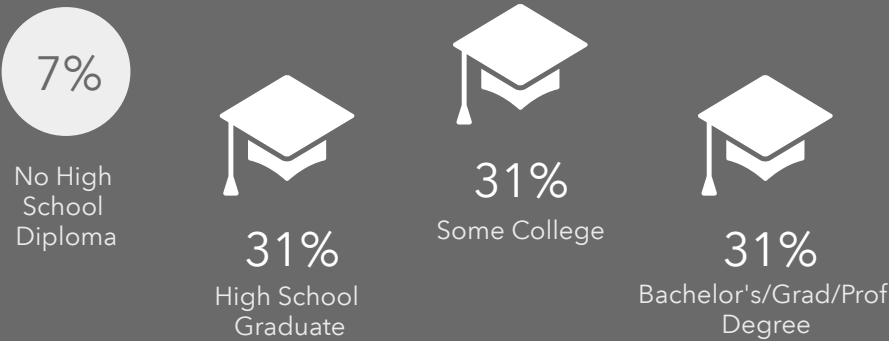
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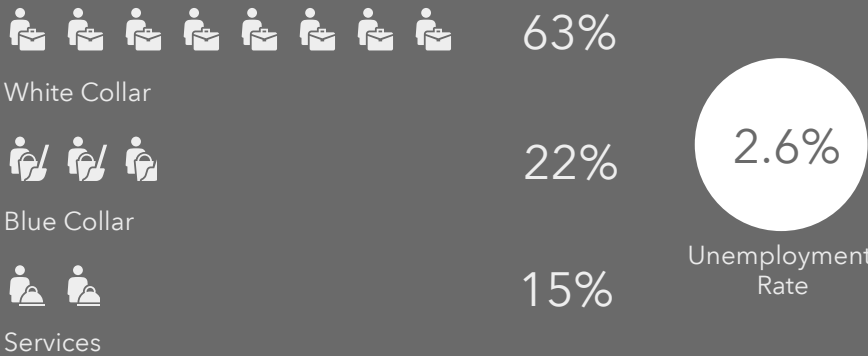
KEY FACTS



EDUCATION



EMPLOYMENT



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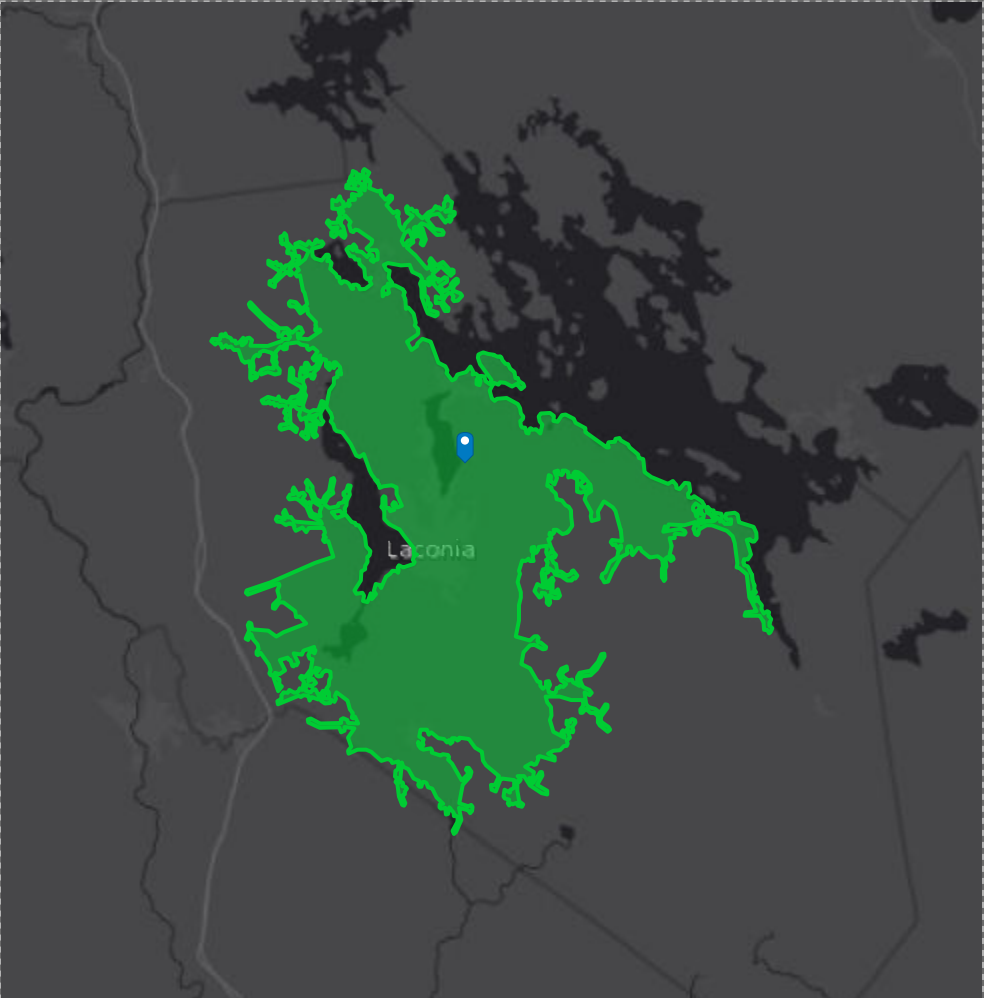
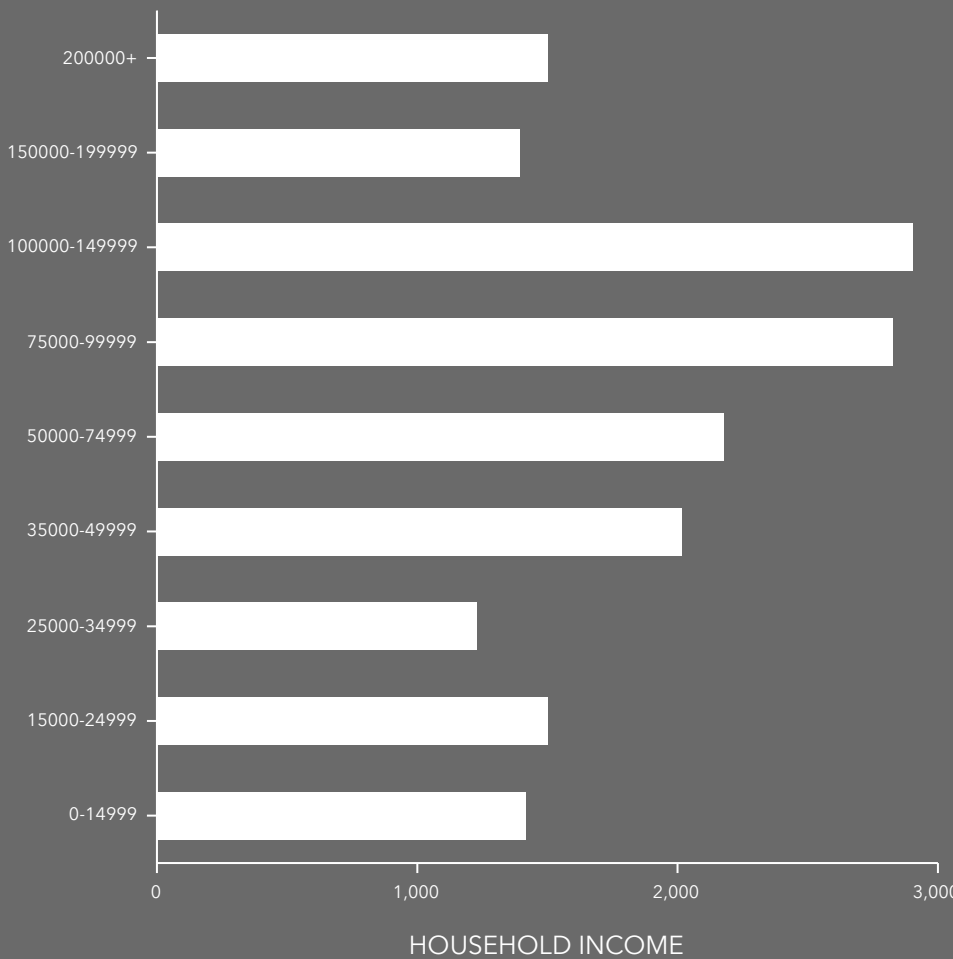


Drive time of 20 minutes

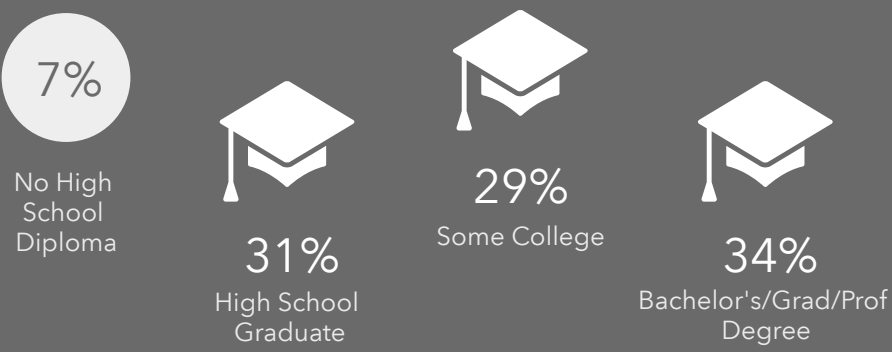
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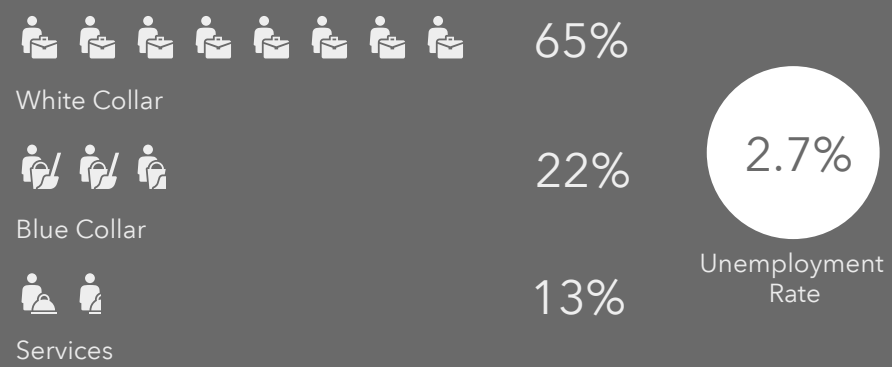
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