

RETAIL FOR LEASE



1 North Main St., Rochester, NH 03867



PROPERTY DESCRIPTION

This first floor office/retail space has excellent visibility at the corner of South and North Main Street. Previously a Citizen's bank this location has several private offices and conference rooms, break room/kitchenette, a few safes, 4 bathrooms, and plenty of open space for cubicles or other wide open retail potentials. The space has 3 entrances on two streets as well as 20 windows, providing visibility and natural light. The space is available IMMEDIATELY !

PROPERTY HIGHLIGHTS

- Beautiful brick exterior and excellent signage
- High Visibility from North Main St., South Main St., and Wakefield St.
- 21 off street Parking spaces
- Substantial on street parking as well

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Number of Units:	1
Available SF:	8,600 SF
Building Size:	23,742 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	470	1,434	3,897
Total Population	1,128	3,425	9,018
Average HH Income	\$52,431	\$60,595	\$68,507

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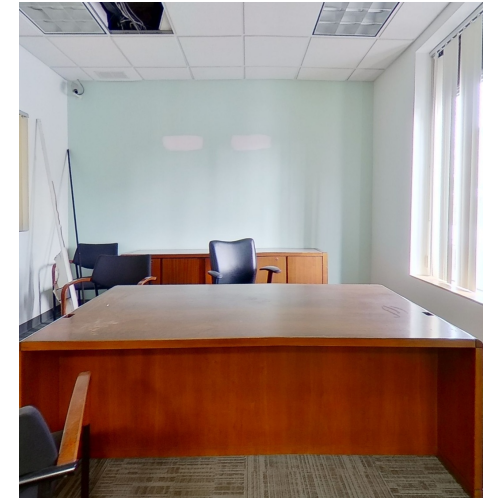
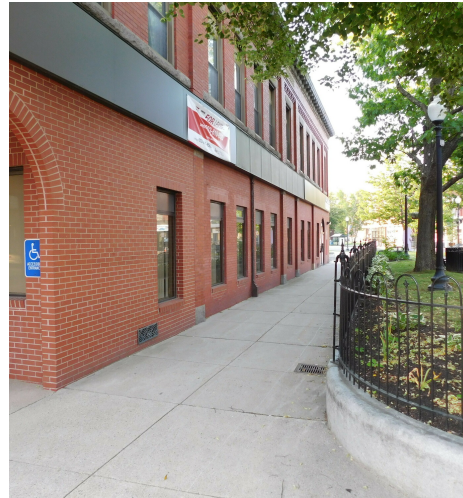
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Lease Rate

\$11.00 SF/YR

LOCATION INFORMATION

Street Address	1 North Main St.
City, State, Zip	Rochester, NH 03867
County	Strafford
Market	Rochester
Cross-Streets	North Main & South Main

BUILDING INFORMATION

Building Size	23,742 SF
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	2
Year Built	1910
Gross Leasable Area	7,900 SF
Condition	Good
Roof	flat / membrane
Number of Buildings	1
Walls	Wall Board
Ceilings	Suspended
Floor Coverings	varied
Corridors	Wall Board

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	21

UTILITIES & AMENITIES

Elevators	none
Number of Elevators	0
Number of Escalators	0
HVAC	new system
Restrooms	5
Landscaping	city sidewalks

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LOCATION DESCRIPTION

In the heart of Downtown Rochester, this site has excellent visibility with on street and off street parking. Rochester is a picturesque city positioned just north of Portsmouth on the Maine state line. Tracing its roots back to the 1720s, the city is home to an amazing assortment of historic architecture, with the classic New England style creating a timeless atmosphere.

Rochester Common has traditionally served as the anchor of the community, and today hosts the popular Rochester Farmers' Market. Along Main Street, you'll find a vibrant collective of locally-owned businesses, from hip hangouts like Fresh Vibes and Revolution Taproom to unique specialty shops like Jetpack Comics and Sweet Peach's Candy & Confections. Much of the surrounding landscape is sparsely developed, with the lush forests and rolling hills providing gorgeous scenery as well as endless opportunities for outdoor exploration.

LOCATION DETAILS

Market	Rochester
County	Strafford
Cross Streets	North Main & South Main



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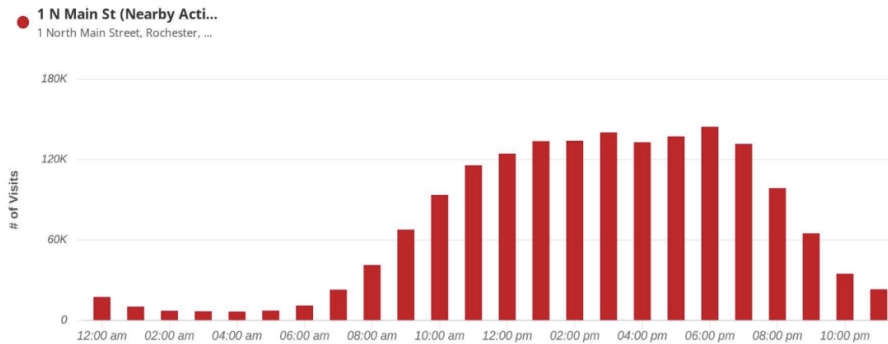
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TRAFFIC INFORMATION

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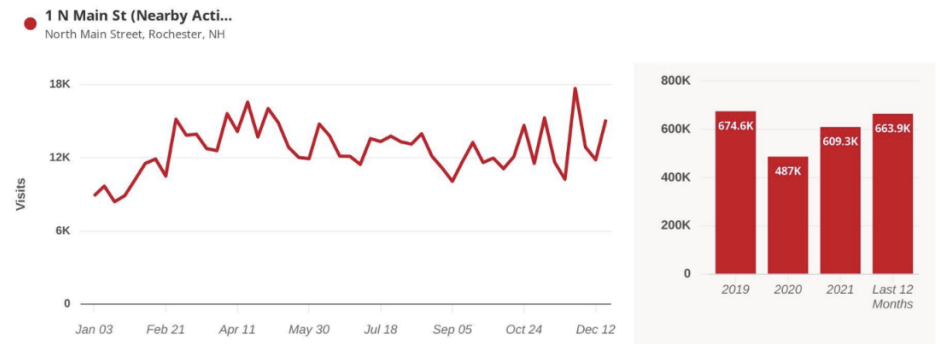


Hourly Visits



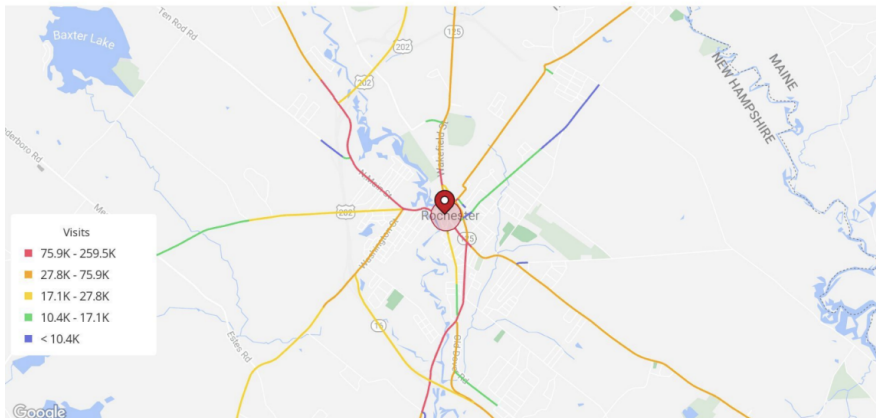
Number of visits hourly for past 12 months

Visits Trend



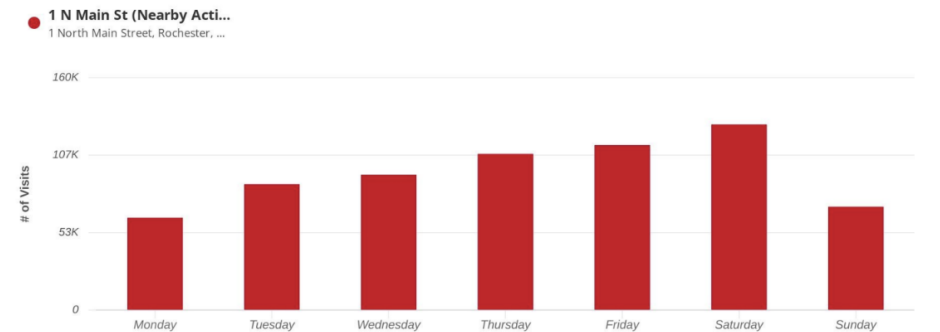
Annual number of visits for past 3 years with breakdown of past 12 months

Visitor Journey - Routes



Where most visitors journey is coming from are approximations and do not represent actual home locations.

Daily Visits



Number of visits per day for the past 12 months

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