

# 1,400SF RETAIL SPACE FOR LEASE

920 Lafayette Rd, Seabrook, NH 03874



## PROPERTY DESCRIPTION

Lafayette Road retail space for lease. This is your opportunity to carve out a space for your business on the busy Route 1 retail artery in Seabrook, just over the MA border in sales tax-free NH. Approximately 1,400sf retail space. Minutes to I-95. High-traffic retail corridor - 20,012 vehicles per day per NHDOT.

Town water, sewer, and natural gas heat. Modified Gross lease, the tenant will be responsible for paying all utilities in addition to base rent.

All information was obtained from the landlord and public records, prospective tenants are encouraged to perform due diligence in regard to material facts and the suitability for the space for their intended use.

## PROPERTY HIGHLIGHTS

- Approximately 1,400sf retail space
- Minutes to I-95
- 20,012 vehicles per day per NHDOT

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	1,400 SF
Lot Size:	0.33 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	726	3,315	9,263
Total Population	1,642	6,994	16,128
Average HH Income	\$115,572	\$105,254	\$83,430

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.

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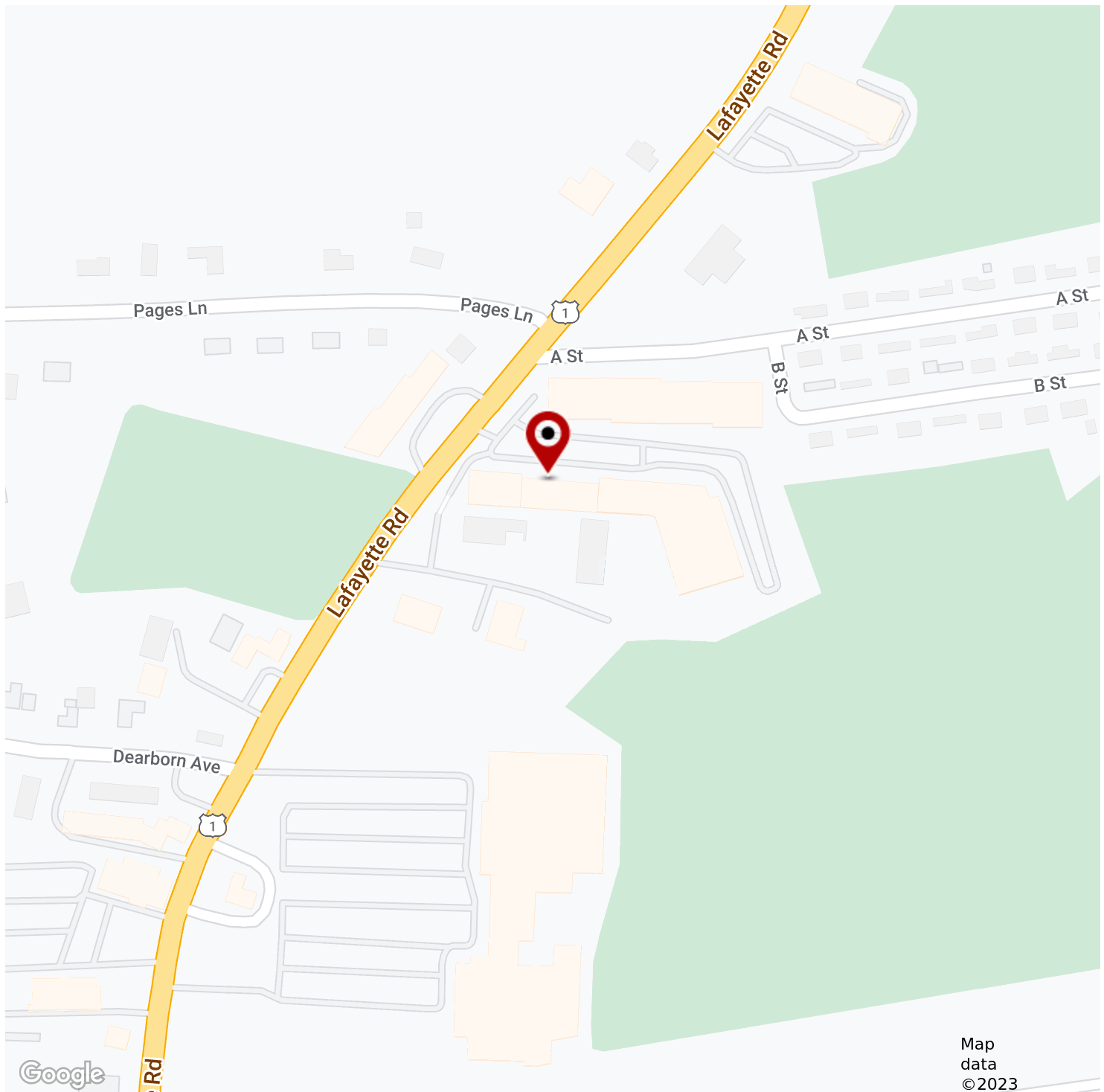
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Map  
data  
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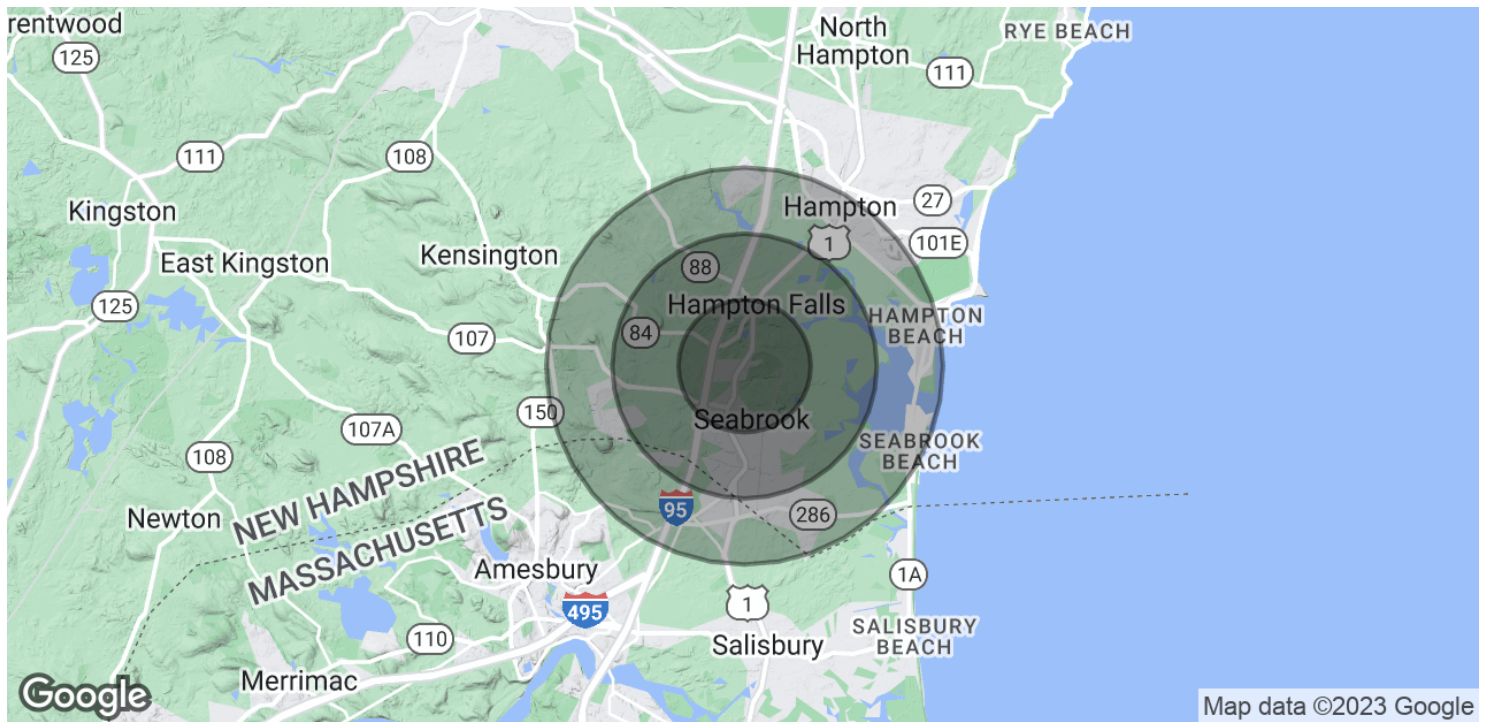
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,642	6,994	16,128
Average Age	45.4	47.9	49.6
Average Age (Male)	42.7	46.3	48.8
Average Age (Female)	49.2	50.3	51.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	726	3,315	9,263
# of Persons per HH	2.3	2.1	1.7
Average HH Income	\$115,572	\$105,254	\$83,430
Average House Value	\$329,564	\$315,205	\$344,241

\* Demographic data derived from 2020 ACS - US Census

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