

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



The Belknap Marketplace

96 Daniel Webster Hwy, Belmont, NH 03220

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$10 - 25 SF/yr
Lease Type	NNN \$4
GSF	250,000 SF
SF Available	1,647 - 8,085 SF
Zoning	C

Property Overview

Lease a prime commercial space at 96 Daniel Webster Hwy, Belmont, NH. This property offers a versatile layout suitable for various businesses, from retail to professional services. With ample parking and high visibility along a well-traveled highway, this location presents an excellent opportunity for exposure and customer access. Bright, open interiors and customizable floor plans provide an adaptable canvas for creating an inviting business environment. Take advantage of this highly sought-after location to elevate your business and attract clientele.

Location Overview

Discover the vibrant possibilities awaiting your retail business in Belmont, NH. The property boasts a prime location near the picturesque shores of Lake Winnisquam, enticing visitors to explore the area's natural beauty. Residents and tourists alike enjoy easy access to popular attractions including the Belknap Marketplace, where shoppers can peruse a mix of well-known retailers and local boutiques.

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Property Description

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About The Property:

- The Belknap Marketplace was purchased in early 2022 and has been undergoing many upgrades and improvements.
- Recently completed new asphalt parking lot, new pylons and signage, new landscaping, façade updates and much more.
- We are committed to filling the Belknap Marketplace with quality businesses and having it be a destination for the locals and the many tourists that visit the area year-round.
- This is a great retail center in the New Hampshire Lakes Region.
- Located on busy Route 3 next to Lake Winnisquam, the Belknap Marketplace is a Shaw's anchored indoor and outdoor shopping center
- The 250,000 square foot center features two signalized entrances with excellent visibility and an average of 20,000 vehicles passing by each day.
- Currently, there are units available ranging from 1,021 SF all the way up to 8,085 square feet.
- Your business could be featured on our brand-new electronic LED reader board sign!
- Other businesses at Belknap Marketplace include Shaw's Supermarket, Planet Fitness, Ollie's, Mattress Firm, Tilly Market Café, Supercuts, Boot Town, Club Piklbal! Miracle Ear and Daymaker Fitness & Wellness (Coming Soon)

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Why Belknap Marketplace - Location Advantages

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- Lakes Region of New Hampshire is New England's Favorite Vacation Spot!
- Just Two Hours North of Boston!
- Near Lake Winnepesaukee & Gunstock Mountain Resort
- Area Attracts Year-Round Tourists – Boating, Biking, Hiking, Golfing, Skiing, Snowboarding, Snowmobiling & much more!
- Grocery Store Anchored Center on Highly Visible Route 3
- Average of 20,000 VPD
- Traffic Lights at All Entrances
- TONS of Parking
- Many National Tenants
- Available Spaces Ranging from 1,021 sf up to 8,085 sf
- 3,518 SF of Medical Practice Space which is Move-in Ready!
- Interior & Exterior Units Available
- Strong Co-Tenancy Traffic
- LOW CAM & TAX RATES
- FLEXIBLE RENTS

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Mall Map & Unit Numbers

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Lease Spaces

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Lease Information

Lease Type:	NNN \$4	Lease Term:	3-10 Year
Total Space:	1,000 - 8,085 SF	Lease Rate:	\$10 - \$25 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
A1	4,029 SF	NNN \$4	\$12.00 SF/yr	Former Climax Unit Open Layout Utility Closet 2 ADA Bathrooms Ceiling Height 9'11"
A2-A	8,085 SF	NNN \$4	\$10.00 SF/yr	Former Joann's Fabric Unit Open Layout Ceiling Height 11'11"
B10	1,021 SF	NNN \$4	\$12.00 SF/yr	Interior Mall Access Open Layout Private Back Room 1 ADA Bathroom Ceiling Height 17'9"
B12	2,266 SF	NNN \$4	\$20.00 SF/yr	Exterior Storefront Access Former US Cellular Unit Break Room with Open Office 1 ADA Bathroom
B14	3,518 SF	NNN \$4	\$25.00 SF/yr	Accessible from Both the Interior Mall and a Private Exterior Entrance Medical Practice Space which is Move-in Ready! Former ClearChoice with X-ray room Multiple service rooms Reception desk

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Lease Spaces

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Suite	Size (SF)	Lease Type	Lease Rate	Description
B18	1,647 SF	NNN \$4	\$12.00 SF/yr	Interior Mall Access 3 Separate Service Rooms Break Room with Kitchenette 1 ADA Bathroom
C33	1,000 SF	NNN \$4	\$20.00 SF/yr	Former Verizon Available on or before 10/1/2026

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Available For Lease - Unit A2-A

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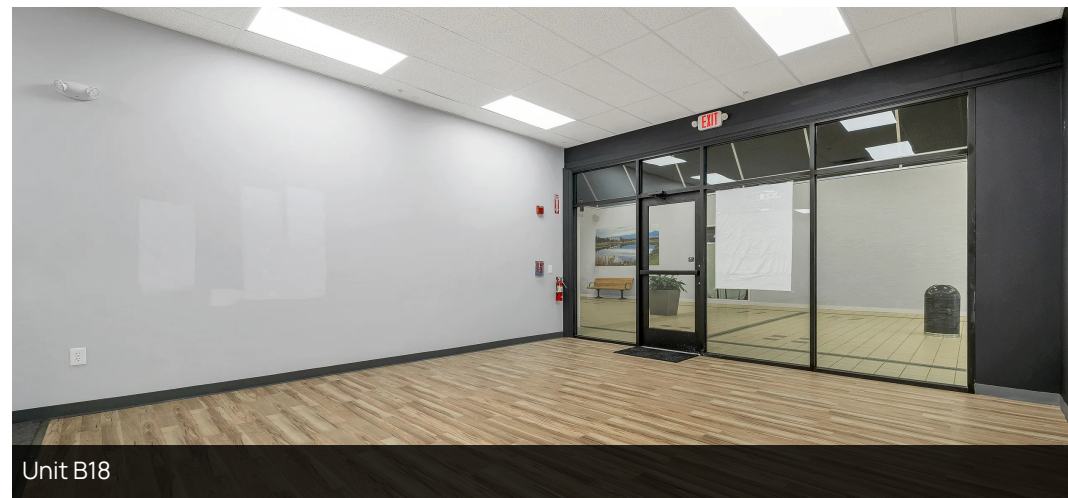
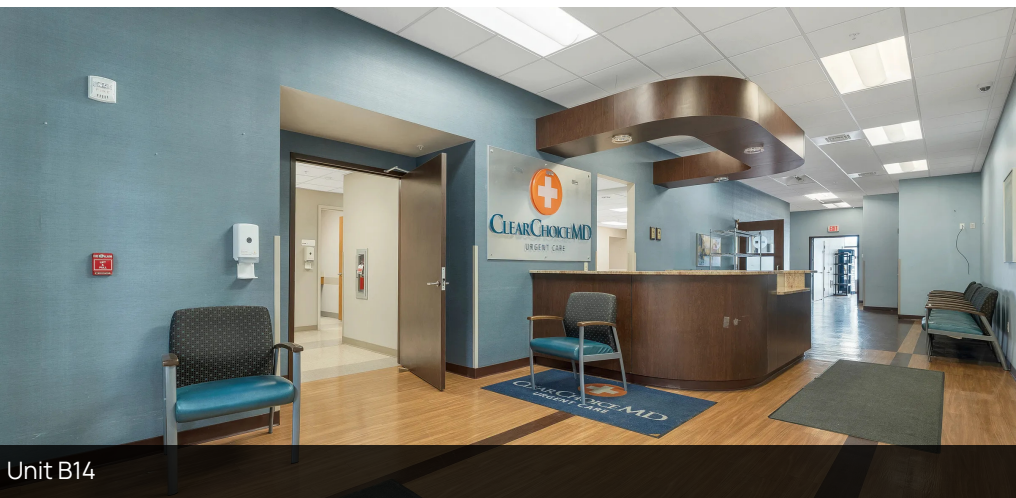
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Available For Lease - Units B10, B12, B14, B18

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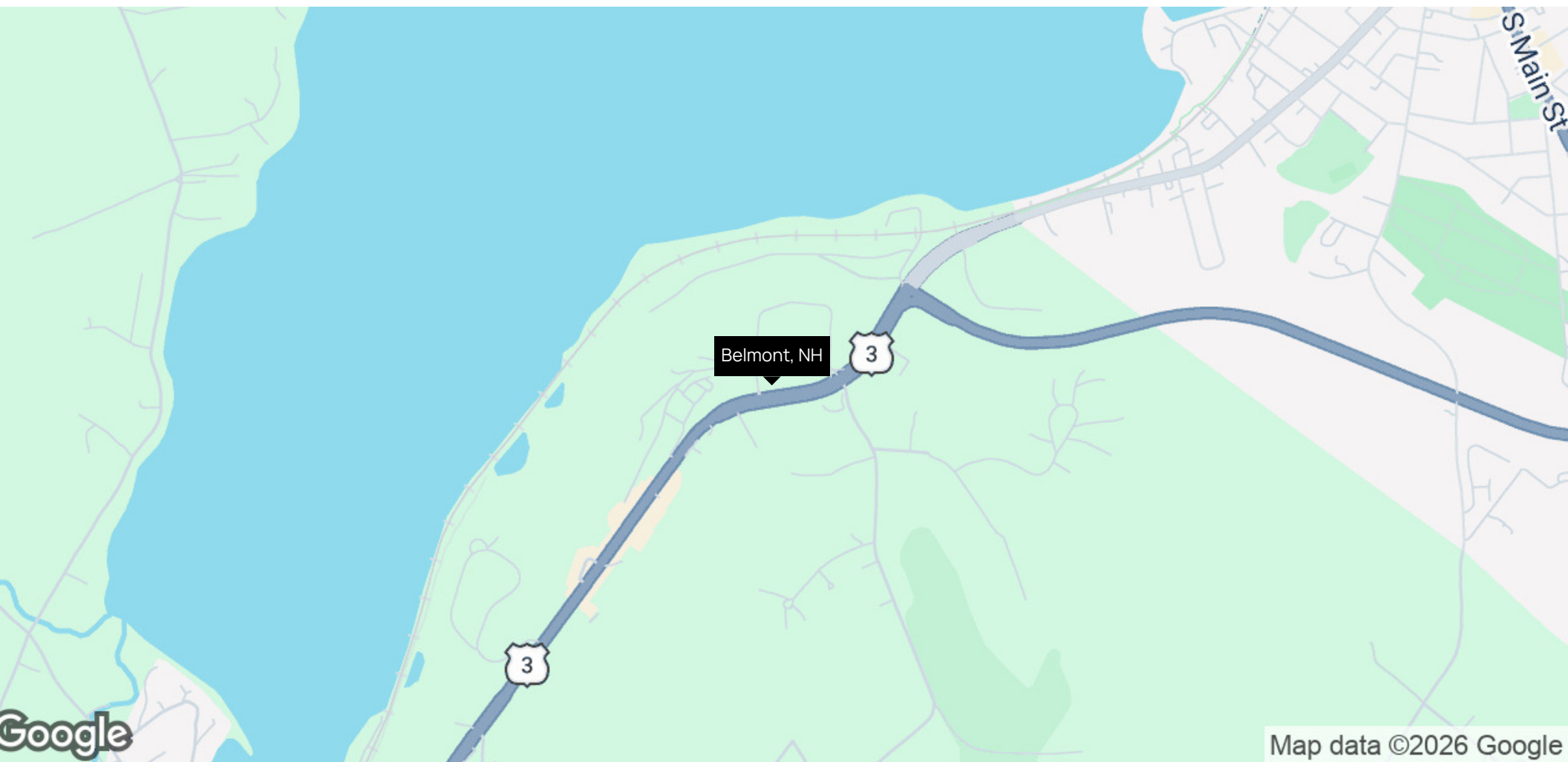
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Location Information

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Regional Map

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Demographics

Section 3

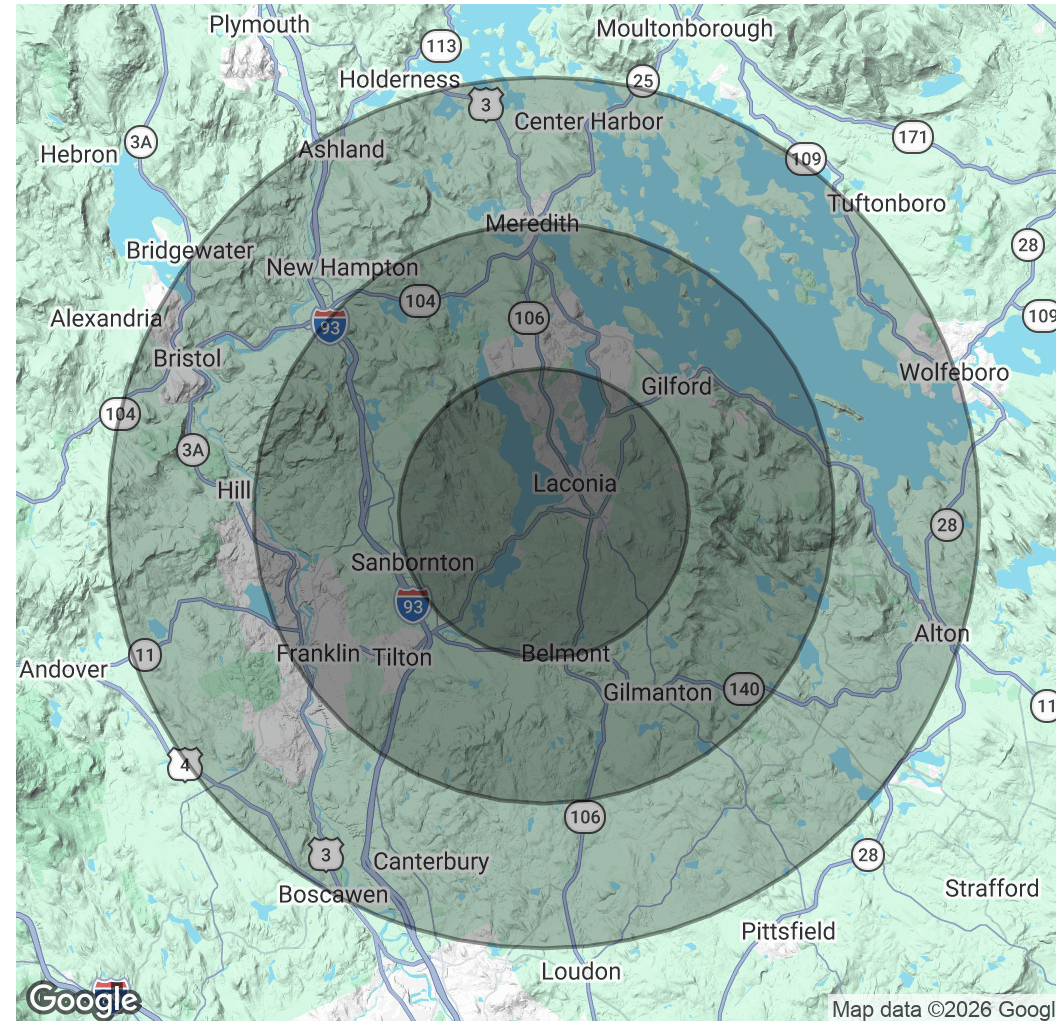
Demographics Map & Report

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Population	5 Miles	10 Miles	15 Miles
Total Population	28,265	61,485	92,220
Average Age	45	46	47
Average Age (Male)	44	45	46
Average Age (Female)	46	47	48

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	12,193	26,268	39,471
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$99,131	\$104,884	\$106,363
Average House Value	\$337,030	\$366,629	\$403,379

2020 American Community Survey (ACS)



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Meet The Team

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