Belmont, NH - Retail End-Cap with Patio for Lease and Pad Site For Sale or Lease

223 Daniel Webster Highway, Belmont, NH 03220

Retail Property For Lease

PROPERTY DESCRIPTION

223 Daniel Webster Highway presents a rare retail opportunity in the heart of Belmont, NH. The property features 1,902 SF of retail space with outdoor patio seating available for lease, along with a 1-acre pad site available for lease or sale, ideally suited for retail, restaurant, or other commercial uses. Positioned along Daniel Webster Highway with traffic counts exceeding 17,500 vehicles per day, the property offers outstanding visibility, accessibility, and exposure for businesses seeking a strong presence in one of the region's most active retail corridors. The site is surrounded by dominant area shopping destinations, a robust mix of national and regional retailers, including Belknap Mall, Tanger Outlets, Dollar Tree, Planet Fitness, Goodwill, BJ's Wholesale Club, Hobby Lobby, Staples, and Shaw's, drawing consistent consumer traffic to the area.

PROPERTY HIGHLIGHTS

- 1,902 SF commercial space with patio seating for lease
- 1 AC pad site available for lease and sale
- Zoned for retail
- 17,500 VPD on Daniel Webster Highway
- Exceptional visibility for retail businesses

Property Details	
Property Type	Retail
Property Subtype	Street Retail
Available Space	1,902 SF
Building Size (Total GLA)	4,230 SF
Traffic Count	17,500
Lot Frontage	315.72
Parking Spaces	56
Parking Ratio	13.24
Utilities Description	Municipal Water & Sewer; Natural Gas
Zoning	Commercial
Year Built	2010
Lease Rate	Negotiable

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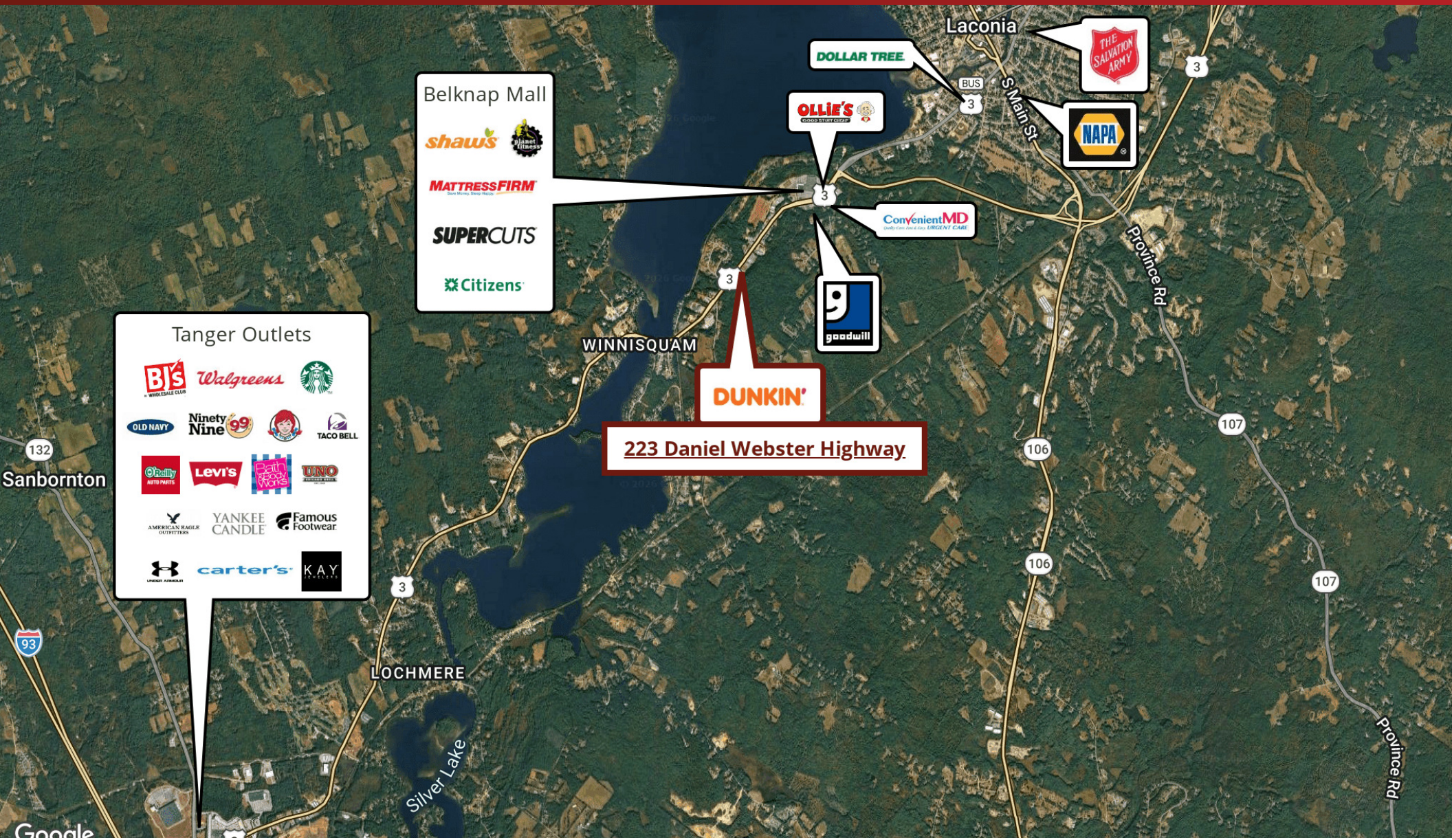

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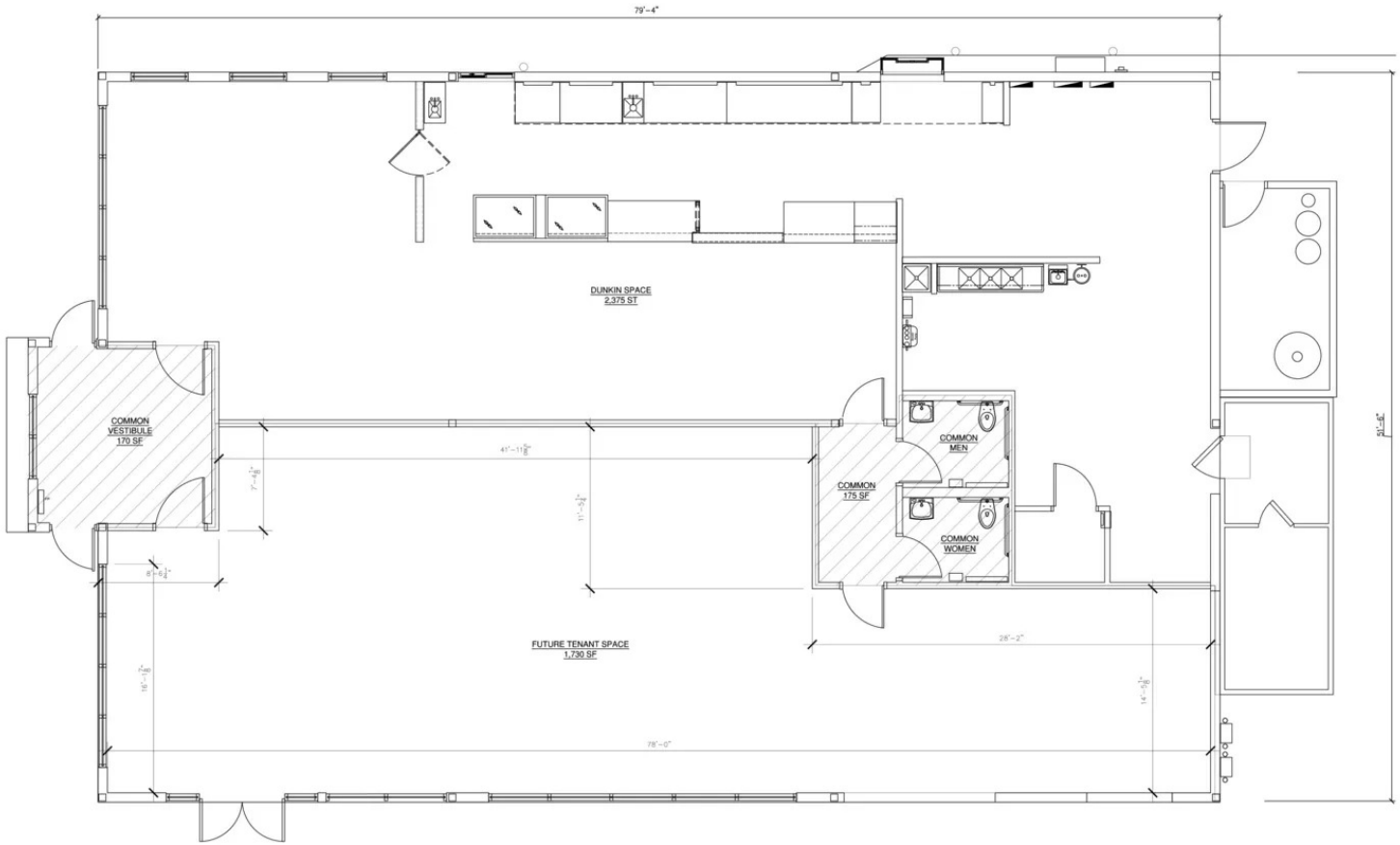

1 FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA

340 sf Common

Central, LLC
3 Pluff Ave.
No. Reading, MA
01864

223 Daniel Webster Highway
Belmont, NH 03220

Consultant

Revisions

#	Description	Date

Stamp

PROJECT #:	KTB
IMAGE:	NEXTGEN
DATE:	2/6/25
SCALE:	1/4"=1'-0"
DRAWN:	GD
APPROVED:	GD

DWG. TITLE:

FLOOR PLAN

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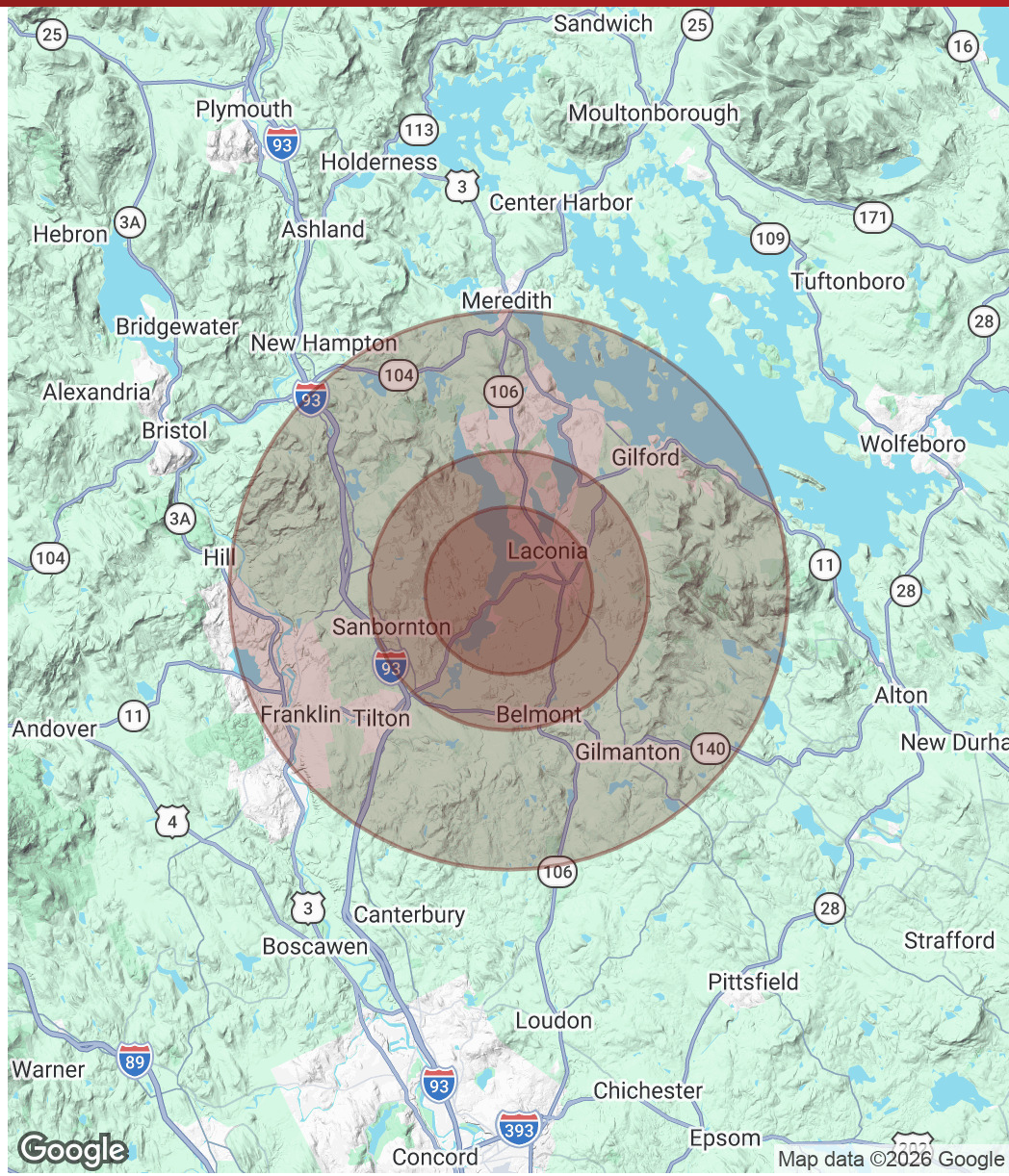
Population	3 Miles	5 Miles	10 Miles
Total Population	14,230	26,274	57,513
Average Age	45.0	45.1	46.3
Average Age (Male)	44.2	44.2	46.0
Average Age (Female)	47.5	46.8	46.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	6,054	10,646	23,293
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$88,688	$96,931	$103,233
Average House Value	$281,765	$306,006	$336,676

2023 American Community Survey (ACS)



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