

# RETAIL FOR SALE & LEASE

## FORMER RITE AID PHARMACY

136 MEADOW STREET, LITTLETON, NH 03561



**FOR SALE & LEASE**  
**\$3,000,000 & \$14SF**

### BADGER PEABODY & SMITH REALTY

PO Box 789  
Franconia, NH 03580



### PRESENTED BY:

**ANDY SMITH, CCIM**  
President/CEO  
office: (603) 823-5700  
cell: (603) 616-9443  
AndyS@BadgerPeabodySmith.com  
New Hampshire

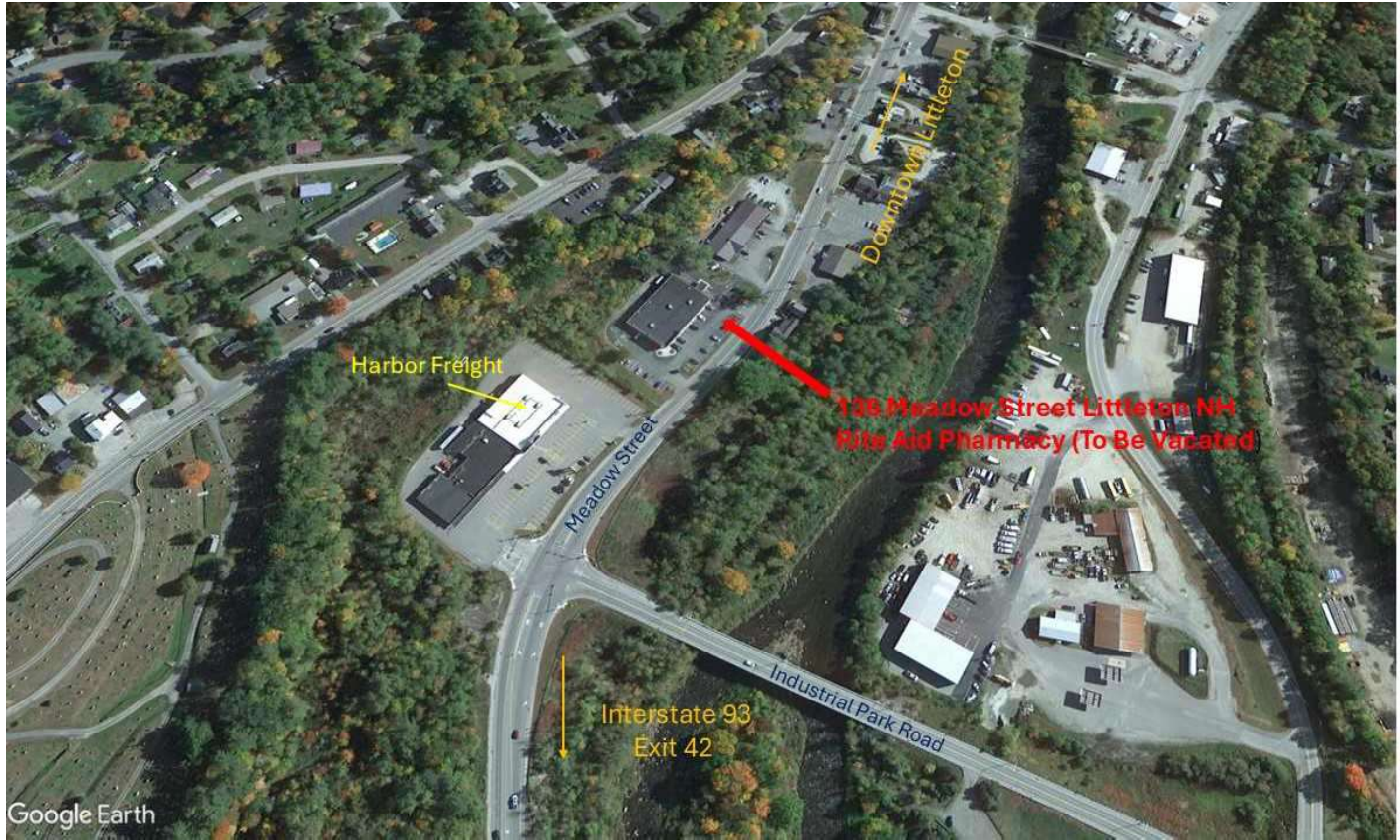
### MARK R THIBEAULT

office: (802) 363-8835  
MarkT@BadgerPeabodySmith.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

136 MEADOW STREET | LITTLETON, NH 03561



## Property Summary

Price:	\$3,000,000
Building SF:	12,608
Lease Rate:	\$14SF NNN
Available SF:	12,608
Occupancy:	TBD
Lot Size:	2.40 Acres
Frontage:	301.75
Signage:	Wall and pylon
Parking:	50
Year Built:	1997
Zoning:	C-IV

## Property Overview

**LOCATION! LOCATION! LOCATION!** this property has it. Located just off Route 93, its location between Littleton's vibrant downtown and Littleton's "Big Box" strip, makes this property perfect for a tenant or owner/operator. The site is a 2.4-acre parcel with 12,000+ square feet of very well-maintained building. The parking fields are layout to focus any visitors to the front door. The existing drive through may provide additional parking or building, if not to be used to complement your use. The interior is generally open with some ancillary uses around the sides. The building has all the utilities generally used in a national retail operation. Lease or Purchase, this building is your worth consideration!



# PHOTOS

136 MEADOW STREET | LITTLETON, NH 03561



**BADGER PEABODY & SMITH REALTY**  
PO Box 789  
Franconia, NH 03580



**ANDY SMITH, CCIM**  
President/CEO  
O: (603) 823-5700  
C: (603) 616-9443  
AndyS@BadgerPeabodySmith.com  
New Hampshire

**MARK R THIBEAULT**  
O: (802) 363-8835  
MarkT@BadgerPeabodySmith.com

# PHOTOS

136 MEADOW STREET | LITTLETON, NH 03561



**BADGER PEABODY & SMITH REALTY**  
PO Box 789  
Franconia, NH 03580

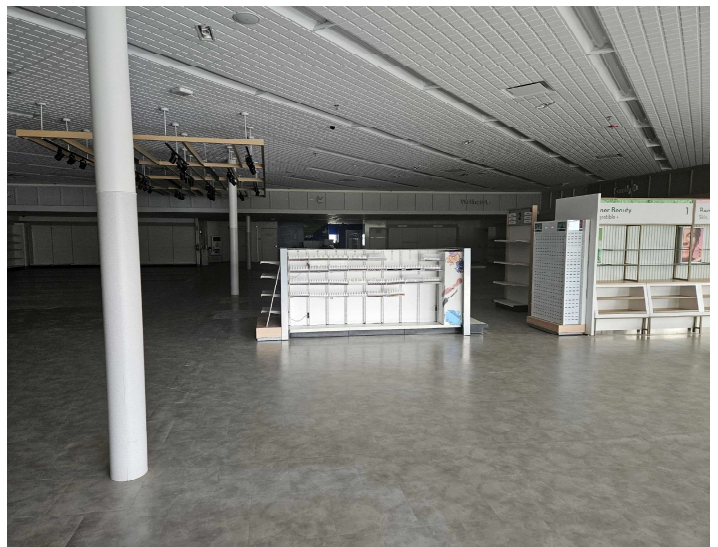
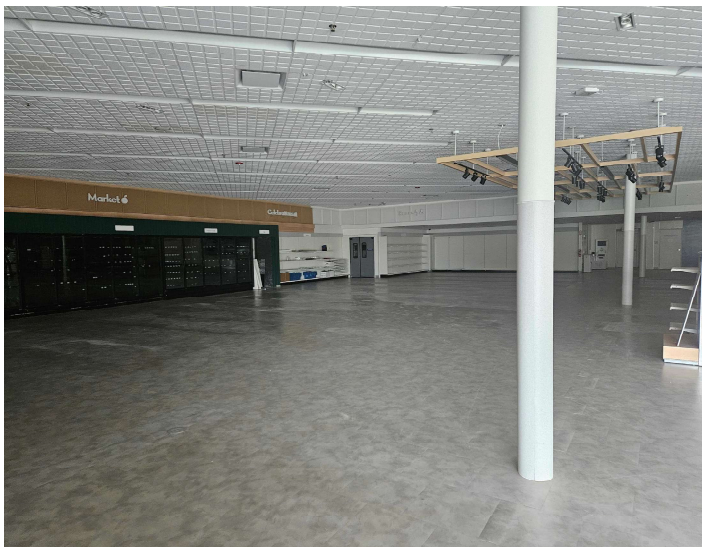
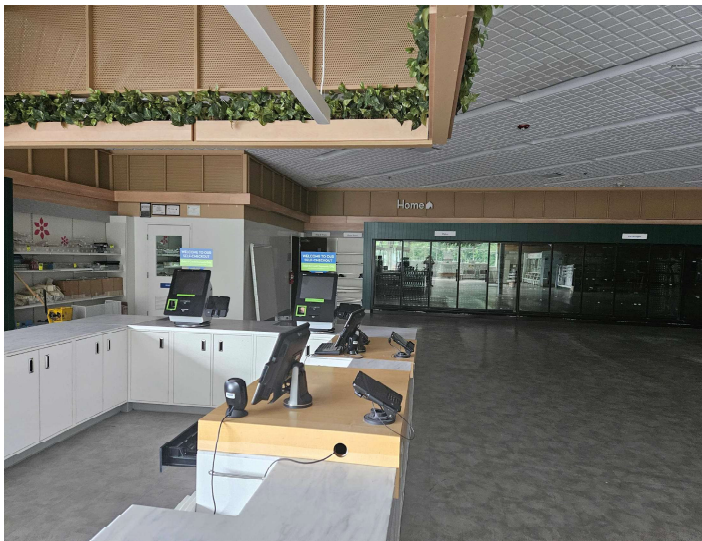


**ANDY SMITH, CCIM**  
President/CEO  
O: (603) 823-5700  
C: (603) 616-9443  
AndyS@BadgerPeabodySmith.com  
New Hampshire

**MARK R THIBEAULT**  
O: (802) 363-8835  
MarkT@BadgerPeabodySmith.com

# PHOTOS

136 MEADOW STREET | LITTLETON, NH 03561



**BADGER PEABODY & SMITH REALTY**  
PO Box 789  
Franconia, NH 03580

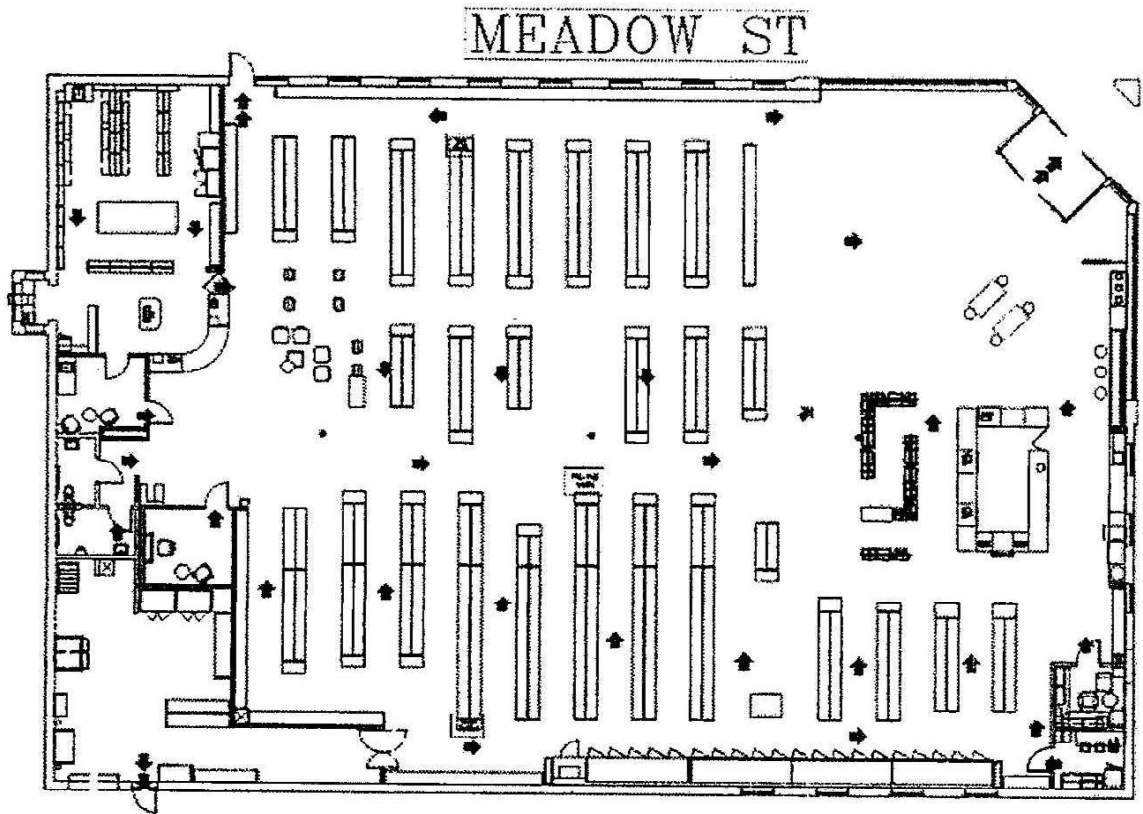


**ANDY SMITH, CCIM**  
President/CEO  
O: (603) 823-5700  
C: (603) 616-9443  
AndyS@BadgerPeabodySmith.com  
New Hampshire

**MARK R THIBEAULT**  
O: (802) 363-8835  
MarkT@BadgerPeabodySmith.com

# PHOTOS

136 MEADOW STREET | LITTLETON, NH 03561



**BADGER PEABODY & SMITH REALTY**  
PO Box 789  
Franconia, NH 03580



**ANDY SMITH, CCIM**  
President/CEO  
O: (603) 823-5700  
C: (603) 616-9443  
AndyS@BadgerPeabodySmith.com  
New Hampshire

**MARK R THIBEAULT**  
O: (802) 363-8835  
MarkT@BadgerPeabodySmith.com

## 4.02.05 COMMERCIAL I, II, III & IV

Purpose: The purpose of these districts is to provide opportunity for continued growth of the business community. The districts are for areas of the Town designated by the Master Plan for commercial uses. The differences in the zones reflect the diversity of commercial areas and developable land in Littleton. The different districts are distinguished by the area requirements allowed. The intent of the regulations is to promote uses and development which will enhance the economic viability of the community as a whole.

### COMMERCIAL I, II, III & IV (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses

Animal Hospital

Boarding houses, tourist homes

Boat yards

Food and produce stands (limited to 300 square feet and selling only food or produce grown on the premises)

Funeral homes

Growth and harvesting forest products (orchards, etc.)

Home health care provider

Hospital

Mail order business

Manufacturing

Medical Facilities (*Added March 2001*)

Neighborhood Commercial Use (*Added March 2001*)

Office buildings

Open storage of timber and lumber:

For individual use on site

For wholesale and/or retail use

Open storage of building materials:

For individual use on site

For retail use

Outdoor commercial, recreational facility

Public parks and playgrounds (five parking spaces for each acre developed)

Recreation facility

Restaurants and indoor commercial establishments

Retail establishments (not including outdoor storage of goods, including, but not limited to, grocery, drug, merchandise, furniture, apparel, specialty goods, tobacco, book, gift and flower stores)

Short-term rentals

Sexually Oriented Businesses (*Amended Town Meeting, 1996*)

Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months

Travel trailer or motor home (restricted to one to a family and registered)

Wholesale

### COMMERCIAL I, II, III & IV (Allowed by Special Exception)

Auto repair shop

Auto sales agency

Church

Clubs and lodges

Commercial removal of loam, clay, sand, gravel and ledges

Day care services

Factory Retail Establishments

# ZONING USES CONTINUED

136 MEADOW STREET | LITTLETON, NH 03561



Fraternal organizations  
Garage apartments  
General Service garage  
Grazing, Care, Raising, or Keeping of Livestock  
Groupcare facilities  
Manufactured housing parks  
Motel/Hotel  
Multi-family housing  
Nursing homes/Elderly Congregate Care Facility  
Parking lots used as a primary use  
Personal Wireless Communications Facilities  
Planned unit development  
Public and private campgrounds  
Raising agricultural crops (including the raising of farm animals or livestock)  
Research Facilities (*Added March 2001*)  
Retail gasoline stations  
Sanatoria  
Sawmills and lumber treatment facilities  
Schools and educational institutions  
Single-family conversion into multi-family units  
Single-family conversion to two family dwelling  
Storage of volatile fuels for resale  
Temporary dumping and filling as a means for eventual use by a conforming and permitted use  
Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months  
Warehouses

# BUSINESS MAP

136 MEADOW STREET | LITTLETON, NH 03561

