

RETAIL FOR LEASE

1106 UNION AVE

1106 Union Ave, Laconia, NH 03246



PROPERTY DESCRIPTION

Outstanding retail opportunity at 1106 Union Ave offering 2 units of 1650 SF available for lease. Built in 2009, the property presents a modern, single-story layout well suited for retailers seeking a standalone presence with flexible leasing terms. Lease one side-1650 square feet or both for 3300 square feet.

This building offers the visibility and identity that come with a freestanding format, giving tenants the ability to create a distinct customer experience within a dedicated retail setting. Located near major retailers including, WalMart, Lowes, and Hannaford, and in a neighborhood of great restaurants, retailers can be assured of ample traffic at their door. With favorable lease terms and a functional footprint, 1106 Union Ave is positioned to accommodate a range of retail concepts looking for space in Laconia.

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Number of Units:	2
Available SF:	3,300 SF
Lot Size:	69,830 SF
Building Size:	4,870 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,155	7,404	10,471
Total Population	3,100	18,404	25,967
Average HH Income	\$99,550	\$99,184	\$104,826

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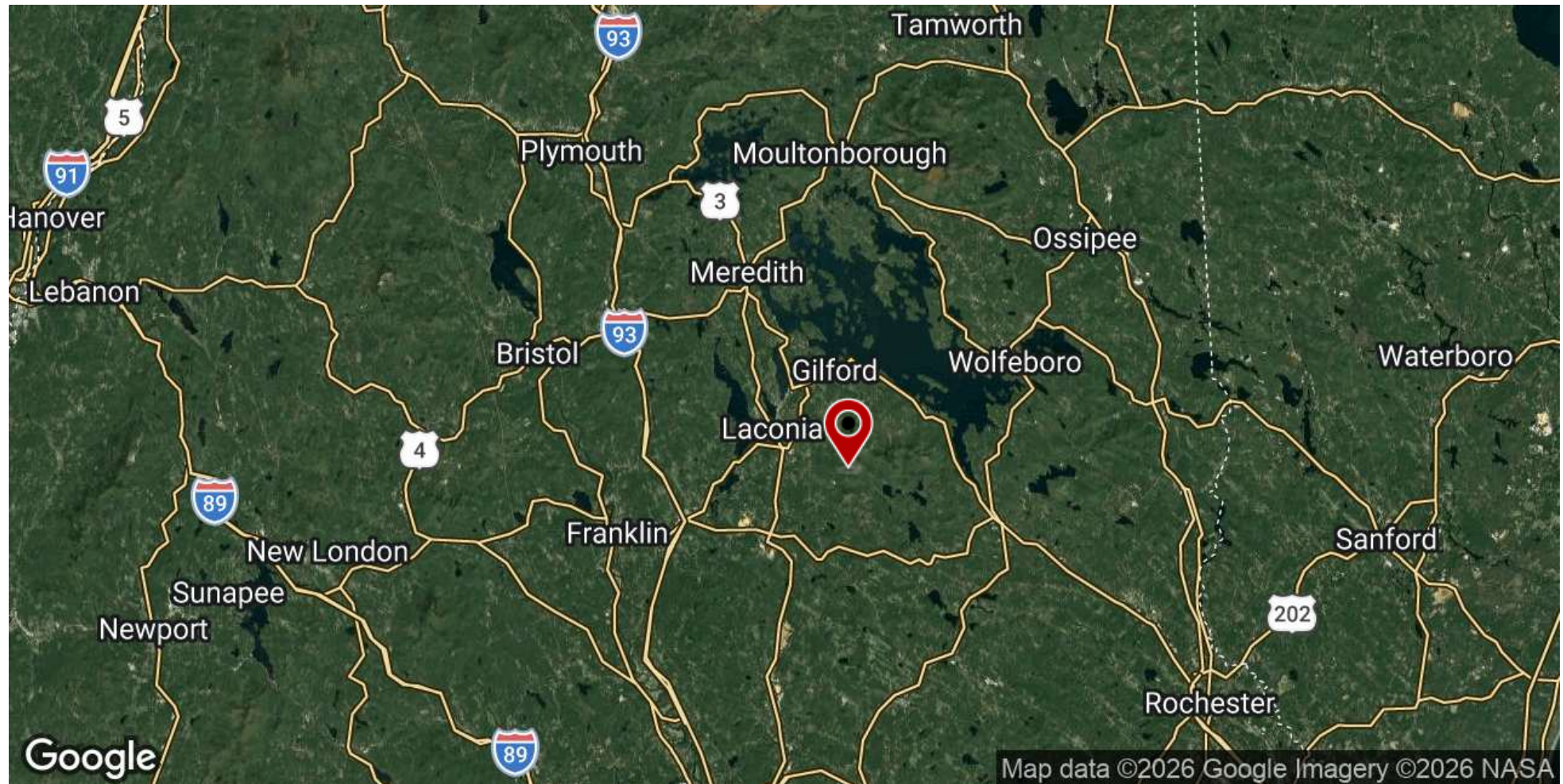
KELLER WILLIAMS COASTAL REALTY
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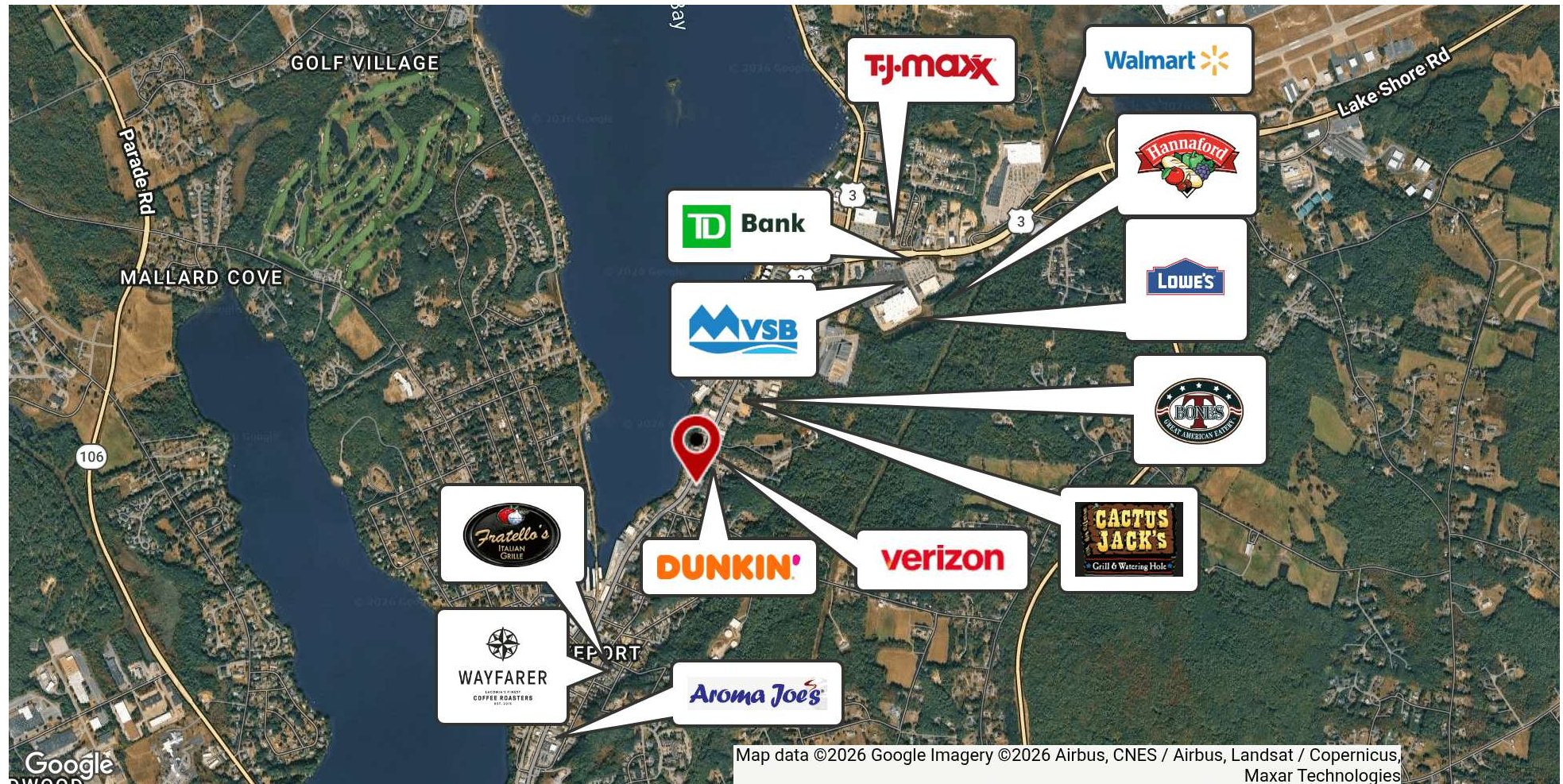
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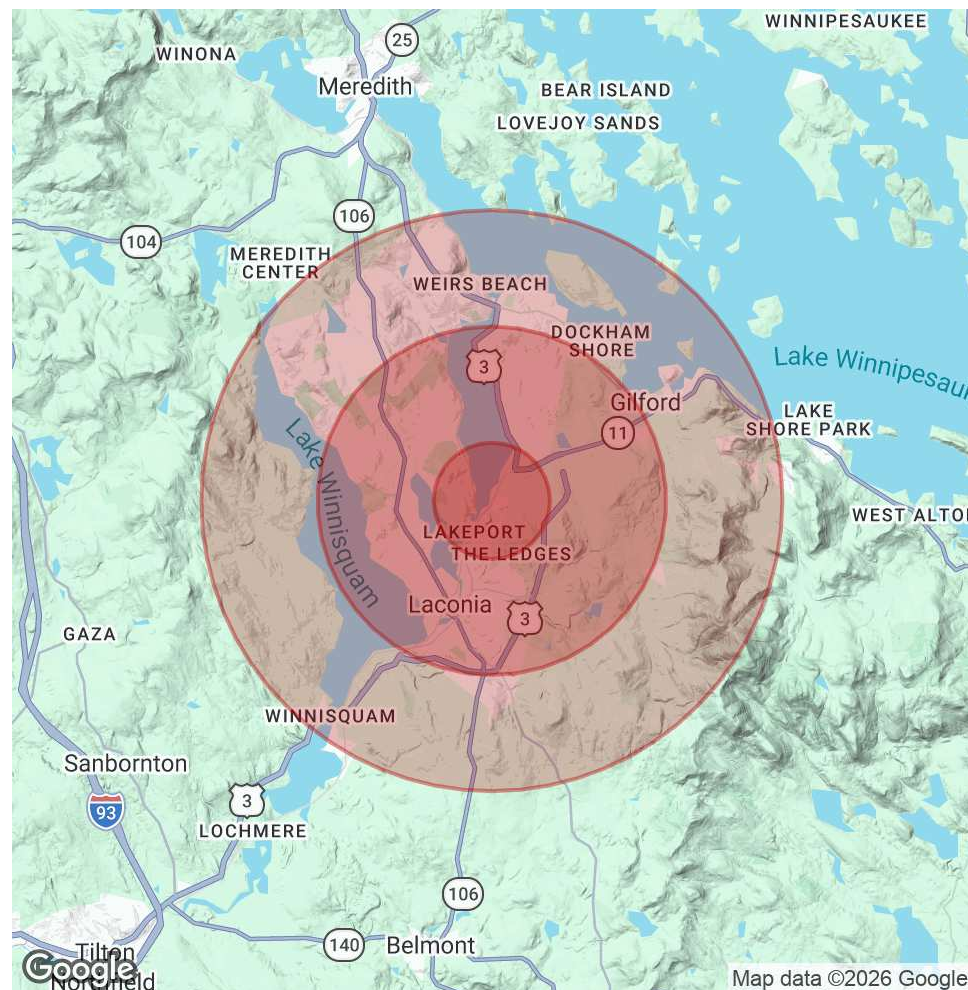
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,100	18,404	25,967
Average Age	46.0	43.9	45.8
Average Age (Male)	46.6	43.2	44.6
Average Age (Female)	45.2	45.2	47.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,155	7,404	10,471
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$99,550	\$99,184	\$104,826
Average House Value	\$302,227	\$317,005	\$339,637

2023 American Community Survey (ACS)



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