

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Highly Visible Retail & Redevelopment Opportunity For Sale

9 Old State Road, Belmont, NH 03220

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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Property Overview

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Offering Summary

Price	\$950,000
Price / GSF	\$82.81
GSF	11,472 SF
Year Built	1979

Property Overview

Discover a prime retail opportunity at 9 Old State Road, Belmont, NH. This 11,472 SF building, constructed in 1979, is tailor-made for retail or street retail investors seeking a strategic foothold in the thriving Belmont area. With conceptual drawings available, high visibility on DW Highway, and close proximity to Belknap Marketplace, this property offers an optimal location for establishing or expanding your retail presence.

Offering great visibility & healthy traffic counts (+/- 20,000) at the light, this two-story retail building is comprised of a wide open area, small offices, a bank vault and a drive-thru window. There is a full basement (6,293 sf) with room for storage, including two restrooms. It can easily convert to finished office space. Situated on 1.74 acres, the exterior is nicely landscaped and features 2 drive-thru lanes.

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Location Description

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Location Description

Discover the charming town of Belmont, NH, where small-town charm meets big opportunities for retail investors. Situated in the heart of New Hampshire's picturesque Lakes Region, this area boasts a thriving community with a strong emphasis on local businesses. Just a stone's throw away from the property, visitors can enjoy the tranquility of Lake Winnisquam and partake in a variety of outdoor activities year-round. The area is also home to popular attractions like the Belknap Marketplace, drawing in both locals and tourists with its diverse retail offerings. With its prime location and close proximity to major transportation routes, the property presents an exceptional opportunity for retail investors looking to tap into the area's vibrant economy.

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Highlights

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Property Highlights

- ±20,000 Daily Traffic Count
- High-Visibility DW Highway Frontage
- Prime Belmont / Lakes Region Location
- Directly Adjacent to Belknap Marketplace
- Established Regional Retail Corridor
- Strong Local & Seasonal Customer Base
- Surrounded by Complementary Retail & Services
- Excellent Accessibility & Customer Convenience
- Two Existing Drive-Through Lanes
- ±11,472 SF Freestanding Building
- Conceptual Redevelopment Plans Available
- Ideal Owner-User or Redevelopment Opportunity

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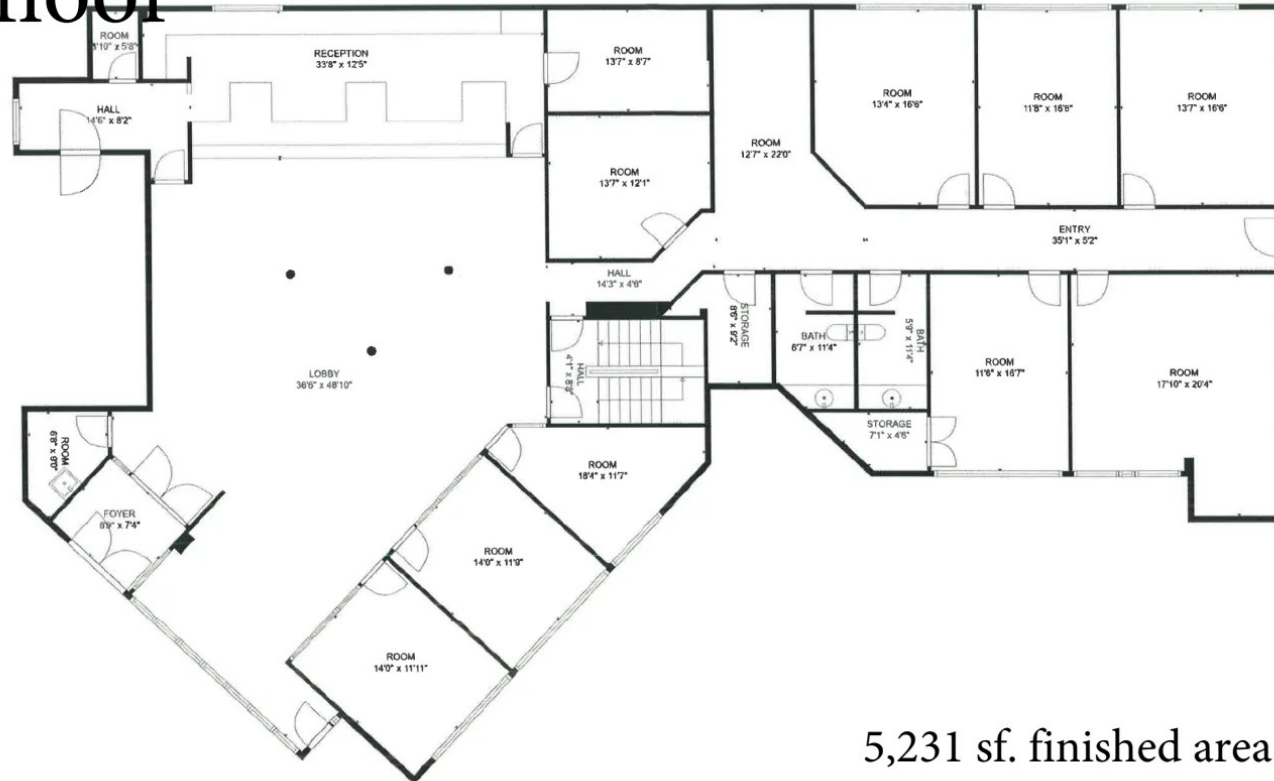
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Floor Plan - 1st Floor

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1st floor



5,231 sf. finished area



Please check the listing detail for the square footage. All measurements are captured via LIDAR scan, but are approximate.

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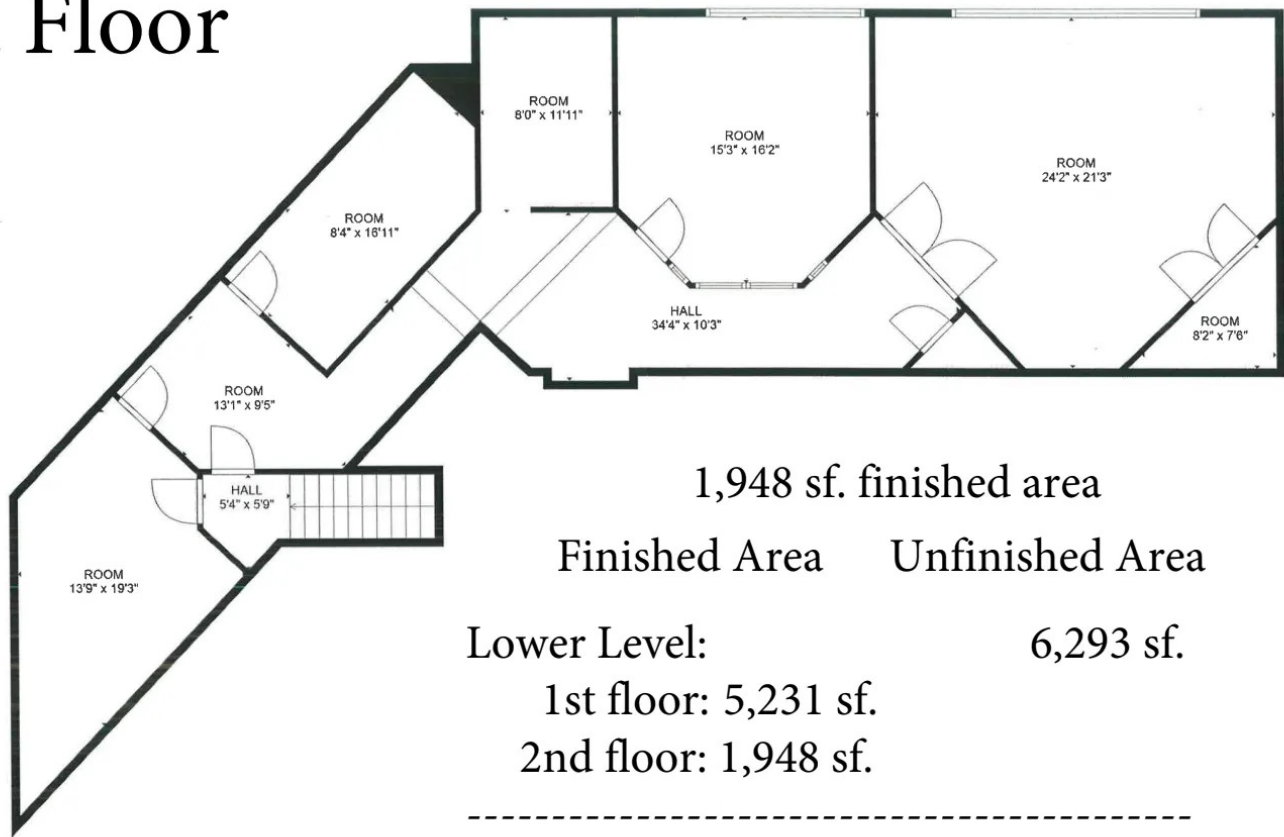
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Floor Plan - 2nd Floor

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2nd Floor



1,948 sf. finished area

Finished Area Unfinished Area

Lower Level: 6,293 sf.

1st floor: 5,231 sf.

2nd floor: 1,948 sf.

----- 7,179 sf. 6,293 sf



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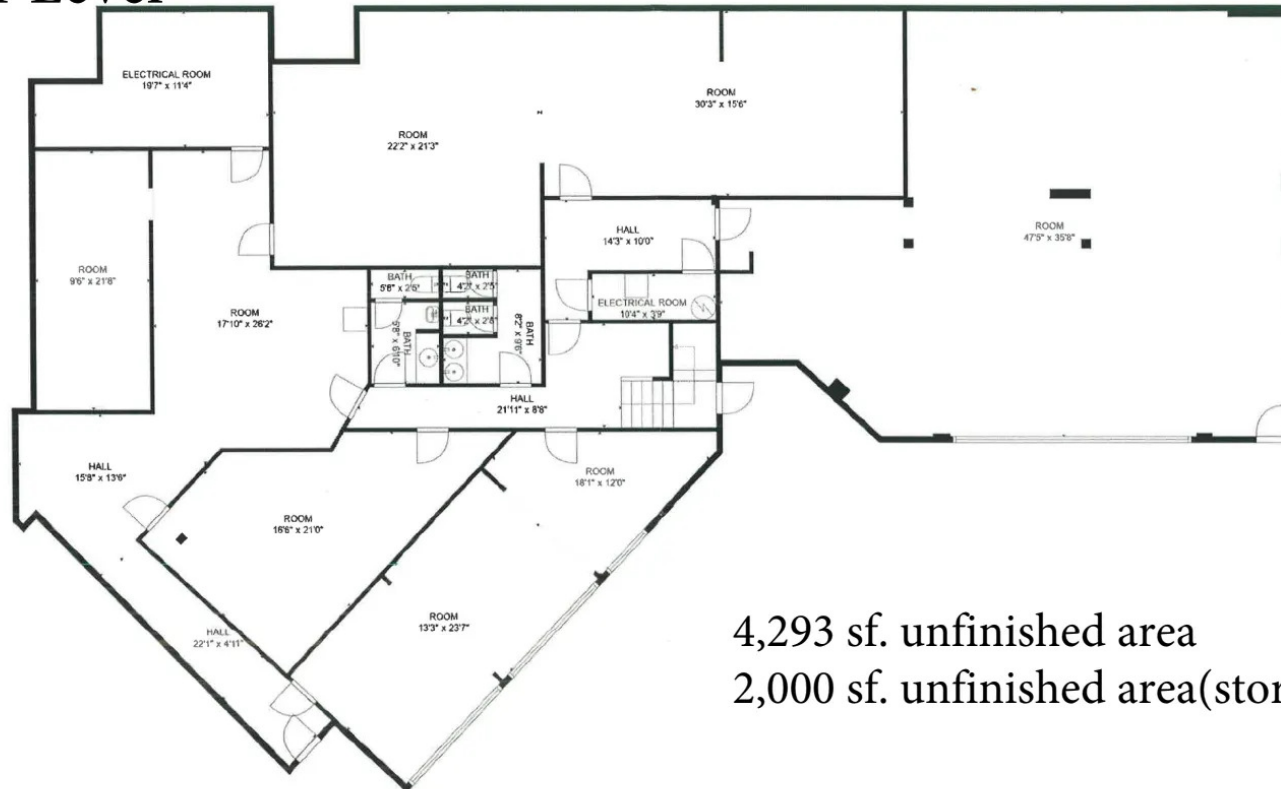
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Floor Plan - Lower Level

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Lower Level



4,293 sf. unfinished area
2,000 sf. unfinished area(storage)



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Conceptual: C Store/ Gas Station/ Car Wash

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Conceptual: In-Line Retail

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Conceptual: C Store/ Gas Station/ Drive Thru

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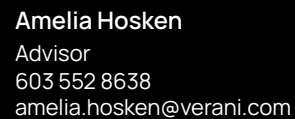
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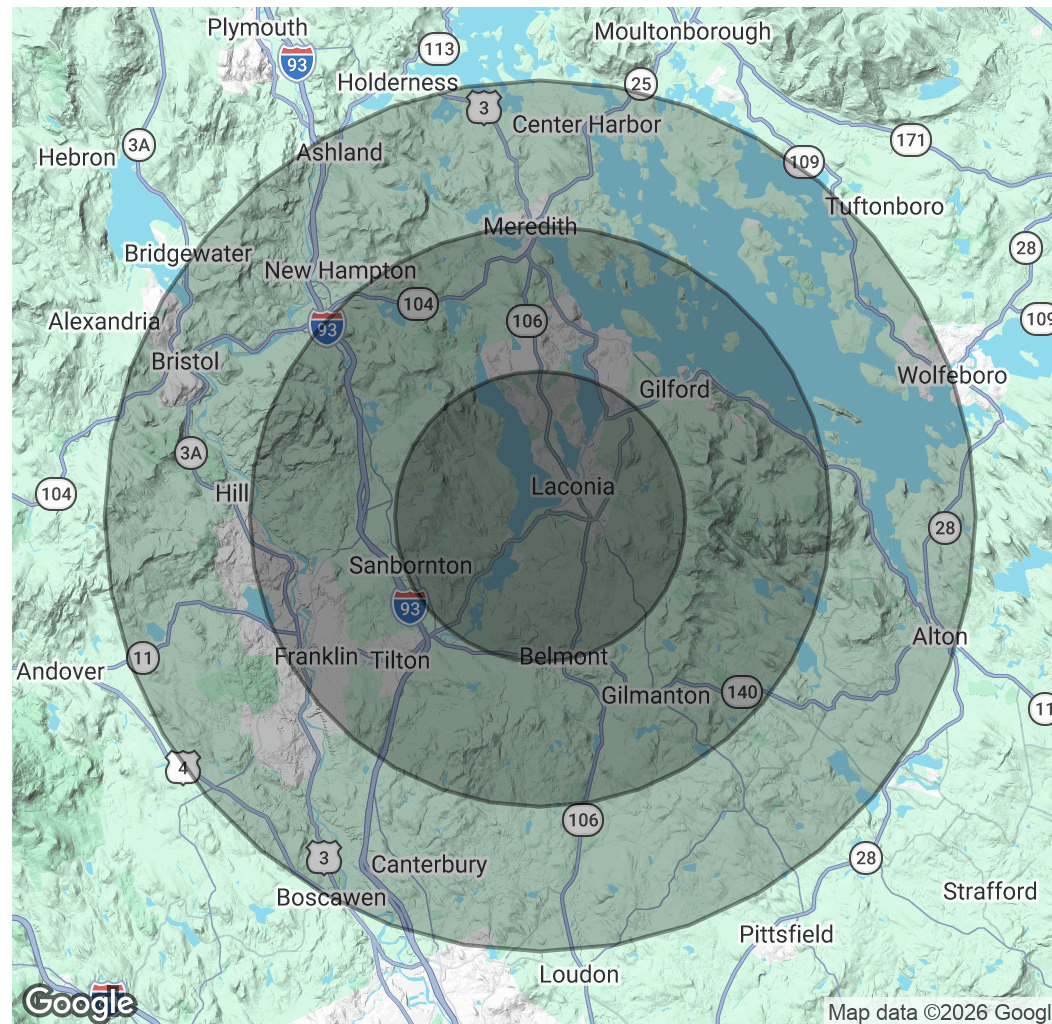
Demographics Map & Report

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Population	5 Miles	10 Miles	15 Miles
Total Population	26,463	57,139	90,724
Average Age	45	46.5	47.7
Average Age (Male)	44.1	46.2	47.1
Average Age (Female)	46.5	47	48.3

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	10,662	23,211	36,973
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$98,262	\$103,846	\$107,488
Average House Value	\$311,832	\$342,653	\$386,969

2023 American Community Survey (ACS)



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Meet The Team

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