



SPERRY

COMMERCIAL REALTY ASSOCIATES

**2627 WHITE
MOUNTAIN HWY
NORTH CONWAY, NH**

**HIGH VISIBILITY
RETAIL SPACE FOR
LEASE**



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DESCRIPTION

This highly visible commercial property offers two retail spaces available for lease in the heart of North Conway's vibrant commercial district. Positioned directly across from the Conway Scenic Railway Station, the location benefits from exceptional exposure, strong tourism activity, and high pedestrian traffic, supported by an average daily traffic count of approximately 17,000 vehicles per day (VPD).




The available spaces include Unit A 4,100+ SF ground-level retail unit and Unit C 5,000+ SF second-floor retail or commercial space. Both units feature tall ceilings, providing flexibility for a wide range of retail, showroom, restaurant, or service-oriented uses.

The spaces will be delivered in a warm shell condition, allowing tenants the build out the premises to suit their specific operational needs and branding. With immediate availability, this property presents an excellent opportunity for businesses seeking a prominent location in one of North Conway's most active and recognizable areas.

Available for occupancy now.

HIGHLIGHTS

- **Lease Price:** \$17/SF/yr NNN
- **Size & Layout:** 10,000 SF total including 4,100 SF on the first level (Unit A) and 5,000+ SF on the second level (Unit C), featuring large open space delivered in warm shell condition
- **Zoning:** North Conway Village Commercial (NCVC)
- **Location:** High visibility with traffic counts of 17,000 VPD, directly across from the Conway Railway Station
- **Parking:** Street parking only
- **Building & Systems:** Fully sprinklered building with oil heat
- **Utilities:** Municipal water & sewer
- **Property Details:** Built in 1915
- **Signage:** Front of building

		
<p>Daytime Population 1 Mile: 3,048 3 Miles: 7,154 5 Miles: 11,640</p>	<p>Median Household Income 1 Mile: \$46,310 3 Miles: \$76,386 5 Miles: \$69,289</p>	<p>Median Age 1 Mile: 52.1 3 Miles: 53.6 5 Miles: 54.4</p>

UNIT A (Previous Twin Theater)

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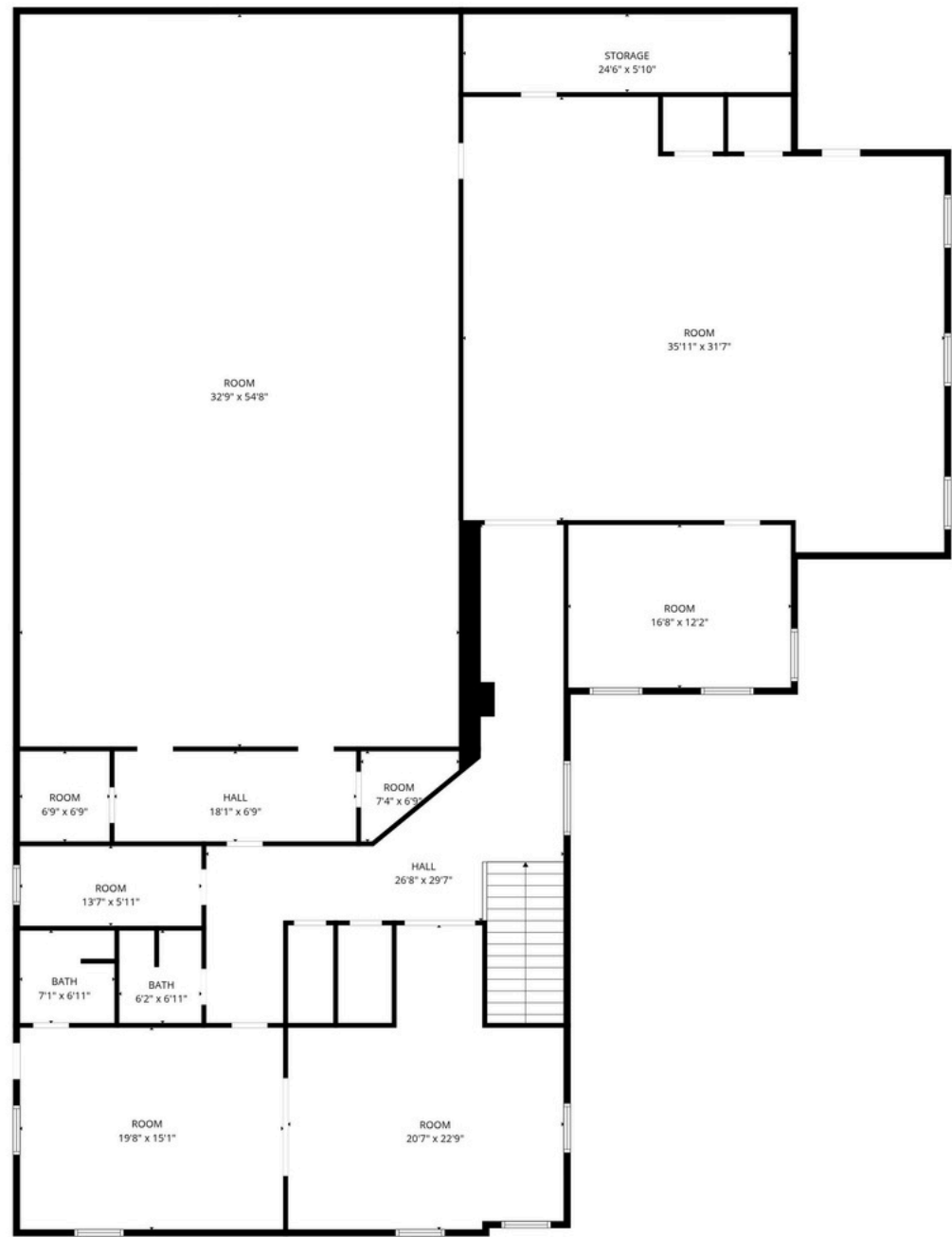
UNIT C (Second Story)

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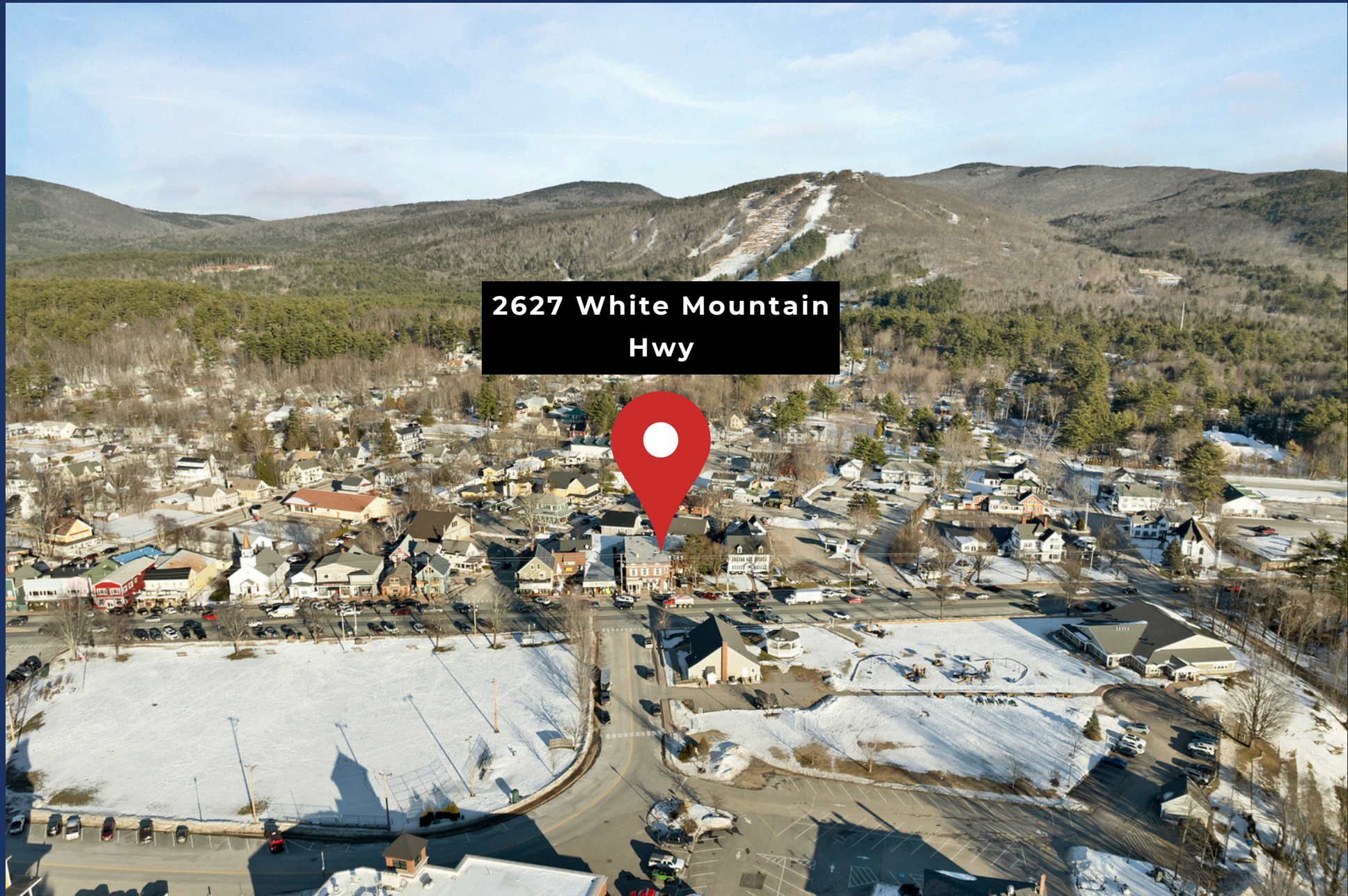
Floor Plan - Unit C (Second Story)

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AERIAL VIEW

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Hwy