



SPERRY
COMMERCIAL REALTY ASSOCIATES

**FAIRBANKS PLAZA
KEENE, NH**

**VIBRANT RETAIL
SPACES FOR LEASE**



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DESCRIPTION

Fairbanks Plaza is a well-located 143,000 square foot open-air center featuring a mix of national and regional tenants including Kohl's, ALDI, Famous Footwear, and Walgreens. The Keene market serves as the region's retail hub, and the plaza is well located at its center. It has convenient, easy access, and excellent visibility from heavily traveled regional roadways, Franklin Pierce Highway (State Routes 9 and 10), and West Street.

In addition to Keene residents, the center serves the nearly 5,600 college students at Keene State College and Antioch University, all the surrounding towns in the Monadnock region, and, with its tax-free shopping, southeastern Vermont and portions of north central Massachusetts.

AVAILABLE SPACES

Space #2: Highly visible end cap

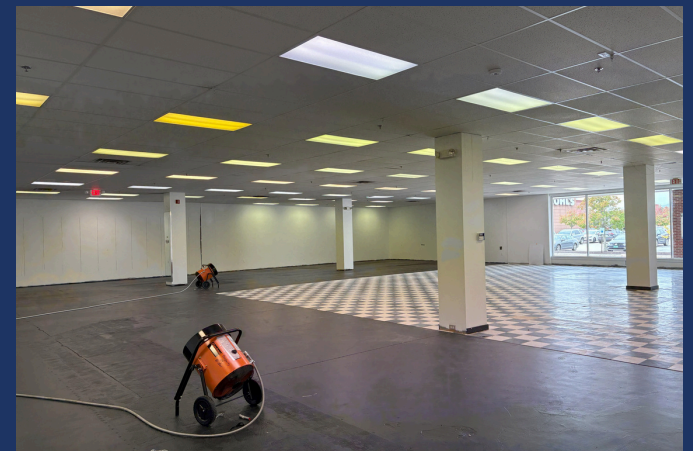
- 1,482sf
- Built out as retail. This was a former Batteries Plus. It was a pizza restaurant at one time.
- Prominent visibility on West Street near the center's entrance.
- Rent: \$24.00psf to \$27.00psf

Space #4:

- 3,014sf
- Built out as a medical office
- Multiple treatment rooms
- Waiting area
- ADA restrooms
- Rent: \$15.00psf to \$20.00psf

Space #6:

- 6,927sf
- Built out as Retail - Former Bond Auto Parts
- Roll-Up door
- 2 ADA restrooms
- Rent: \$13.00psf to \$17.00psf



AVAILABLE SPACES

Space #7:

- 4,331sf
- Built out as retail
- ADA restrooms
- Changing rooms
- Rent: \$13.00psf to \$17.00psf

Space #8:

- 2,910sf
- Built out as retail space
- ADA restrooms

Space #9:

- 9,009sf
- Built out as office - Former Liberty Mutual
- Exceptional condition!
- Move-in Ready!
- Eight office suites
- Large work area
- Conference room
- Rent: \$14.00psf to \$18.00psf



AVAILABLE SPACES

Space #12:

- 3,418sf
- Built out as Eye use/medical - Former Eyeworks






Space #13A: Open space available for a wide variety of Uses to include warehousing, storage, retail, and light manufacturing subject to code.

- 9,352sf
- Warehousing, storage, retail, and some light manufacturing are allowed uses.
- Large open spaces with high ceiling
- Sprinkler
- Double Door access
- Rent: \$5.00psf to \$7.00psf



HIGHLIGHTS

- National anchor Tenants - Join Kohl's, Aldi's, Famous Footwear, and Burger King
- Full Signalized Access
- Ample on-site parking with ± 2.3 spaces per 1,000 SF
- First major shopping center in Keene
- Near Keene State College
- Well Trafficked at 35,818 VPD - Just off of busy RTE 9 (16,495 VPD) and West Street (19,323 VPD)

		
<p>Population 3 Miles: 23,268 5 Miles: 28,943 15 Miles: 74,230</p> <p>Daytime Population 3 Miles: 18,161 5 Miles: 20,216 15 Miles: 39,882</p>	<p>Median Income 3 Miles: \$80,105 5 Miles: \$81,179 15 Miles: \$83,661</p>	<p>Median Age 3 Miles: 39.2 5 Miles: 40.7 15 Miles: 44.9</p>

LEASING PLAN

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AERIAL VIEW

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