

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



147 Middle Road Unit 2

Center Tuftonboro, NH 03816

Judy Hernandez

Commercial Advisor Realtor

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FOR LEASE OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Lease Space Description

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Unit 2 Description

Unit 2 at 147 Middle Road offers approximately 6,083 SF of flexible industrial/warehouse space along Route 109A in Center Tuftonboro. The available space includes multiple open warehouse/work areas, an office/storage room, break room, two restrooms, and drive-in access.

The unit is separately heated by an oil-fired forced hot air system and is served by 3-phase electrical service. The property provides substantial on-site parking and maneuvering area and has historically accommodated tractor-trailers on site.

Offered at \$4,300 per month base rent on a NNN lease basis, with tenant responsible for utilities and additional expenses pursuant to lease terms.

The space is well suited for a variety of commercial, warehouse, service, storage, or light industrial users, subject to applicable zoning and approvals.



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Lease Highlights

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Lease Space Highlights

- ±6,083 SF Industrial / Warehouse Space
- Multiple open warehouse/work areas
- Drive-in access
- 3-phase electrical service
- Separate oil-fired forced hot air heating system
- Office/storage room, break room & two restrooms
- Substantial on-site parking and maneuvering area
- Direct access from Middle Road (NH Route 109A)
- Available for immediate occupancy
- \$4,300/month base rent
- NNN lease
- Tenant responsible for utilities
- Additional rent/operating expenses pursuant to lease terms
- Private Drilled Well
- Private Septic & Leach Field
- Established Street & Building Signage
- NHB – Neighborhood Business Zoning

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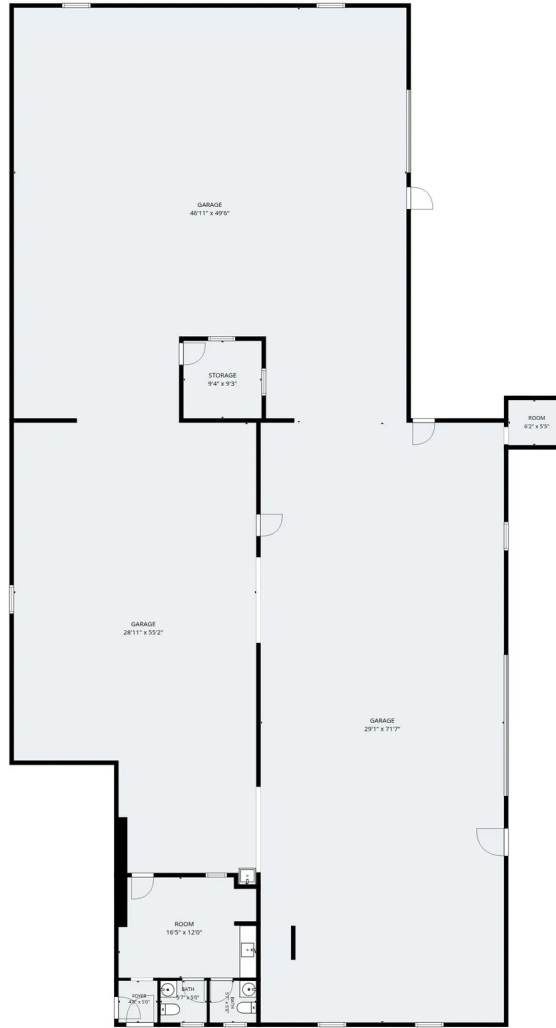
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Floor Plan

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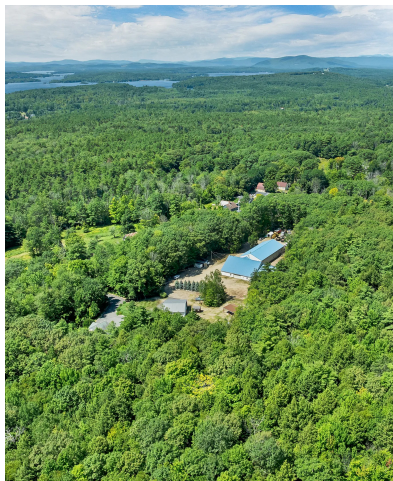
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Additional Photos

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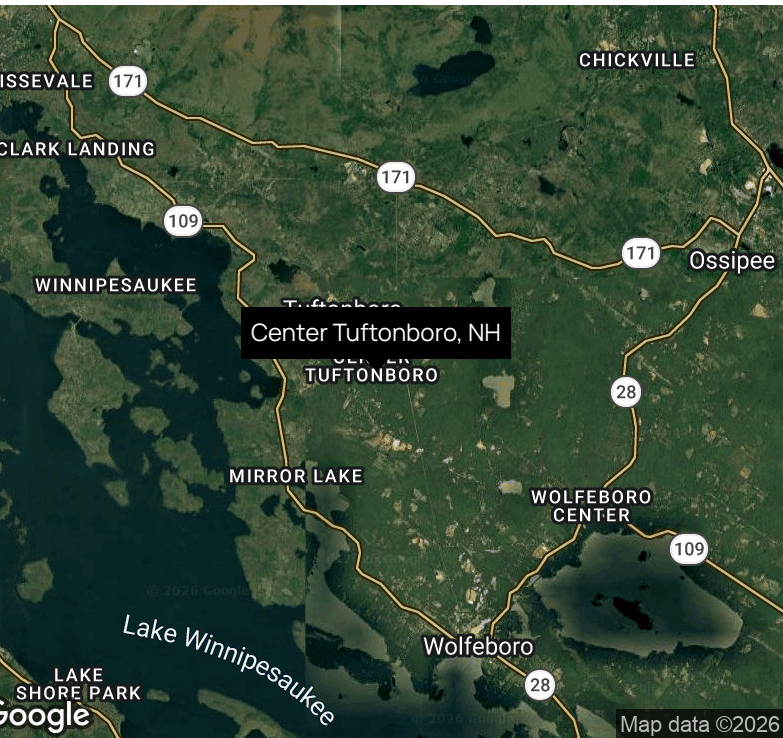
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Location Information

Section 2

Location Description

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Location Description

Located on Route 109A (Middle Road), 147 Middle Road is within the established commercial corridor of Center Tuftonboro, where a variety of local businesses and services operate. The property is approximately 13 minutes from downtown Wolfeboro, providing convenient access to one of the Lakes Region's primary year-round commercial and service centers.

Center Tuftonboro's municipal offices, library, school, and other community facilities are located within minutes from the property. Route 109A provides convenient regional access to surrounding Lakes Region communities, with major retail services at the Route 16/Route 25 intersection approximately 17 minutes away.

The property's location offers businesses the opportunity to operate in a lower-density commercial setting while remaining within convenient driving distance of Wolfeboro and other established Lakes Region communities. Manchester-Boston Regional Airport is approximately 1 hour 20 minutes away, while the I-93/Concord area is approximately 1 hour from the property.

With its established Route 109A location, proximity to Wolfeboro, and functional commercial setting, 147 Middle Road offers an attractive opportunity for businesses seeking flexible commercial or warehouse space in New Hampshire's Lakes Region.

Location Details

Market	New Hampshire
Sub Market	Concord/New Hampshire North Area
County	Carroll
Cross Streets	Rt.109A
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	NH Route 109A; NH Route 171; NH Route 16; NH Route 25; I-93
Nearest Airport	Laconia Municipal Airport (LCI); Manchester-Boston

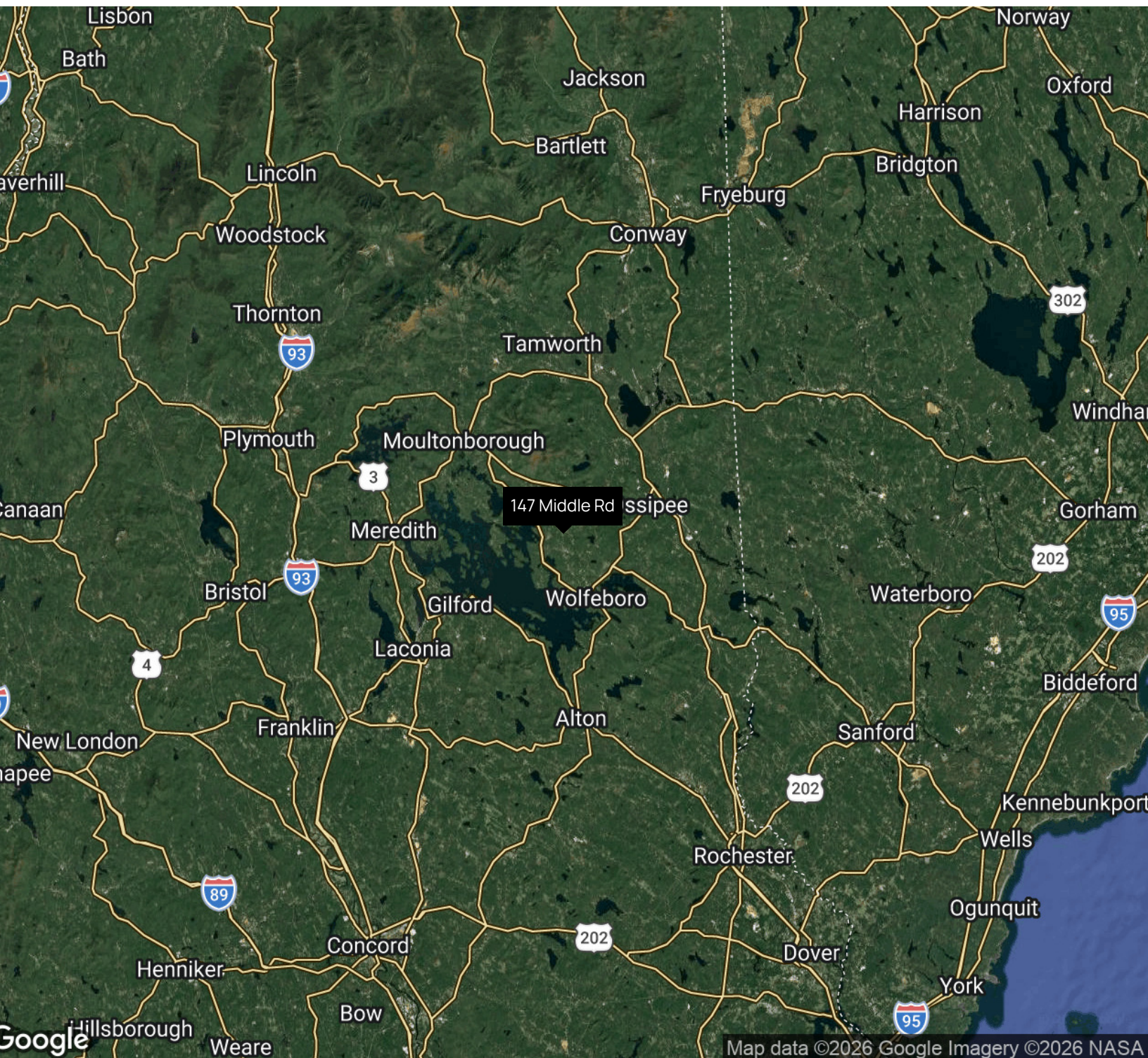
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Regional Map

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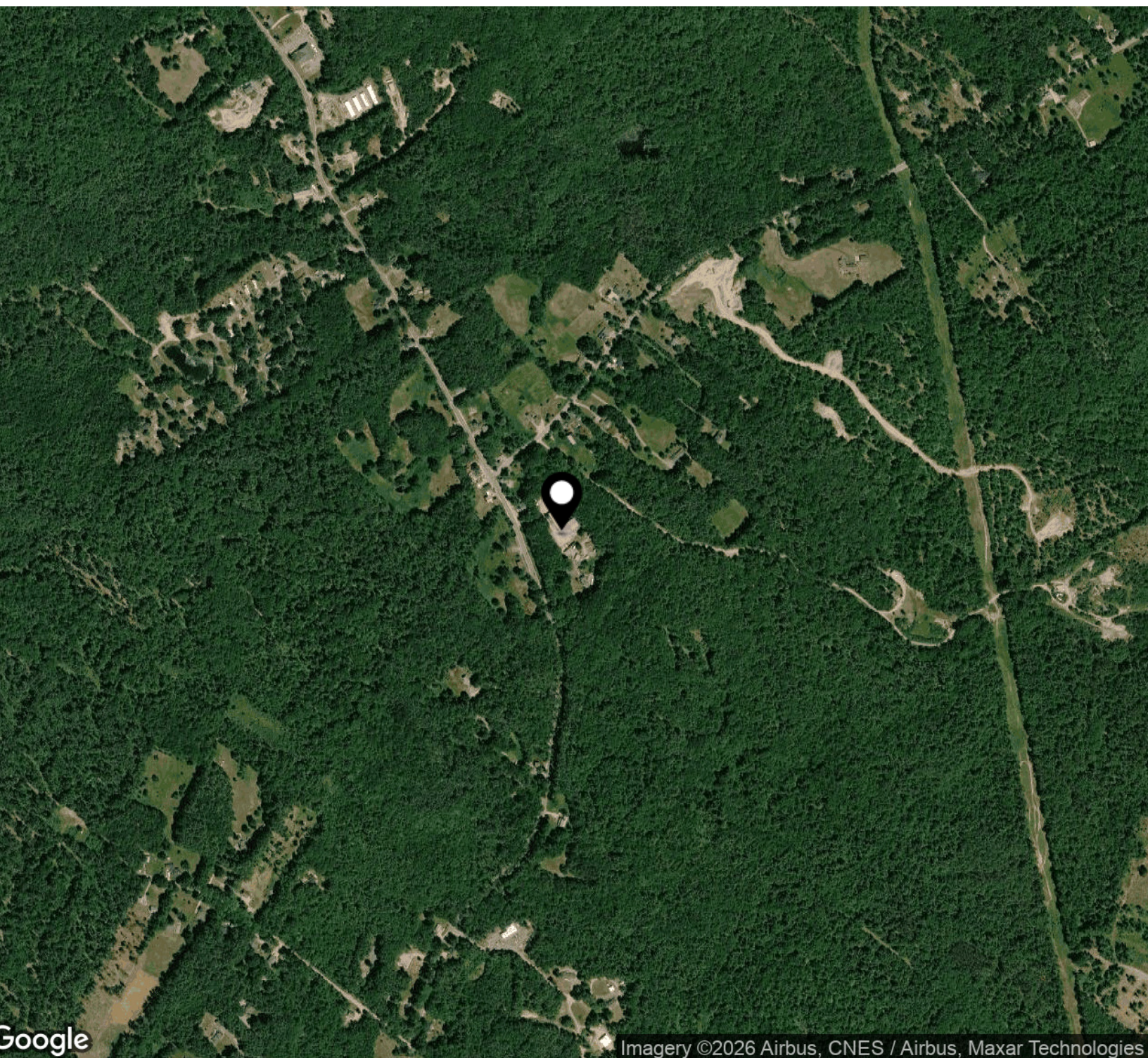
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Aerial Map

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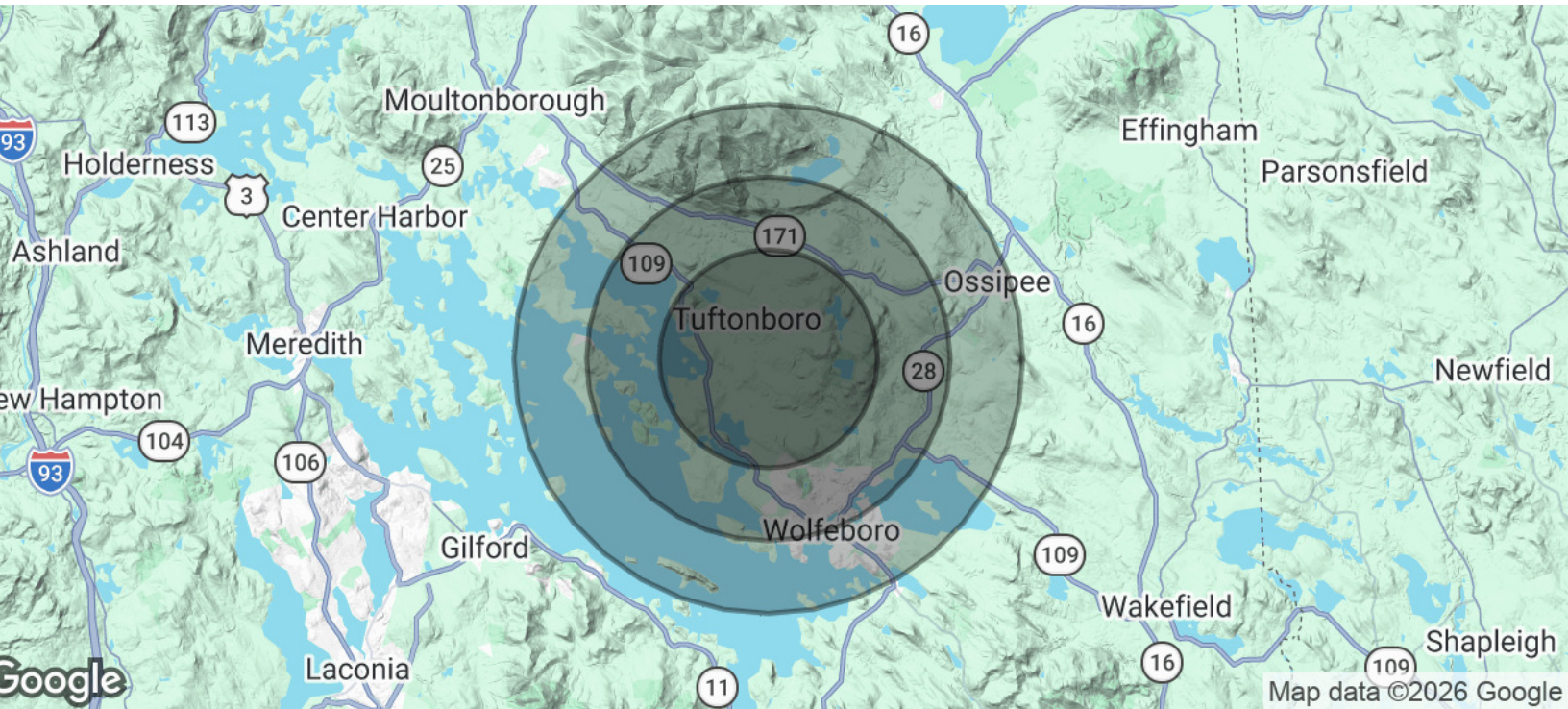
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Demographics

Section 3

Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	2,148	6,176	11,205
Average Age	58.3	56.5	55.7
Average Age (Male)	56.3	54.5	54.5
Average Age (Female)	57.2	55.7	55.5

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	969	2,644	4,753
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$94,932	\$101,944	\$116,767
Average House Value	\$410,751	\$470,450	\$596,184

2023 American Community Survey (ACS)

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Advisor Bios

Section 4



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