

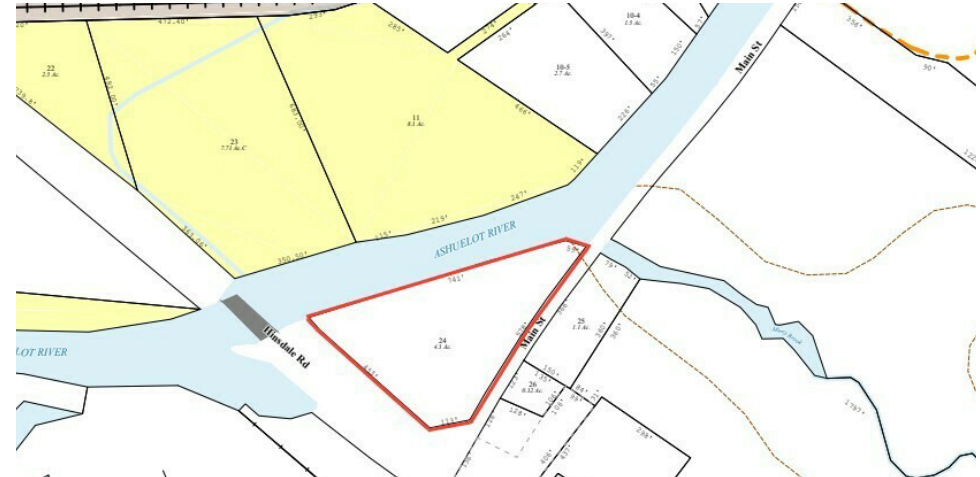
FORMER RITE AID LOCATION - WINCHESTER, NH

10 Main Street, Winchester, NH 03222



PROPERTY DESCRIPTION

This former Rite Aid site offers a unique chance to reposition or redevelop a high-visibility property along Winchester's primary commercial corridor. Situated on a sizable corner lot with direct frontage on Route 10, the property boasts strong infrastructure, excellent exposure, and steady traffic. The property is well positioned to support a variety of uses including medical, value retail, food service, community facilities, or multi-tenant conversion. With its strategic location, strong roadside presence, and the limited local commercial supply, 10 Main Street stands ready for its next chapter.



PROPERTY HIGHLIGHTS

- Flexible zoning supports multiple reuse options
- Prime Main Street/Route 10 visibility
- Limited local commercial supply
- Existing building shell reduces timeline vs. new build

OFFERING SUMMARY

Sale Price:	\$1,175,000
Lease Rate:	Negotiable
Lot Size:	4.3 Acres
Building Size:	11,092 SF

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DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

WHITNEY TAYLOR
Commercial Specialist
O: 978.228.1055
C: 978.228.1055
whitney@kwclcg.com
NH #080690

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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RETAIL FOR SALE & LEASE

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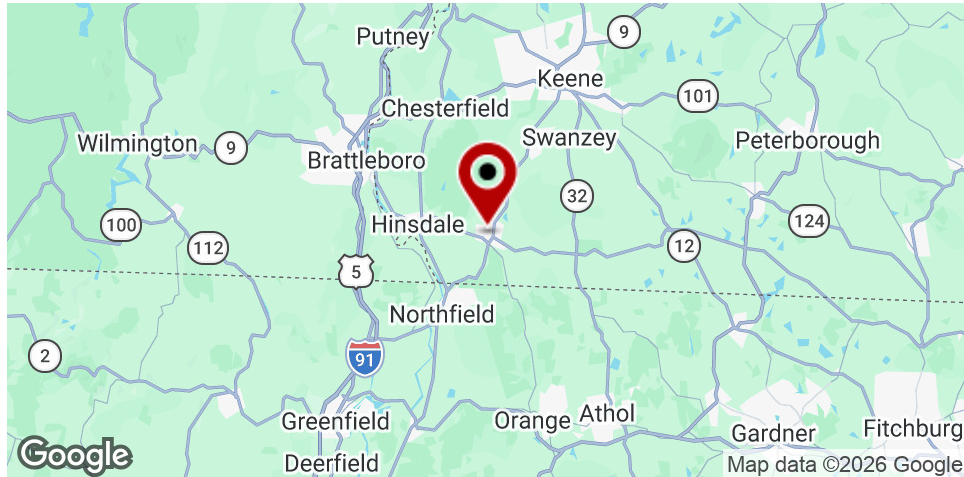
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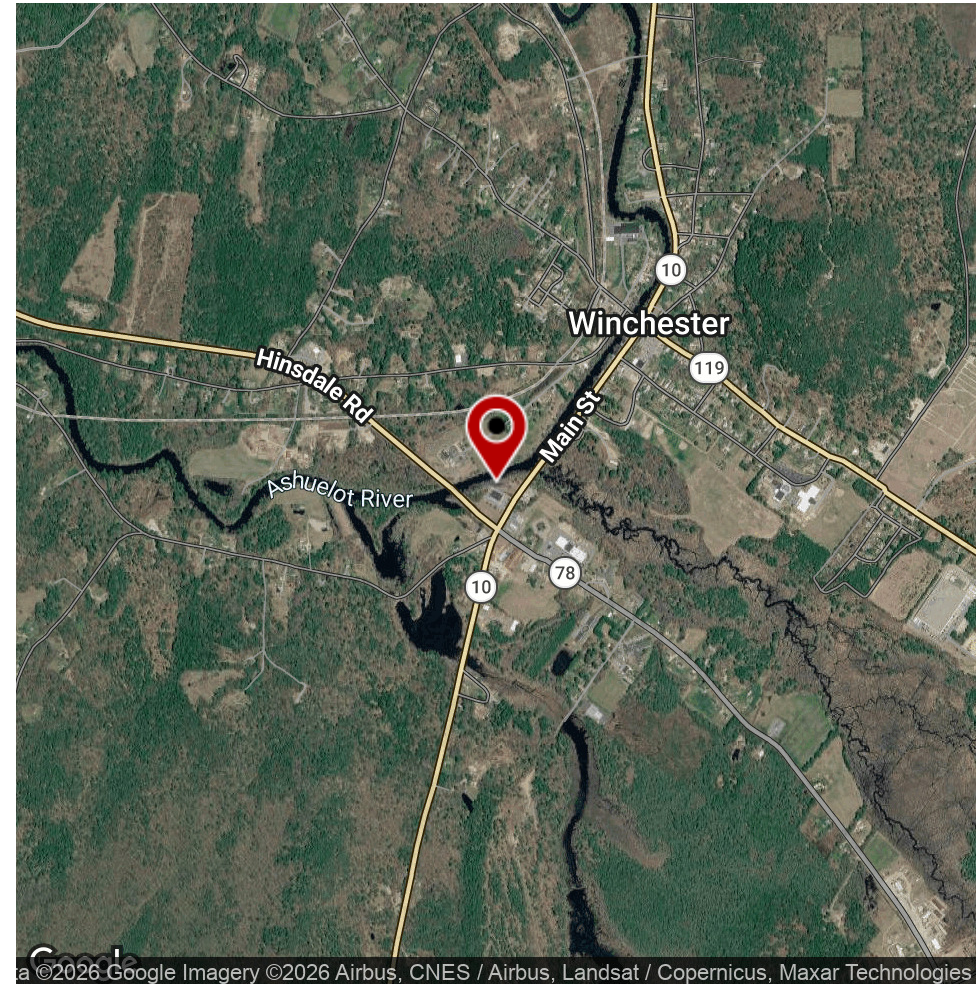
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LOCATION OVERVIEW

10 Winchester sits prominently on Main Street (Route 10), Winchester's primary commercial corridor, with strong visibility and steady traffic counts. It is located near established anchors including Family Dollar, local banks, and municipal buildings, enhancing its exposure within the downtown setting.



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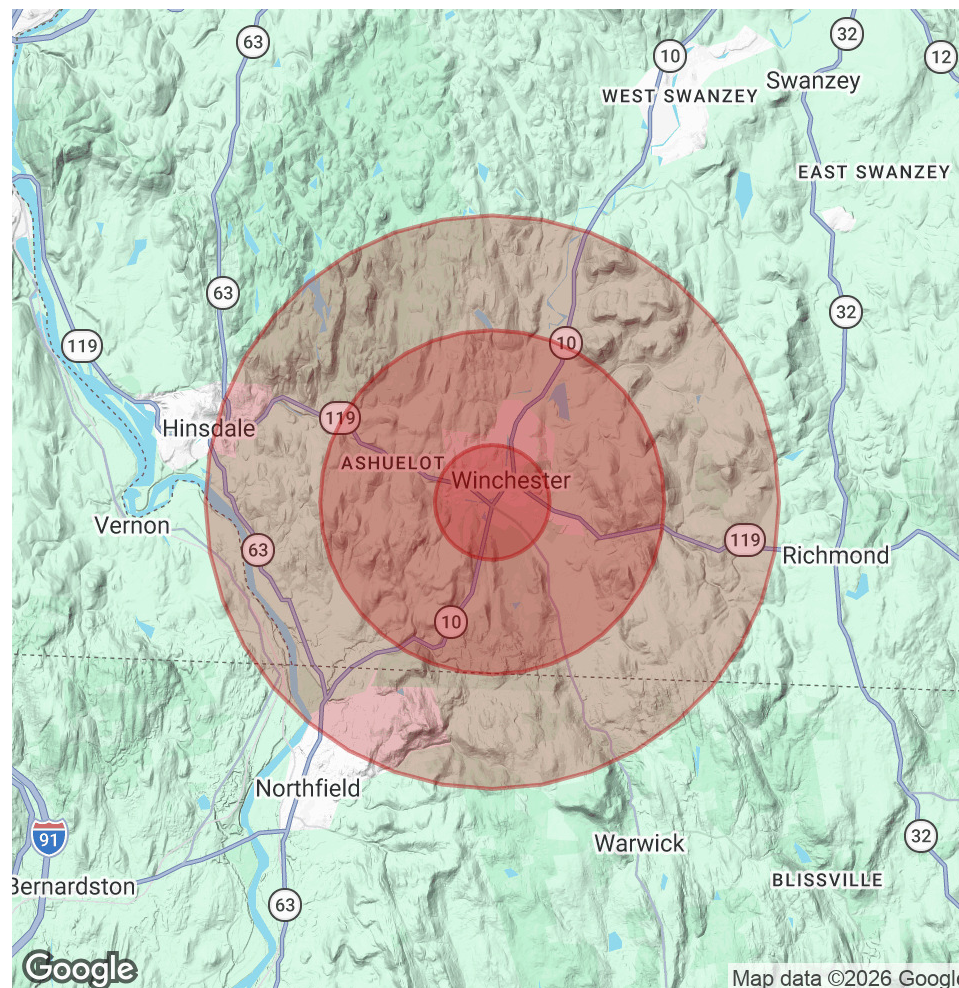
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,332	3,298	6,176
Average Age	45	45	45
Average Age (Male)	43	43	44
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	562	1,392	2,620
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,022	\$82,028	\$87,102
Average House Value	\$219,091	\$222,149	\$244,367

2020 American Community Survey (ACS)



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dave@kwclcg.com

NH #004637 // ME #BR912042



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Commercial Specialist

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NH #080690 // MA #1000744



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NH #071469 // ME #BA920524 MA #9575540

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