

RETAIL FOR SALE & LEASE

177 MAIN STREET, GORHAM, NH



OFFERED FOR SALE AT \$389,000
OR LEASE AT \$8/SQ.FT.

BADGER PEABODY & SMITH REALTY

PO Box 789
Franconia, NH 03580



PRESENTED BY:

ANDY SMITH, CCIM

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New Hampshire

SHEMARIAH NELSON

Associate Broker

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PROPERTY SUMMARY

177 MAIN STREET | GORHAM, NH 03581



Property Summary

Air Conditioning:	Central Air
Price:	\$389,000
Building SF:	3,404
Rentable SF:	3,404
Occupancy:	Vacant
Construction Type:	Wood Frame
Heat:	Propane/Hot Water/Electric
Lot Size:	0.80 Acres
Frontage:	432
Year Built:	1985
Roof:	Asphalt Shingles
Traffic Count:	12,700/504
Zoning:	Commercial A, Residential Allowed
Public Restroom	2 stalls on main floor
Private Restroom	2 on upper floor
Private Offices	4+

Property Overview

Formerly a bank and later an ATV shop, this versatile property is for Sale or Lease and offers a spacious open floor plan with lots of natural light, four private offices, a private workspace, and a double stall public restroom on the main floor. On the second level there is a kitchenette, two additional private restrooms and office spaces. The converted drive-thru garage features high ceilings with two extra tall overhead doors creating the perfect Pass-Thru service bay with the option to purchase the installed vehicle lift. The dual road access and large parking lot are rare advantages in a small town setting, making it convenient for customers and employees and ideal for a variety of uses. Current owner will not lease or sell to another ATV business.

Location Overview

Gorham is a gateway to the White Mountains and Mount Washington, attracting thousands of visitors year-round for hiking, biking, skiing, snowmobiling, and ATV riding. It's a popular stop for outdoor enthusiasts, making it ideal for businesses catering to tourism, recreation, or hospitality.

Located along Route 16, Gorham sees steady traffic from travelers heading to attractions like Pinkham Notch, Wildcat Mountain Ski Area, and the Mount Washington Auto Road. This means excellent visibility for retail businesses.

The town has a mix of local residents and seasonal visitors, creating demand for restaurants, specialty shops, gear rentals, service centers, cafés, and professional services. Businesses benefit from

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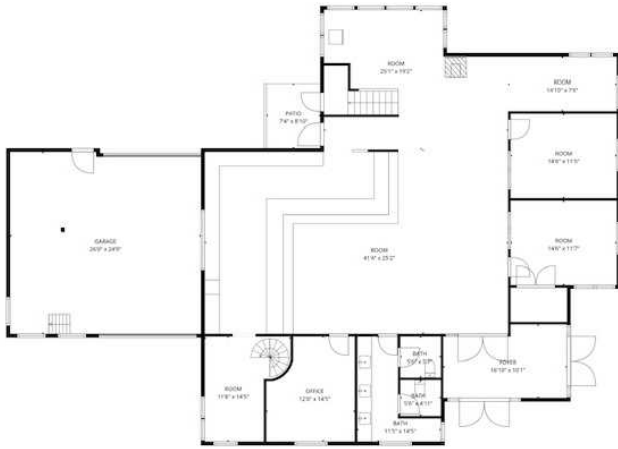


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PROPERTY PHOTOS

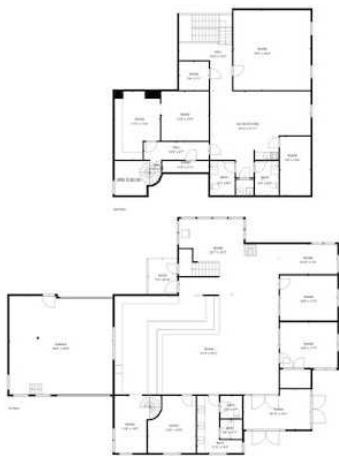
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Total GLA: 3515 sq. ft. | Total: 5340 sq. ft.
1st Floor: 2712 sq. ft. (Excluded areas 730 sq. ft.)
2nd Floor: 803 sq. ft. (Excluded areas 1158 sq. ft.)



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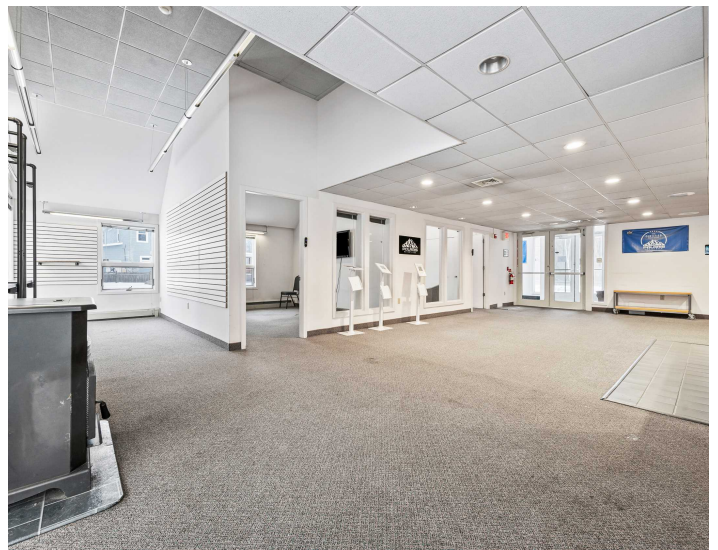
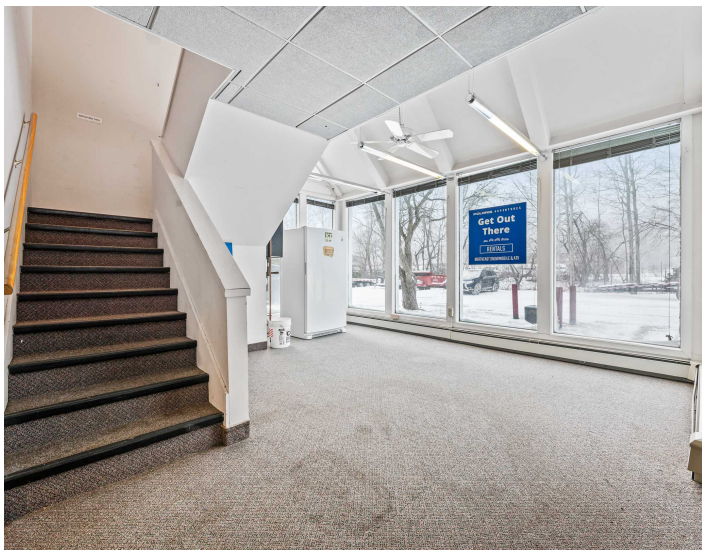


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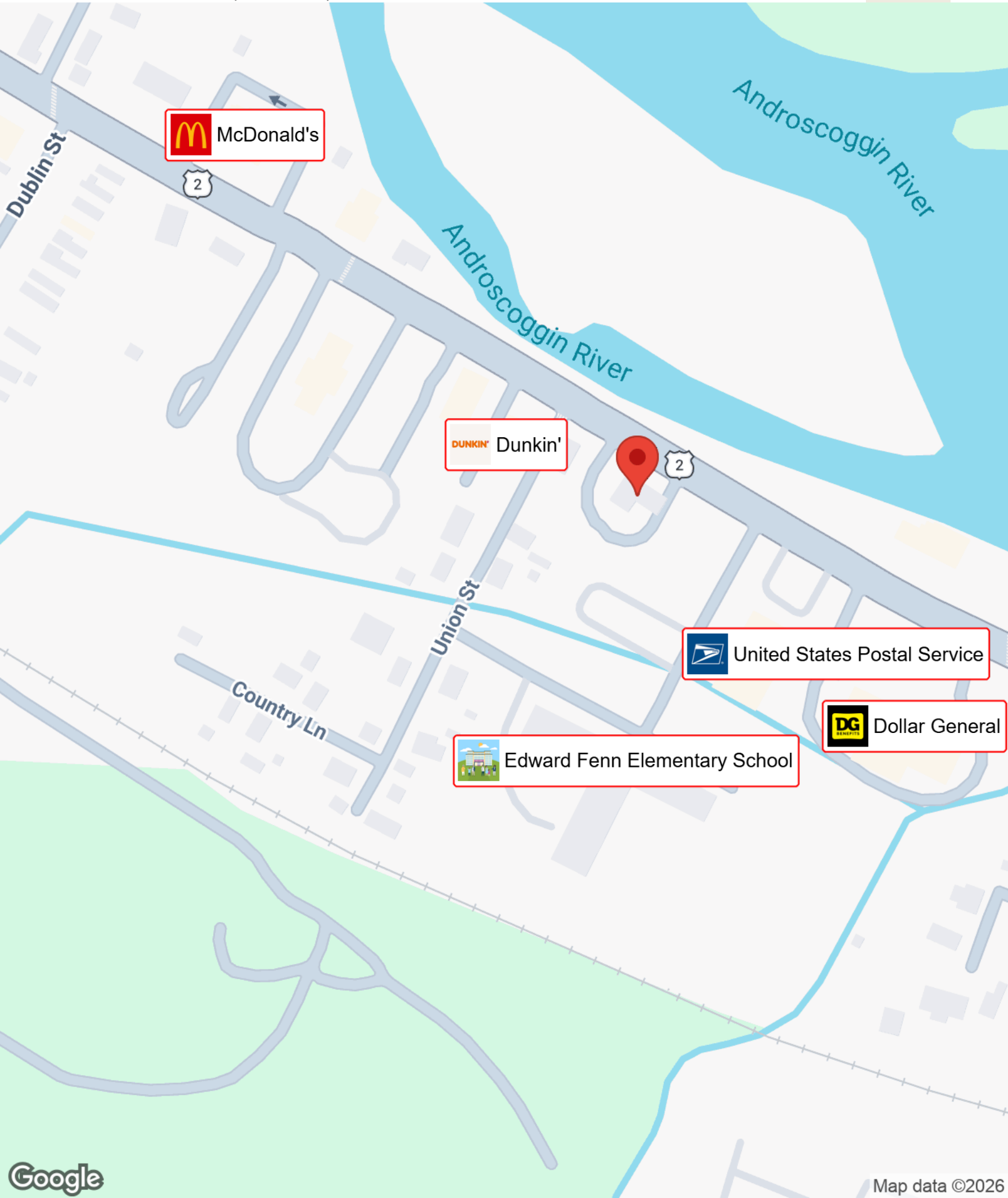


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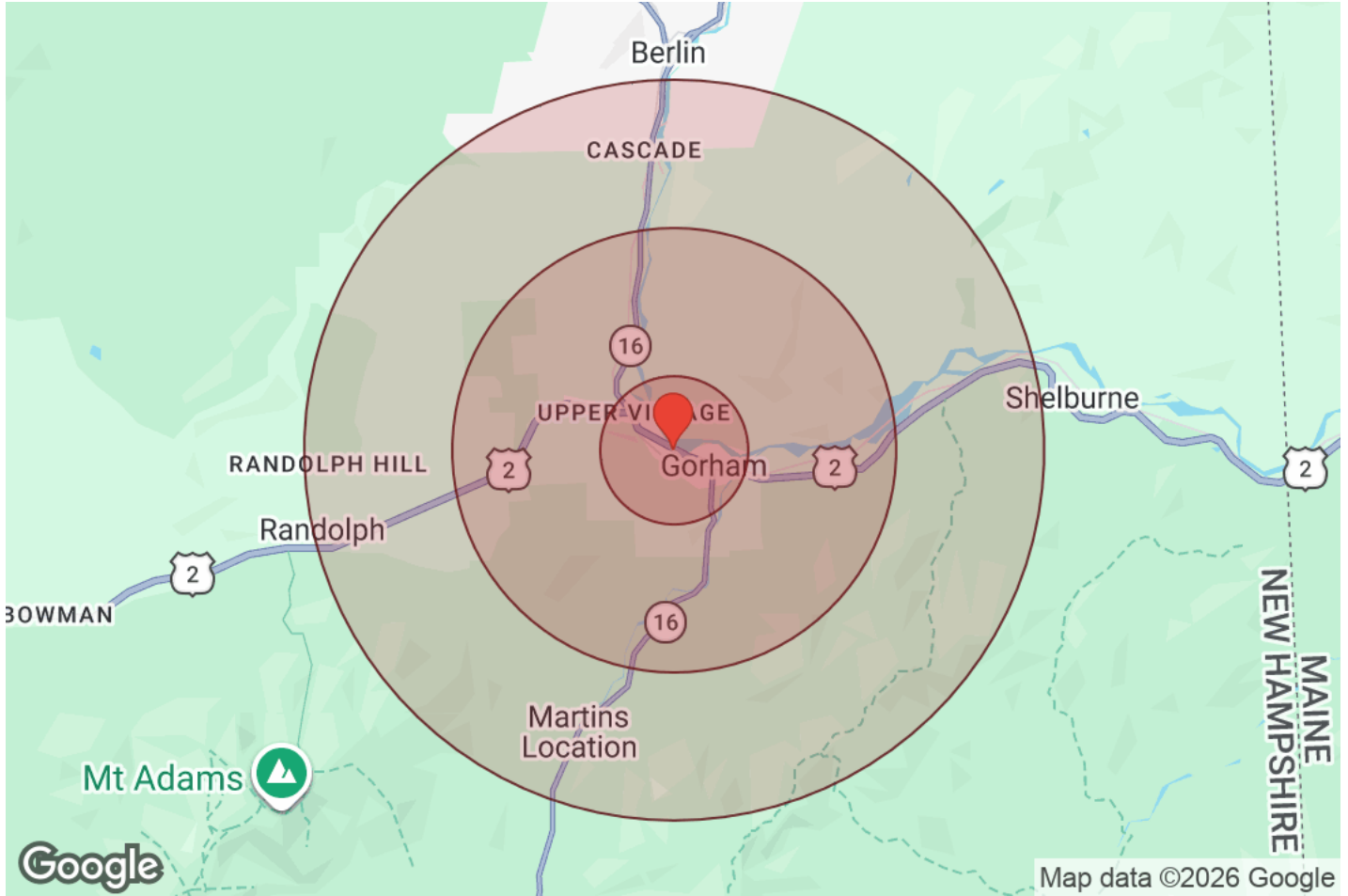
BUSINESS MAP

177 MAIN STREET | GORHAM, NH 03581



DEMOGRAPHICS

177 MAIN STREET | GORHAM, NH 03581



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	652	1,065	1,492
Female	643	1,032	1,443
Total Population	1,295	2,097	2,935
Race / Ethnicity			
White	1,223	1,988	2,778
Black	8	12	15
Am In/AK Nat	3	3	4
Hawaiian	N/A	N/A	N/A
Hispanic	25	40	58
Asian	18	24	36
Multiracial	18	29	42
Other	1	1	1
Housing			
Total Units	856	1,367	1,962
Occupied	633	1,015	1,421
Owner Occupied	419	697	971
Renter Occupied	214	318	450
Vacant	223	352	540

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	163	267	377
Ages 15 - 24	132	211	290
Ages 25 - 54	446	714	989
Ages 55 - 64	211	353	495
Ages 65+	343	553	785
Income			
Median	\$61,391	\$65,802	\$67,781
Under \$15k	32	42	72
\$15k - \$25k	51	67	90
\$25k - \$35k	88	138	175
\$35k - \$50k	63	115	153
\$50k - \$75k	176	235	310
\$75k - \$100k	81	163	245
\$100k - \$150k	99	170	238
\$150k - \$200k	13	24	42
Over \$200k	30	61	95

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