



# AVAILABLE | SPACE FOR SUBLEASE IN BELKNAP MARKETPLACE

96 Daniel Webster Hwy • Suite B29 • Belmont, NH

**9,863 SF • SHELL SPACE • TERM ENDS 12/31/29**

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# Property Information

## LISTING OVERVIEW

**Property Address** 96 Daniel Webster Hwy

**Building Size** 182,518 SF

**Lot Size** 15.22 AC

**Year Built** 1973

**Sublease Space** Suite B29

**Sublease Size** 9,863 SF

**Lease Expiration Date** December 31, 2029

**Lease Type** NNN

**Asking Rate** Withheld

**Availability** Immediately

**Space Condition** Shell Space



## PROPERTY HIGHLIGHTS

Located on U.S. Route 3 next to Lake Winnisquam, the Belknap Marketplace is a Shaw's-anchored indoor and outdoor shopping center. The 182,518-square-foot center features two signalized entrances with excellent visibility and an average of 18,000 vehicles passing by each day. Tenants at Belknap Marketplace include Planet Fitness, Big Lots, US Cellular, ClearChoiceMD, JOANN, Verizon, Supercuts and Miracle Ear.

The Belknap Marketplace was recently purchased in early 2022 and has been undergoing many upgrades and improvements. Recently completed are a new asphalt parking lot, new pylons and signage, new landscaping, façade updates and much more to come.

# Sublease Floorplan



# Map



# Demographics

	± 1 Mile	5 Mile	±10 Mile
<b>Population</b>			
2010 Population	10,790	26,680	57,179
2023 Population	10,550	27,126	61,951
2028 Population Projection	10,861	28,120	64,659
Annual Growth 2010-2023	-0.2%	0.1%	0.6%
Annual Growth 2023-2028	0.6%	0.7%	0.9%
<b>Households</b>			
2010 Households	4,455	11,089	23,521
2023 Households	4,277	11,169	25,515
2028 Household Projection	4,394	11,572	26,663
Annual Growth 2010-2023	0.1%	0.2%	0.2%
Annual Growth 2023-2028	0.5%	0.7%	0.9%
Avg Household Size	2.40	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$197,343	\$217,518	\$237,311
Median Year Built	1958	1971	1974
Owner Occupied Households	2,433	7,919	19,211
Renter Occupied Households	1,961	3,653	7,452
<b>Household Income</b>			
< \$25,000	773	1,945	4,234
\$25,000 - 50,000	1,089	2,346	5,240
\$50,000 - 75,000	620	1,649	3,834
\$75,000 - 100,000	754	1,962	4,434
\$100,000 - 125,000	502	1,236	2,766
\$125,000 - 150,000	170	508	1,300
\$150,000 - 200,000	243	760	1,919
\$200,000+	124	759	1,789
Avg Household Income	\$73,678	\$86,224	\$88,593
Median Household Income	\$57,568	\$68,379	\$70,662

	± 1 Mile	5 Mile	±10 Mile
<b>Population Summary</b>			
Age 15+	8,849	23,123	53,089
Age 20+	8,234	21,621	49,683
Age 35+	6,380	17,151	39,576
Age 55+	3,733	10,661	24,989
Age 65+	2,172	6,387	15,099
Median Age	43.10	46.20	47.00
Avg Age	42.20	44.00	44.50
<b>Education</b>			
Some High School, No Diploma	788	1,641	3,189
High School Graduate	2,585	6,167	14,226
Some College, No Degree	2,259	6,260	14,324
Associate Degree	725	1,549	3,392
Bachelor's Degree	1,332	3,732	9,056
Advanced Degree	699	2,415	5,647
<b>Employment</b>			
Civilian Employed	5,457	14,575	32,991
Civilian Unemployed	167	334	729
Civilian Non-Labor Force	3,088	7,854	18,616
U.S. Armed Forces	11	56	69
<b>Housing Value</b>			
< \$100,000	340	1,069	1,939
\$100,000 - 200,000	866	2,362	5,216
\$200,000 - 300,000	675	2,152	5,375
\$300,000 - 400,000	363	1,050	2,803
\$400,000 - 500,000	65	465	979
\$500,000 - 1,000,000	57	419	1,457
\$1,000,000+	0	99	552

Demographic data © CoStar 2024



# MOHR<sup>TM</sup> PARTNERS

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