



shaws

**FOR LEASE**

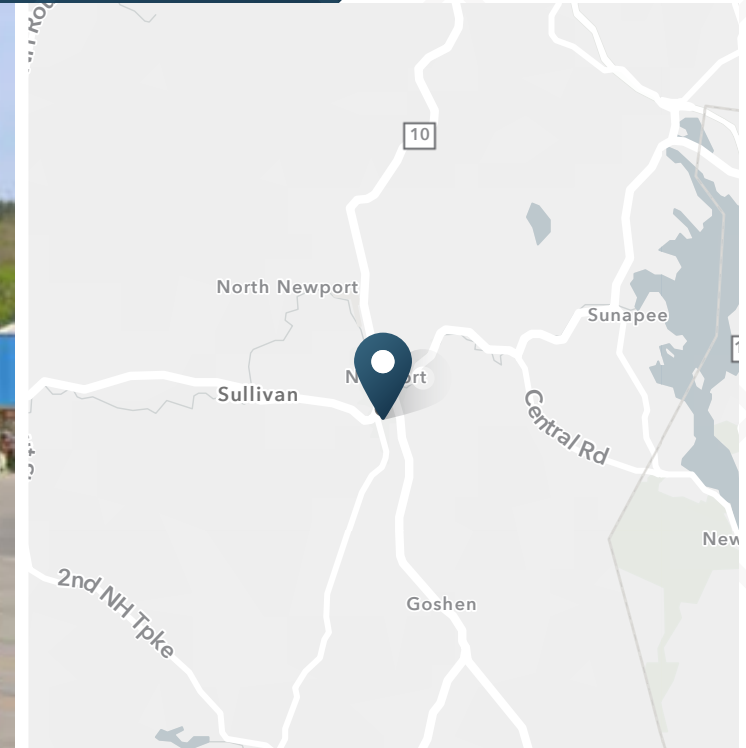
# Sugar River Plaza

24-70 John Stark Highway | Newport, NH



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24-70 John Stark Highway | Newport, NH



1,600 - 8,052 SF  
Available

119,359 SF  
GLA

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- 119,000 SF retail center located on John Stark Highway/Routes 103 and 11.
- Sugar River Plaza is the largest retail center in the Sunapee Lakes Region.
- Anchored by Shaw's (the only grocery store in a seven-mile radius) & newly build Ocean State Job Lot.
- Seasonal and weekend tourists flock to Newport bound for Lake Sunapee and Mount Sunapee.
- Newport is home to more than 20 miles of hiking, biking, running, and snow mobile trails.
- Year round events include Concerts in the Commons and Movies in the Park.

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

|  |            |
|--|------------|
| John Stark Highway, NE of Site         | 15,496 VPD |
| John Stark Highway, adjacent to Site   | 10,751 VPD |
| Main Street, NE of Site                | 13,804 VPD |
| Year: 2020   Source: New Hampshire DOT |            |

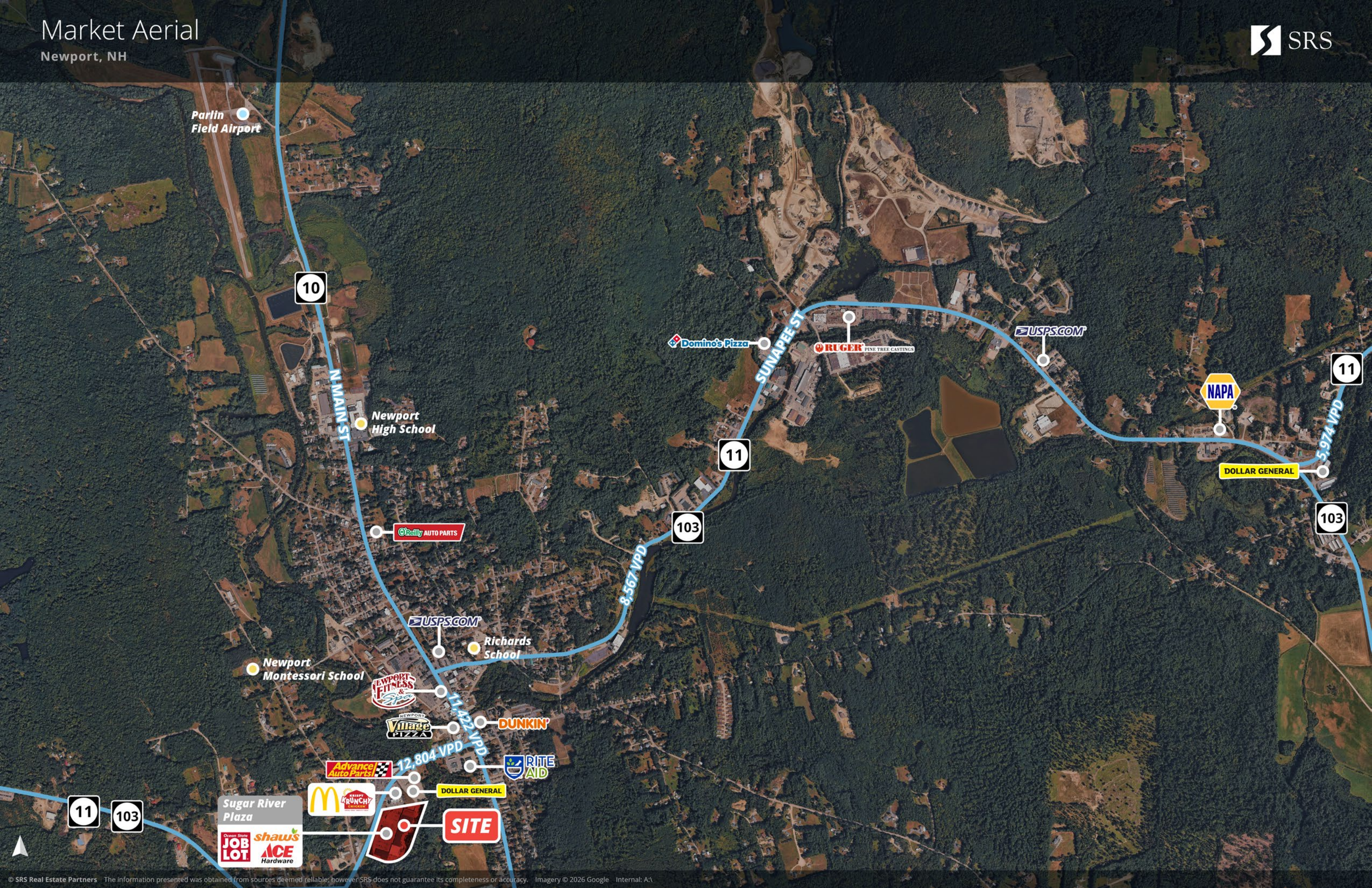
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# Market Aerial

Newport, NH



Parlin Field Airport

10

N MAIN ST

Newport High School

O'Reilly AUTO PARTS

USPS.COM

Newport Montessori School

NEWPORT FITNESS & YOGA

NEWPORT VILLAGE PIZZA

Richards School

DUNKIN'

Advance! Auto Parts

12,804 VPD

DOLLAR GENERAL

RITE AID

Sugar River Plaza

McDonald's

CRISPY CRUNCHY CHICKEN

JOE'S JOB LOT

shaws

ACE Hardware

SITE

Dominio's Pizza

SUNAPEE ST

RUGER PINE TREE CASTINGS

USPS.COM

NAPA

DOLLAR GENERAL

11

5-974 VPD

103

103

8-567 VPD

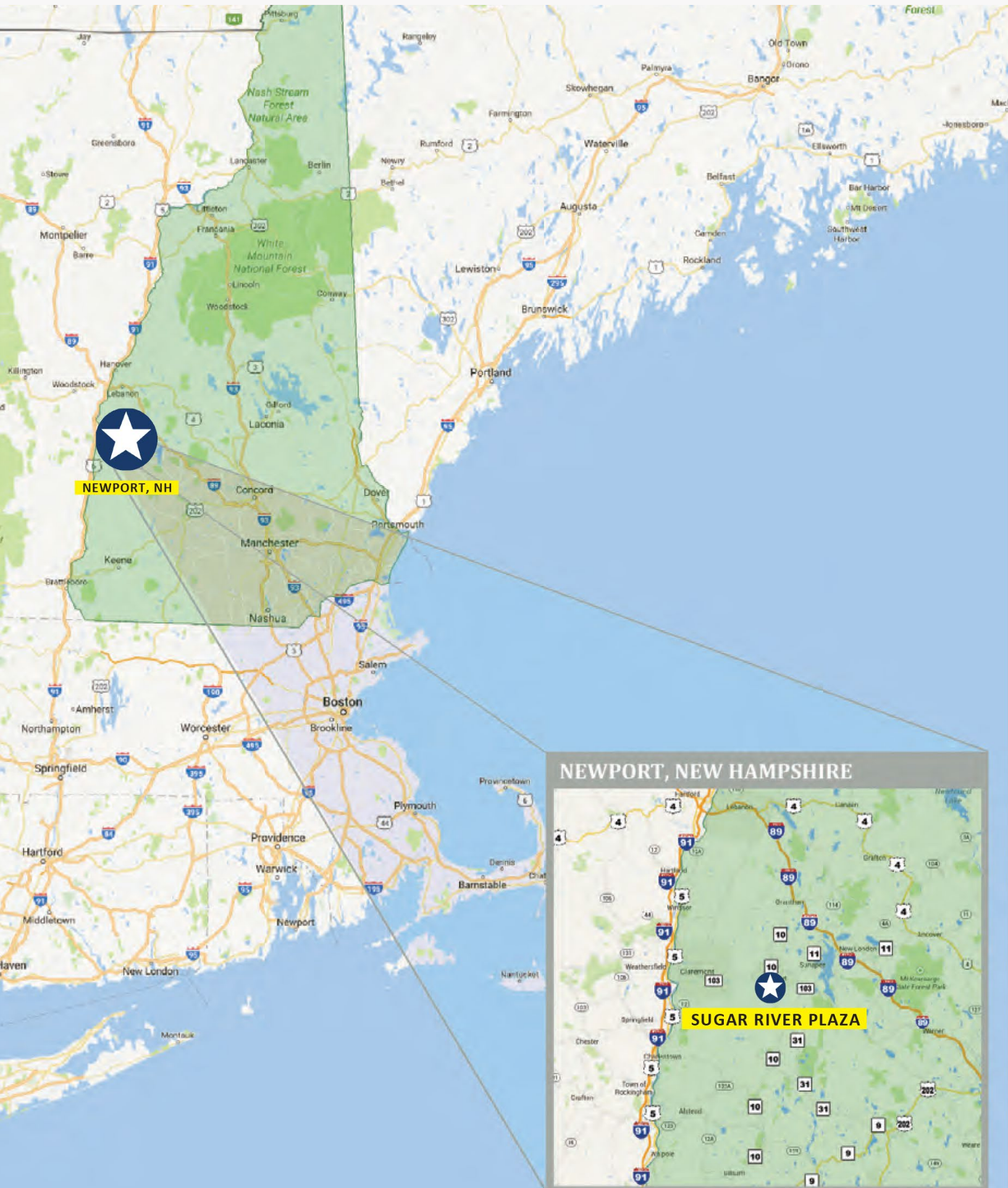
11-1422 VPD

11

103

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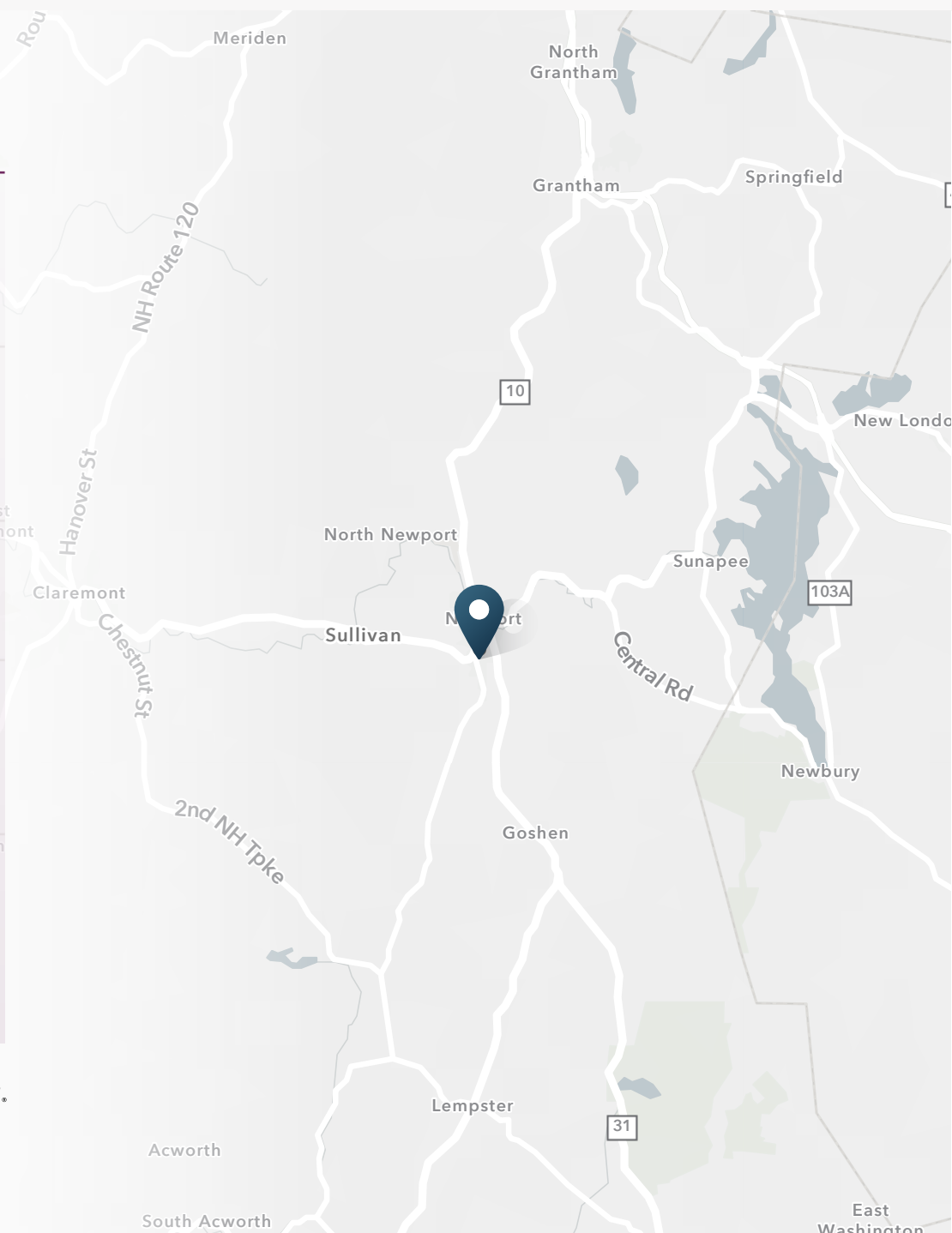
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## DEMOGRAPHIC HIGHLIGHTS

| Population                                  | 10 miles | 15 miles  | 25 miles  |
|---|----------|-----------|-----------|
| 2025 Estimated Population                   | 31,581   | 57,601    | 169,549   |
| 2030 Projected Population                   | 31,819   | 58,085    | 171,960   |
| Proj. Annual Growth 2025 to 2030            | 0.15%    | 0.17%     | 0.28%     |
| <b>Daytime Population</b>                   |          |           |           |
| 2025 Daytime Population                     | 30,216   | 52,610    | 176,876   |
| Workers                                     | 13,321   | 22,118    | 91,616    |
| Residents                                   | 16,895   | 30,492    | 85,260    |
| <b>Income</b>                               |          |           |           |
| 2025 Est. Average Household Income          | \$99,413 | \$104,020 | \$112,148 |
| 2025 Est. Median Household Income           | \$73,200 | \$76,918  | \$83,253  |
| <b>Households &amp; Growth</b>              |          |           |           |
| 2025 Estimated Households                   | 13,740   | 24,543    | 71,783    |
| 2030 Estimated Households                   | 13,971   | 24,984    | 73,504    |
| Proj. Annual Growth 2025 to 2030            | 0.33%    | 0.36%     | 0.47%     |
| <b>Race &amp; Ethnicity</b>                 |          |           |           |
| 2025 Est. White                             | 91%      | 91%       | 89%       |
| 2025 Est. Black or African American         | 1%       | 1%        | 1%        |
| 2025 Est. Asian or Pacific Islander         | 1%       | 1%        | 2%        |
| 2025 Est. American Indian or Native Alaskan | 0%       | 0%        | 0%        |
| 2025 Est. Other Races                       | 7%       | 7%        | 7%        |
| 2025 Est. Hispanic (Any Race)               | 2%       | 2%        | 3%        |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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