

**Commercial Lease**  
**5054644**  
**Active**

**24 Beacon Street**  
**Littleton**  
**Unit/Lot #**

**NH 03561**

**Listed: 8/1/2025 \$2,300.00 /\$**  
**Leased:**  
**DOM: 5**



**County** NH-Grafton  
**VillDStLoc**  
**Year Built**  
**Construction Status**  
**Building Area Total**  
**Total Available Area Source** Owner  
**Total Available Area** 1,750  
**Building Area Source**

**Lease Amount Frequency** Monthly  
**Lease/Sublease** Lease  
**Lease Type** NN  
**Lease Term** Negotiable  
**Zoning** I  
**Road Frontage Length**  
**Lot Size Acres** 12.90  
**Lot Size Square Feet** 561,924  
**Traffic Count**

**Date Initial Showings Begin**

**Business Type** Business, Hospitality, Opportunity  
**Business Type Use** Food Service

**Directions** From the center of Littleton proceed on RTe 116 towards Whitefield. Turn onto Railroad Street across from the car wash and Lahout's. Turn right at Rail Trail sign. Space is adjacent to Fresh Salon.



**Public Remarks** Prime Restaurant Opportunity at Rail Trail Village Be part of one of Littleton's most vibrant mixed-use communities! Rail Trail Village is a beautifully restored mill complex featuring 110 residential apartments and a curated selection of thriving commercial tenants. Now offering a 1,750 SF restaurant space with an outdoor patio and 20 dedicated parking spaces, this is a rare opportunity to establish your culinary brand in a dynamic, built-in customer base. Ideal for a boutique eatery, café, or bistro, the space is well-positioned to attract both on-site residents and visitors from the greater Littleton area. Current commercial neighbors include The Inkwell, Studium Fitness, Fresh Salon & Day Spa, and Littleton Indoor Golf—creating a synergistic atmosphere and steady foot traffic. Tenant is responsible for fit-up, utilities, and maintenance of the leased premises. Bring your vision to life at Rail Trail Village—where community and commerce come together.

**STRUCTURE**

**Construction Materials** Brick Exterior, Composition Exterior  
**Foundation Details** Concrete Slab

**Building Number**  
**Total Units**  
**# of Stories** 1  
**Divisible SqFt Min**  
**Divisible SqFt Max**

**Basement** No  
**Basement Access Type**

**Ceiling Height**  
**Total Elevators**  
**Total Drive-in Doors**  
**Door Height**  
**Total Loading Docks**  
**Dock Height**  
**Dock Levelers**

**UTILITIES**

**GasNatAval** No  
**Water Source** Public  
**Sewer** Public

**Utilities** Telephone at Site  
**Internet** High Speed Intrnt at Site

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company** Littleton Water and Light  
**Internet Service Provider**

**LOT / LOCATION**

**Submarket**  
**Project Building Name** Rail Trail Village Landscaped, Trail/Near Trail  
**Lot Features** In Town, Near Shopping, City Lot,

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**ROW Length**  
**ROW Width**  
**ROWParcAc**  
**ROWOthPar**

**FEATURES**

**Air Conditioning Percent**  
**Sprinkler Signage** Adequate  
**Railroad Available** No  
**Railroad Provider**

**Green Verification Body**  
**Green Verification Program**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

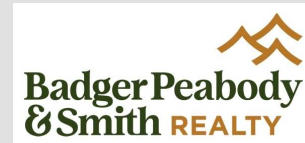
**DISCLOSURES**

**Flood Zone** Unknown

**Seasonal** No

**PREPARED BY**

Mary M Doherty  
 Cell: 603-767-7507  
 MaryD@BadgerPeabodySmith.com



**My Office Info:**  
 Badger Peabody & Smith Realty  
 383 Main St.

Franconia NH 03580  
 Off: 603-823-5700

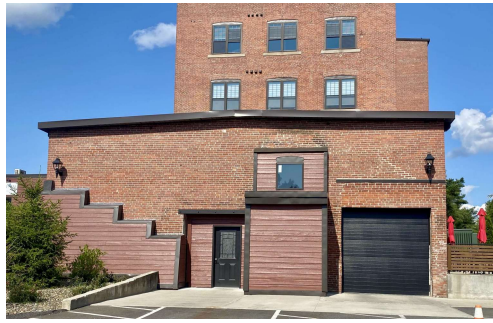
Listed By:

Mary M Doherty / Badger Peabody & Smith Realty

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.

24 Beacon Street

Littleton NH 03561



Patio Area



Plenty of On-Site Parking



Add Your Name!





Pleasant St

Pine St

Evergreen Ln

Palmer Brook

Bishop St

Easy St

Roland C. Abbott  
Plumbing and  
Heating, Inc.

Lahout's  
Country  
NAPA AutoClothing and  
Parts Ski Shop

Union St

Chickwick Ave

Lahout's  
Discount  
Warehouse

Pleasant St

Lahout Self  
Storage

Mr. Lee's

Phaneuf  
Funeral Home

Beacon St

Ammonoosuc River

Littleton Bible  
Baptist Church

Pike Ave

Ammonoosuc River

Beacon St

Lafayette Ave

Boston and Maine Railroad

Littleton Water  
and Light

Falons Way

Highway

Ammonoosuc River

Ammonoosuc River

Highland Ave

Spruce St