



SPERRY
COMMERCIAL REALTY ASSOCIATES

**10 CONSTITUTIONAL WAY
SOMERSWORTH, NH**

**VERSATILE RETAIL
SPACE FOR LEASE**



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DESCRIPTION

10 Constitutional Way offers a highly visible commercial opportunity located along Somersworth's primary commercial corridor. The $\pm 4,810$ square foot standalone building features a flexible layout suitable for a variety of uses including retail, medical, professional office, financial services, or service-oriented businesses. Positioned near City Hall and surrounding downtown activity, the property benefits from strong visibility and steady local traffic.

The building provides excellent accessibility with ample on-site parking and a covered drive-through structure that can support a variety of operational needs such as drive-up service, customer pick-up, or added convenience for clients and patients. Its prominent street presence and signage opportunities make it an ideal location for businesses seeking strong exposure in the community. Please note that drive-up service is permitted at the site, whereas a traditional drive-thru is not.

Inside, the property features a spacious open lobby area, multiple private offices, meeting space, and support areas that can be easily adapted to fit a wide range of business operations. With its flexible layout, customer-friendly design, and central location within the Tri-City region near Dover and Rochester, 10 Constitutional Way presents a compelling opportunity for businesses seeking a well-positioned and highly accessible commercial space. Use of the property for purposes other than a bank will require city approval, most likely through a site plan review process.

HIGHLIGHTS

Building Size: ±4,810 SF




Rent: Contact Broker

Traffic Count: ±11,547 vehicles per day on High Street and Constitutional Intersection

Accessibility: Excellent visibility and signages as well as ample parking

Interior Highlights:

- Four spacious private offices
- Dedicated conference room
- Secure existing vault
- Two drive-through lanes for convenient customer access
- Downstairs storage area for records, equipment, or additional operational needs
- Bathrooms and employee break room

		
<p>Population 1 Mile: 7,200 3 Miles: 20,256 5 Miles: 51,112</p> <p>Daytime Population 1 Mile: 2,384 3 Miles: 9,897 5 Miles: 27,544</p>	<p>Median Household Income 1 Mile: \$83,178 3 Miles: \$89,508 5 Miles: \$87,223</p>	<p>Median Age 1 Mile: 38.3 3 Miles: 40.7 5 Miles: 40.1</p>

INTERIOR PHOTOS

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OFFICE SPACES

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NATURAL SUNLIGHT IN MAIN FOYER



EXTERIOR PHOTOS

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SURROUNDING AREA

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High Street

The area surrounding 10 Constitutional Way in Somersworth, NH offers a convenient blend of small-town charm and modern amenities. Located within the growing Tri-City region, the property benefits from close proximity to Dover, Rochester, and Berwick, ME providing easy access to major roads, shopping, dining, and essential services.



Constitutional Way

The neighborhood combines historic mill-town character with ongoing commercial growth, making it a vibrant and accessible location for businesses and consumers alike.

EXCITING AREA GROWTH

Sources: [Foster's Daily Democrat](#), [Procon Inc.](#) and [SomersworthNH.gov](#)

Neighborhood Development - 0.2 Miles Away



22 Green Street

Somersworth is experiencing a wave of new development, with multiple large-scale apartment projects planned or underway that are bringing hundreds of new residential units to the market. Currently, 332 market-rate units are in the development pipeline—including 128 units coming online in the next 30 days at Overlook Apartments—with additional projects such as Somersworth Mills (145 units) and Phase II of Green Street Arts (59 units) further driving population growth and increasing demand for nearby retail and services.

Community Development



459 High Street

In tandem, a new retail plaza is planned on High Street featuring a mix of commercial uses, including a Pressed Café and proposed outdoor pickleball courts—adding a modern, lifestyle-oriented amenity that will further enhance the area's appeal.

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AERIAL VIEW

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