



THE HOWARD

47-55 North Main Street, Rochester, NH 03867



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	53,159 SF
Available SF:	1,250 - 2,500 SF
Lot Size:	0.25 Acres
Number of Units:	2
Year Built:	2024
Zoning:	DT
Traffic Count:	13,274

PROPERTY OVERVIEW

New Construction 1st floor retail space on busy North Main Street in Rochester. Excellent restaurant/retail/professional office space. Next door to the very successful Revolution Taproom and Grill and across the street from The Rochester Performing Arts Center and the Rochester District Court. Brand new, sunny and bright space waiting for your finishes.

PROPERTY HIGHLIGHTS

- Great Location in the Vibrant and Revitalized Downtown
- 1st Floor Location in a Brand New Mixed Use Building
- Lease 1250 SF or Both Sides for 2500 SF
- Brand New Never Occupied Bright and Sunny Space
- Ready for Immediate occupancy

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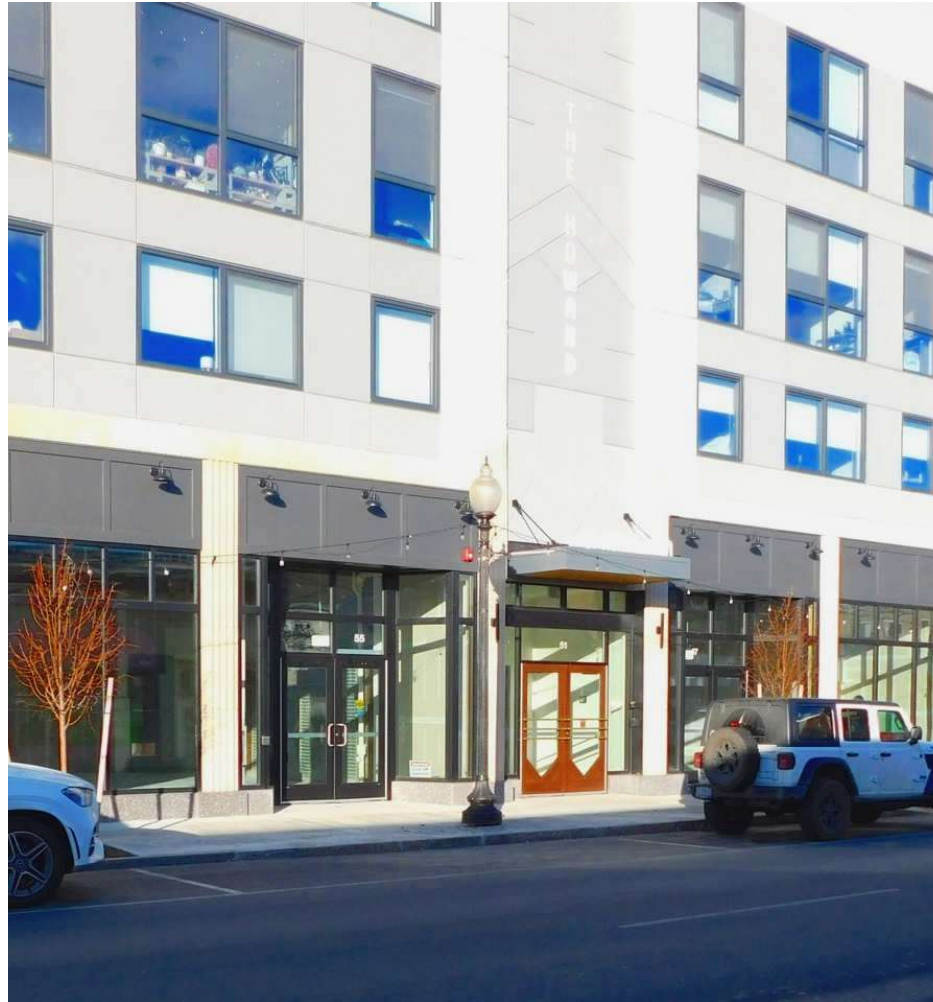
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LOCATION DESCRIPTION

Rochester is a picturesque city positioned just north of Portsmouth on the Maine state line. Tracing its roots back to the 1720s, the city is home to an amazing assortment of historic architecture, with the classic New England style creating a timeless atmosphere. Rochester Common has traditionally served as the anchor of the community, and today hosts the popular Rochester Farmers' Market. Along Main Street, you'll find a vibrant collective of locally-owned businesses, from hip hangouts like Fresh Vibes and Revolution Taproom to unique specialty shops like Jetpack Comics and Sweet Peach's Candy & Confections. Much of the surrounding landscape is sparsely developed, with the lush forests and rolling hills providing gorgeous scenery as well as endless opportunities for outdoor exploration.

INTERIOR DESCRIPTION

The Howard's first floor space features two 2250 SF bright and sunny spaces with high ceilings that can be leased separately or combined into one 5500 SF. This newly-completed building features 1st floor space with flexible floorplans suitable for a variety of uses, including retail, restaurant, professional office, and more.

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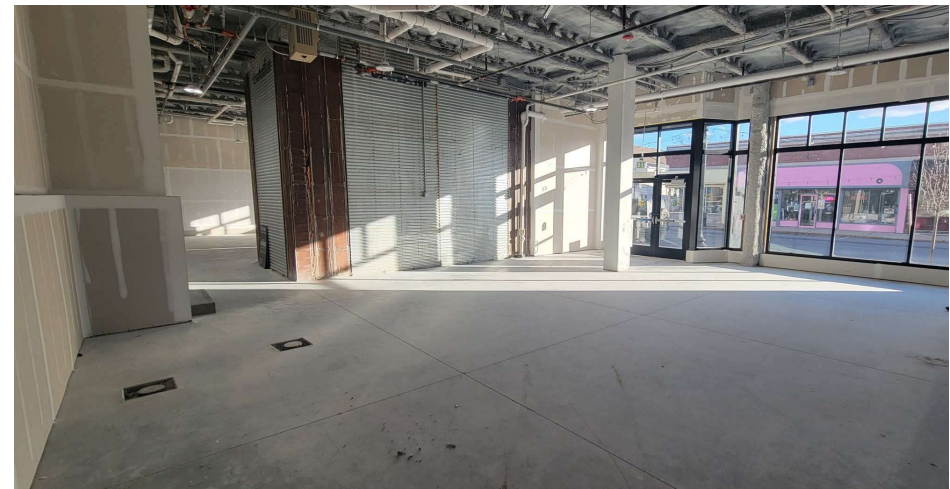
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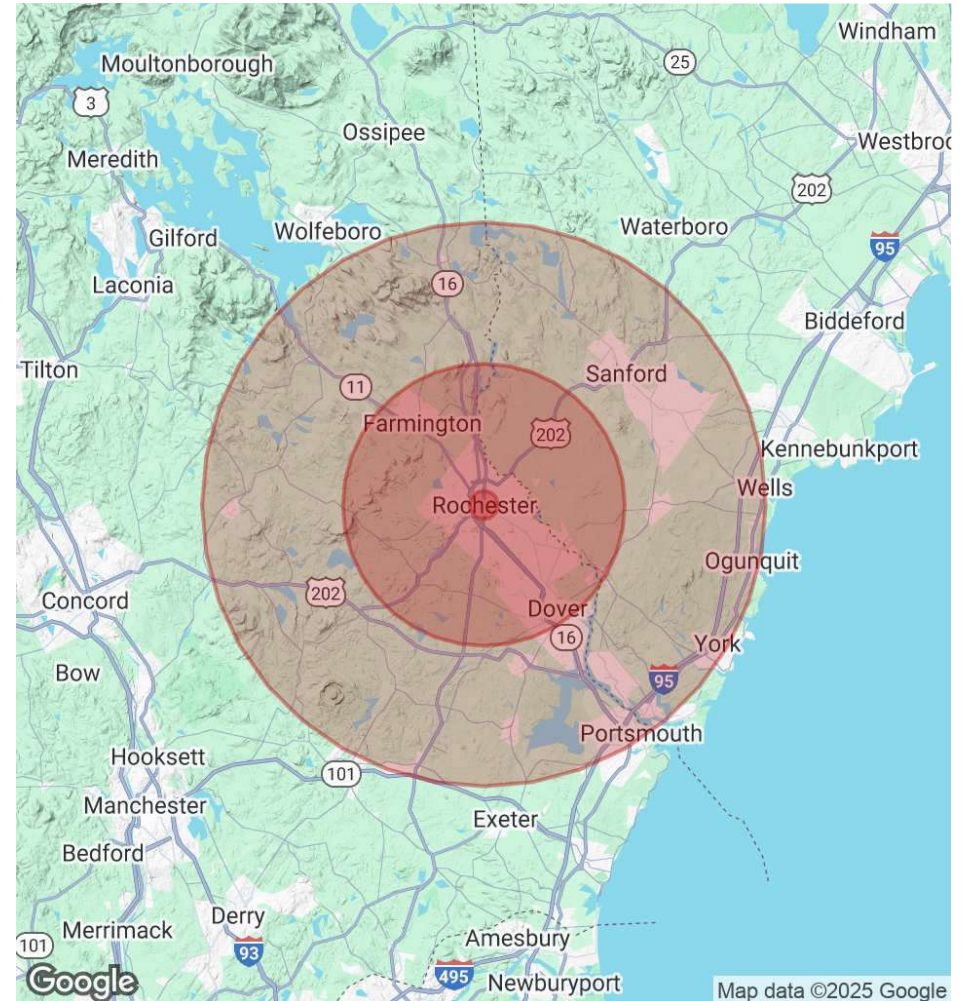
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POPULATION	1 MILE	10 MILES	20 MILES
Total Population	9,983	115,706	314,325
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	43	44

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	4,313	48,597	129,058
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,023	\$116,064	\$121,587
Average House Value	\$300,233	\$387,824	\$467,144

Demographics data derived from AlphaMap



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