

PRIME LOCATION AT I-89 EXIT 20 WITH CONVENIENT ACCESS TO ROUTE 12A

Benning Street Square 66 Benning St., Suite 2, West Lebanon, NH 03784

FOR LEASE



Strategically Located at the Central Crossroads of New Hampshire and Vermont

Bring your business to Benning Street Square, a well-positioned commercial property in one of West Lebanon's most active retail and business corridors. Surrounded by shopping, dining, services, and major area destinations, this location offers the everyday convenience and strong visibility businesses need to attract customers and serve the Upper Valley market. With easy access to I-89, Route 12A, and nearby residential and commercial areas, Benning Street Square provides a practical and accessible setting for a wide range of businesses. Establish your brand in a location built around convenience, exposure, and connection.

Heather Jennings
contact@ctrcapital.com

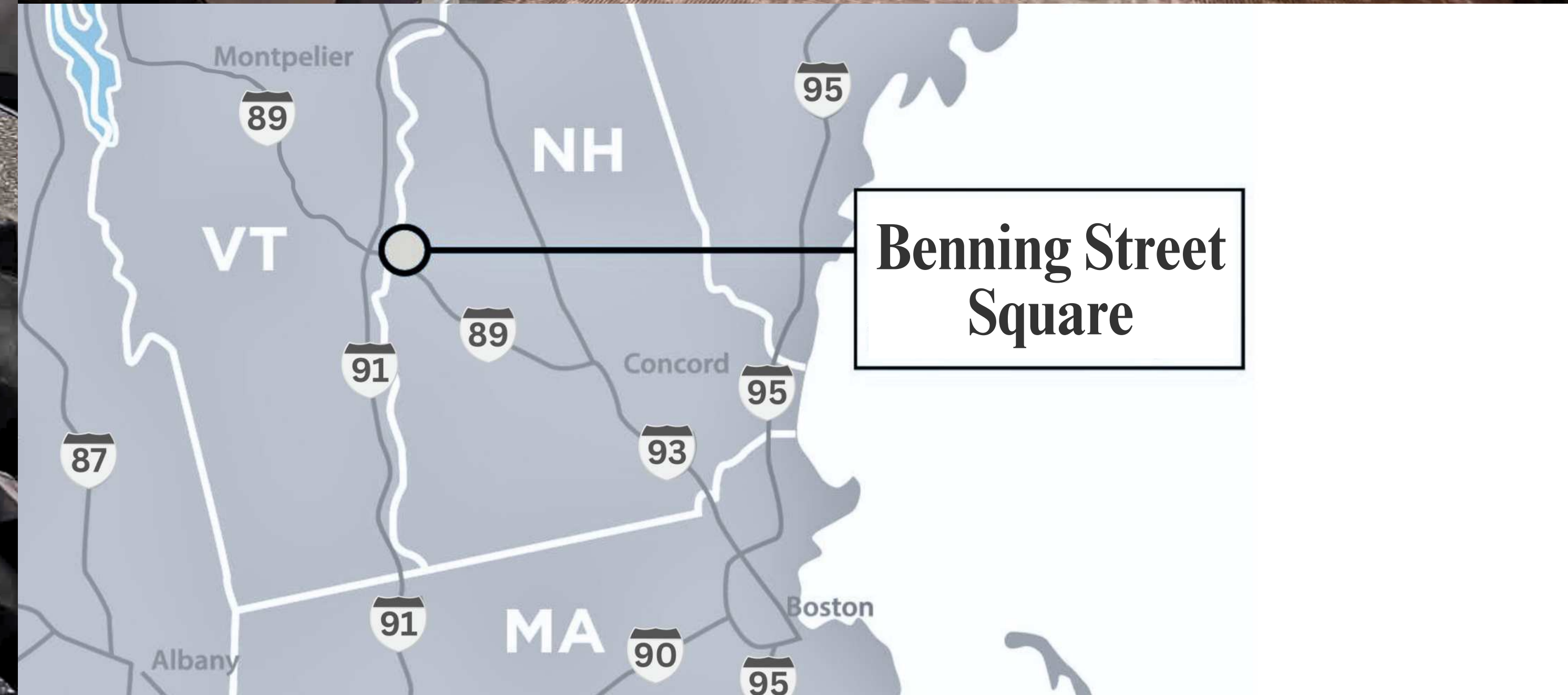


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23 S. Main St., Hanover, NH 03755
(603) 795-7242

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Property Details

- Highly visible West Lebanon commercial location
- Convenient access to I-89 and Route 12A
- Near major retail, dining, and service destinations
- Strong regional traffic and local customer draw
- Flexible retail, office, or service space.
- On-site parking for customers and employees
- Professionally managed property
- Established Upper Valley market location

Location Details

- Exit 20, near I-89/I-91 interchange, Route 12A, West Lebanon, NH
- Short drive to the resorts of Quechee, Woodstock, & Killington, VT
- Easily accessible from Red Bus transit line

Demographics

- 30-Mile Radius Population: 170,000
- 15-Mile Radius Population: 72,000
- Median Household Income: \$102,000
- Median Age: 43 years

Daily Traffic Count

- NH Route 12A: +/-14,000 VPD
- Interstate I-89: +/-39,000 VPD

Nearby Highlights

- Kohl's
- T.J. Maxx
- Walmart
- Home Depot
- BJ's Wholesale
- Staples
- Applebee's
- Chili's Bar & Grill
- Target
- Sierra
- Walgreens
- The Paper Store

New Store Openings

Target, Sierra, PetSmart, Planet Fitness, GAP HomeGoods, J.Crew, Cold Stone Creamery, Planet Smoothie, Starbucks, Jersey Mikes, Barnes & Noble

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Strategic Market Reach

Located at the crossroads of I-89 and I-91

Demographic Highlights

- 170,000 residents within a 30-mile radius
- 72,000 people within 15 miles
- Average household income of \$102,000

High Visibility & Daily Exposure

- ±14,000 vehicles per day on NH Route 12A
- ±39,000 vehicles per day on I-89

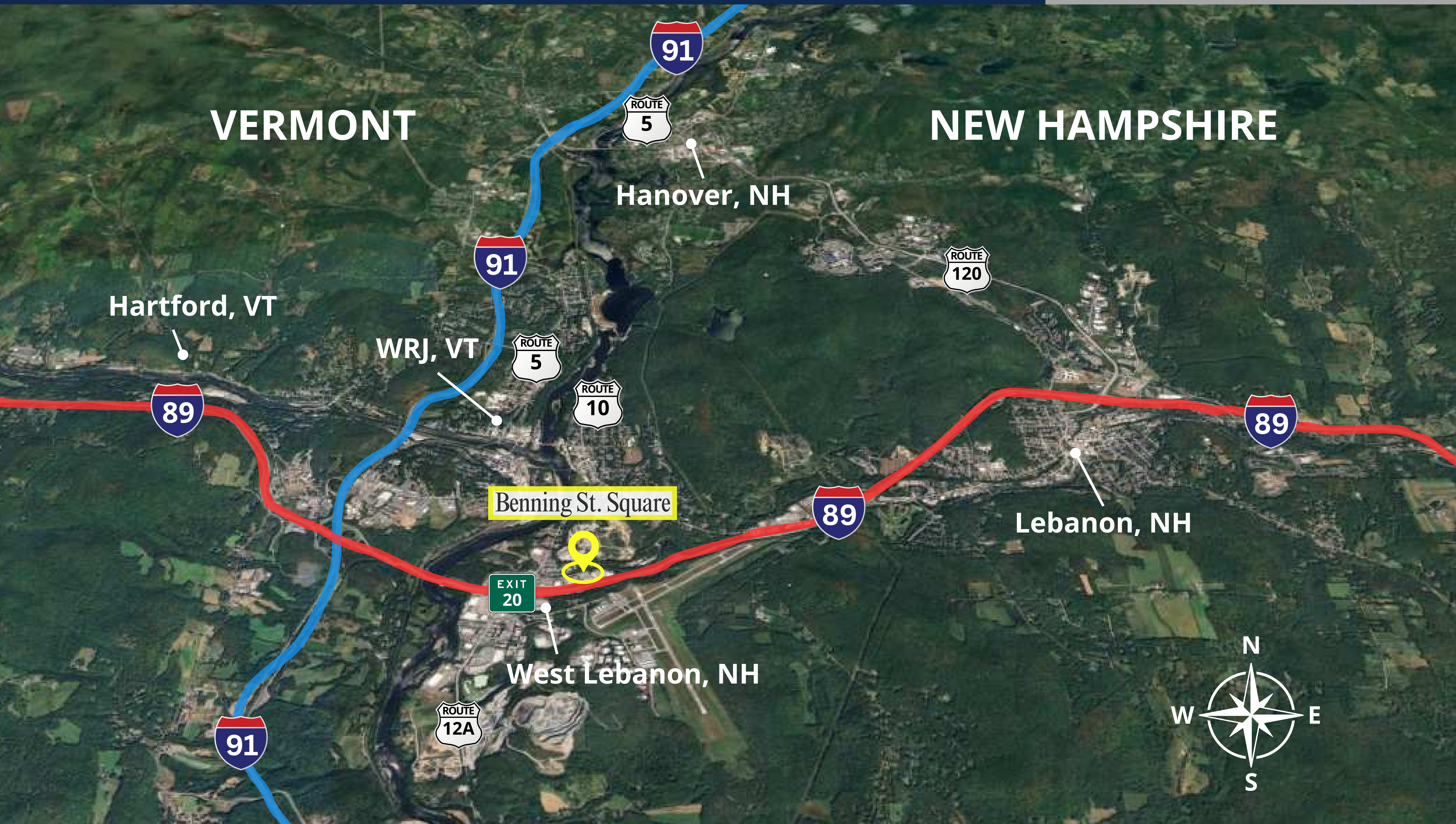
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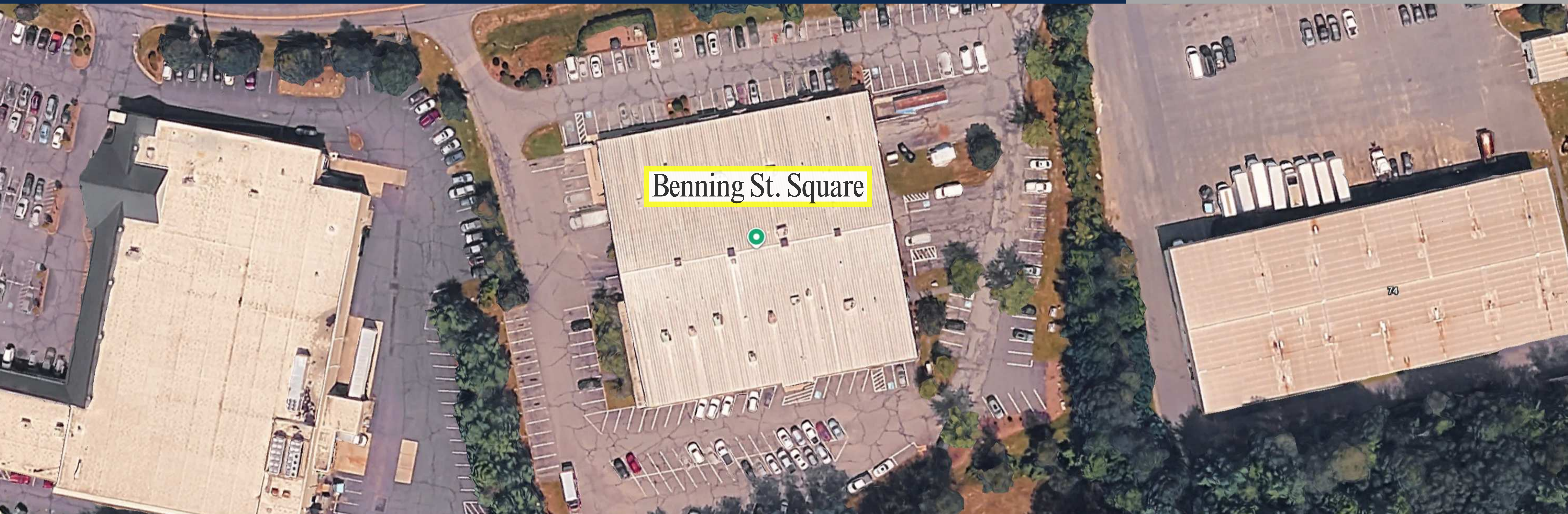


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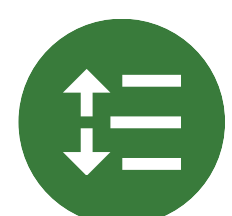
Built to Boost Your Business Potential



Need strong visibility? Benning Street Square places your business in a highly traveled West Lebanon commercial area with strong exposure to local and regional customers.



Want a convenient location for customers and employees? On-site parking and easy access help create a smoother, more welcoming experience from arrival to departure.



Looking for a strong commercial setting? Benning Street Square offers a professionally managed location in an established Upper Valley business corridor, giving your brand a practical place to grow.



Need better visibility? Benning Street Square places your business in a highly traveled West Lebanon commercial area with strong exposure to local and regional customers.



Need practical space for your business? Flexible retail, office, or service space allows tenants to create a layout that supports their operations and customer experience.



Looking for everyday traffic drivers? Located near major retail, dining, and service destinations, Benning Street Square keeps your business close to where people already shop, work, and run errands.

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Why Business Thrives in the Upper Valley

Live, Work, Play: The Upper Valley, spanning both New Hampshire and Vermont along the Connecticut River, is one of New England's most dynamic regions for business growth, talent access, and quality of life. Anchored by the vibrant towns of Lebanon and Hanover, NH, and Hartford and Norwich, VT, the region offers a rare blend of economic vitality and small-town charm.

Strategic Location: Strategically positioned at the intersection of Interstates 89 and 91 and just over two hours from Boston, the Upper Valley is a vital crossroads for commerce, education, and healthcare. It's home to two prestigious institutions: Dartmouth College, a world-renowned Ivy League university, and Dartmouth Health, the region's largest employer and a nationally ranked academic medical center.

Outstanding Demographics: The Upper Valley isn't just scenic, it's highly educated, 95% of the local workforce holds a high school diploma and more than half possess a college degree or higher. The area provides a deep and highly educated talent pool. In fact, the U.S. Census recognized the Upper Valley as one of the fastest-growing micropolitan areas in the country, and Hanover was recently ranked the #1 best place to live in New Hampshire by Niche.com.

Center of Innovation: Innovation thrives here. The region has become a magnet for biotech, med-tech, and high-tech industries, supported by entrepreneurial resources like the Magnuson Center for Entrepreneurship, the Tuck School of Business, and a robust ecosystem of research, mentorship, and venture capital. From healthcare and technology to retail and education, the Upper Valley offers a fertile environment for growth. For businesses ready to tap into a region defined by intellect, infrastructure, and opportunity. The Upper Valley may be the next Palo Alto or Route 128 corridor.

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Anchors of a Prosperous Region

HEALTH & EDUCATION

- **Dartmouth Health Medical Center (DHMC)** - One of New Hampshire's largest employer (employing over 13,000 employees) and home to the state's only Level 1 Trauma Center.
- **Alice Peck Day Memorial Hospital (APD)** - Community-centered healthcare and part of the Dartmouth Health network.
- **Dartmouth College** - A top-tier Ivy League institution driving education, research, and innovation with a total undergraduate and graduate enrollment of 6,700.

MANUFACTURING, ENGINEERING & TECHNOLOGY

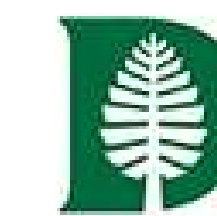
- **Hypertherm Associates** - A global leader in advanced industrial cutting systems.
- **Timken Aerospace** - Precision aerospace components powering commercial and defense sectors.
- **GEOKON** - World-renowned geotechnical instrumentation used in major infrastructure projects.
- **FUJIFILM Dimatix** - Leading provider of high-performance industrial inkjet printheads.
- **CRREL (Cold Regions Research and Engineer Laboratory)** - Pioneering cold regions science and engineering for national impact.
- **TomTom** - Real-time navigation and mapping technology with a global reach.

BIOTECH, PHARMA, & MEDICAL INNOVATION

- **Novo Nordisk** - Biopharmaceutical manufacturing hub advancing diabetes and hormone therapies.
- **Adimab** - Accelerating drug discovery through antibody engineering partnerships.
- **Mascoma Corporation** - Developing next-generation biofuels from renewable sources.
- **Simbex** - Driving innovation in wearable health and medical technologies.
- **Bio X Cell** - Trusted source for high-quality antibodies used in biomedical research.
- **Celdara** - Biotechnology company turning groundbreaking academic research into lifesaving medical products.



Alice Peck Day
Memorial Hospital



DARTMOUTH

TIMKEN®



GEOKON®

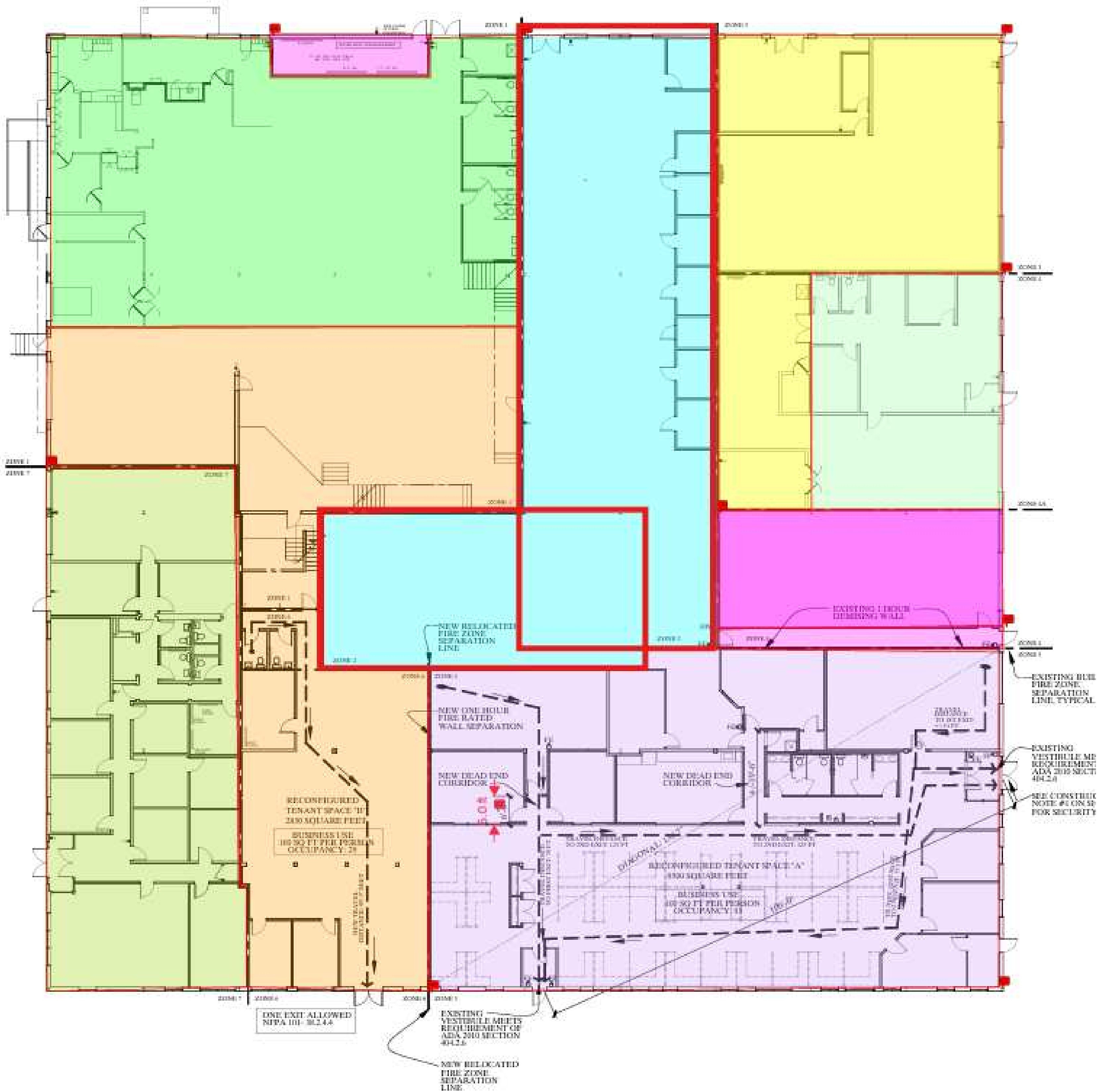
FUJIFILM



TOMTOM

ADIMAB





UNIT DETAILS	
Address	66 Benning St., Suite 2 West Lebanon, NH 03784
Available Space	7,125 Square Feet
Use Type	Retail/Service
Rental Rate	Upon Request
Term	Negotiable
Availability	Available July 2026

