



For Lease

# Colby Corner

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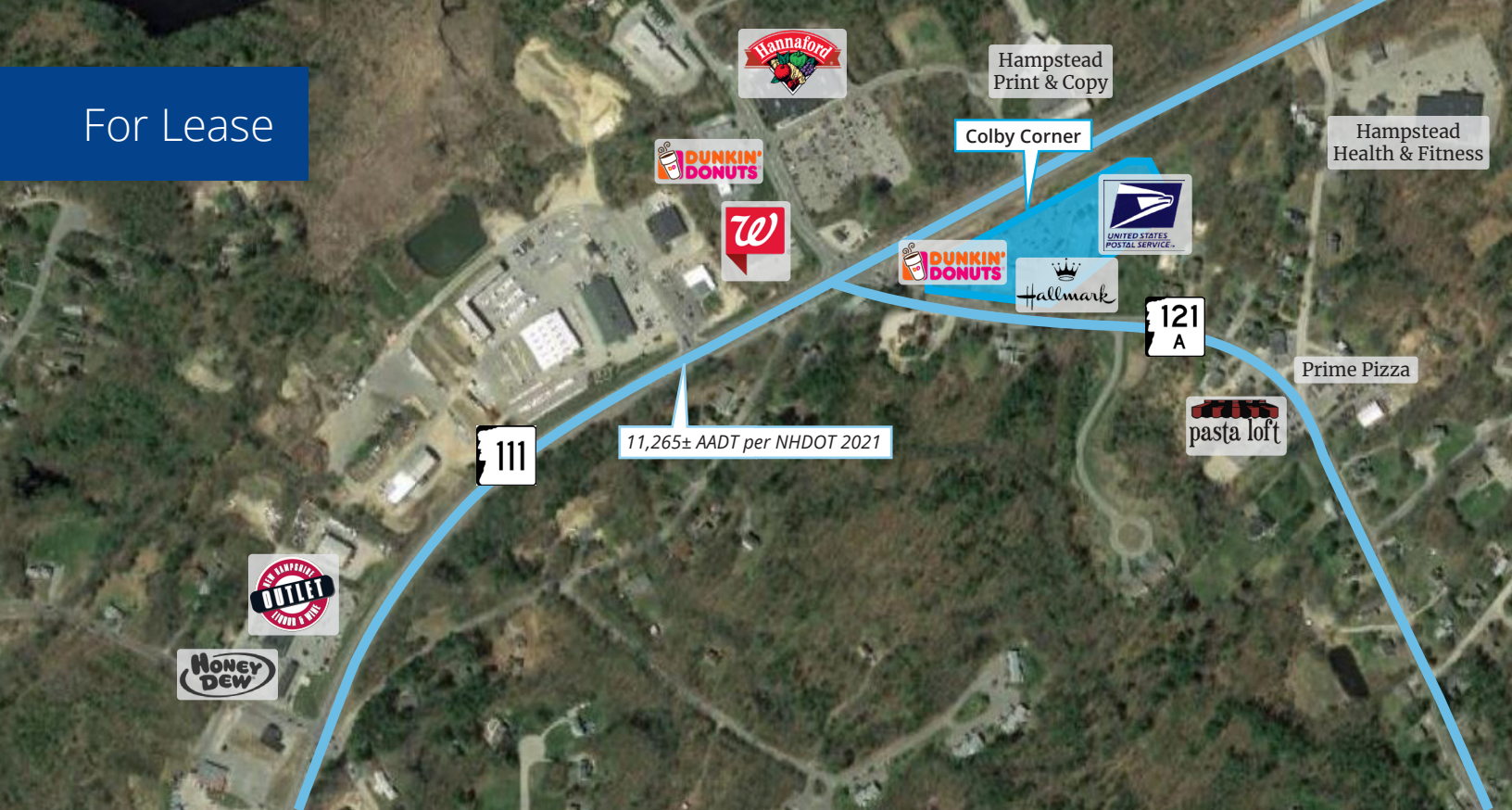
## 265 E Main Street East Hampstead, NH

### Property Highlights

- Two retail units, 1,670± and 1,940± SF, are available at Colby Corner, a busy shopping center anchored by Dunkin' Donuts and USPS
- Located at the signalized intersection of Route 111 and E Main Street/Route 121A with 11,265± AADT per NHDOT 2021
- Pylon signage is located adjacent to Dunkin' Donuts and is highly visible from the intersection of Main Street and Route 111 in East Hampstead
- Tenants include Dunkin' Donuts, Hallmark, USPS, The Commodore Grill, Windham Jewelers, Thrive Juice Bar, J&B Butcher, Bank of America, Hampstead Dry Cleaners, Cosmos Pizza, and A Cut Beyond Hair & Nails

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## Specifications

|                    |                                     |
|--------------------|-------------------------------------|
| Address:           | 265 E Main Street                   |
| Location:          | East Hampstead, NH 03826            |
| Building Type:     | Retail                              |
| Year Built:        | 1990                                |
| Total Building SF: | 38,000±                             |
| Available SF:      | Unit 2: 1,940±<br>Unit 12: 1,670±   |
| Utilities:         | Town water & septic; forced hot air |
| Zoning:            | Commercial-1                        |
| Parking:           | Ample                               |
| Lease Rate:        | \$15.00 NNN                         |



## Demographics

|                                                                                                       | 3 miles   | 5 miles   | 7 miles   |
|-------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  Average Population | 14,763    | 39,148    | 76,040    |
|  # of Households    | 5,884     | 15,259    | 29,236    |
|  Average HH Income  | \$134,791 | \$138,974 | \$142,157 |

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2022.

### Contact us:

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# Plaza Site Plan

 Available Space

