

# Spaulding Commons

306 North Main St, Rochester, New Hampshire



## Property Information

<b>Address:</b>	306 North Main St, Rochester, NH	<b>Traffic Count:</b>	18,000 VPD
<b>Lot Size:</b>	3.6 Acres	<b>Class of Space:</b>	B
<b>Total GLA:</b>	42,000 SF	<b>Heat Type:</b>	FHA, GAS
<b>Total Units in Bldg:</b>	10	<b>AC Type:</b>	Central
<b>Parking Spaces:</b>	165	<b>Lease Rate:</b>	Negotiable
<b>Parking Ratio:</b>	3.92 per 1000	<b>Available:</b>	1,972 - 6,972 +/- SF

## Trade Area Demographics

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	21,679	35,513	52,120
<b>Avg. HH Income</b>	\$56,996	\$57,615	\$56,882



Spaulding Commons is a 42,000 +/- sf community shopping center. This well located center is in North Rochester between exits 14 and 15 on The Spaulding Turnpike (RT 16). This section of North Main Street is Rochester's busiest retail shopping district with anchors including Hannaford Supermarket, Home Depot, and CVS Pharmacy. Major tenants located within this center include Planet Fitness, Sun Tan City, H&R Block and Town Fair Tire. The recent expansion of the Spaulding Turnpike provides excellent visibility and convenient access to this property via a lighted intersection off exit 14. Extensive façade parking lot and pylon renovations have recently been completed.

For Leasing Information:

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Summit Realty Partners

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