

# RETAIL OPPORTUNITY

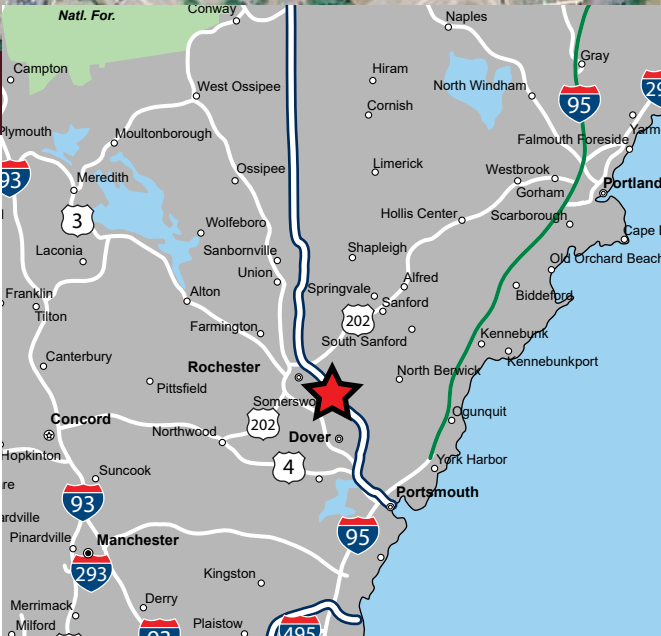
495 High Street (Route 9), Somersworth, New Hampshire



**AVAILABLE FOR LEASE**

## PROPERTY HIGHLIGHTS

- » 2.09 Acre Development Site
- » Conveniently Located on Route 9
- » Excellent Visibility & Access
- » Zoning - Residential/Commercial (R/C)
- » Cross Access to Signalized Intersection
- » Multiple Uses Allowed
- » Large Parking Field

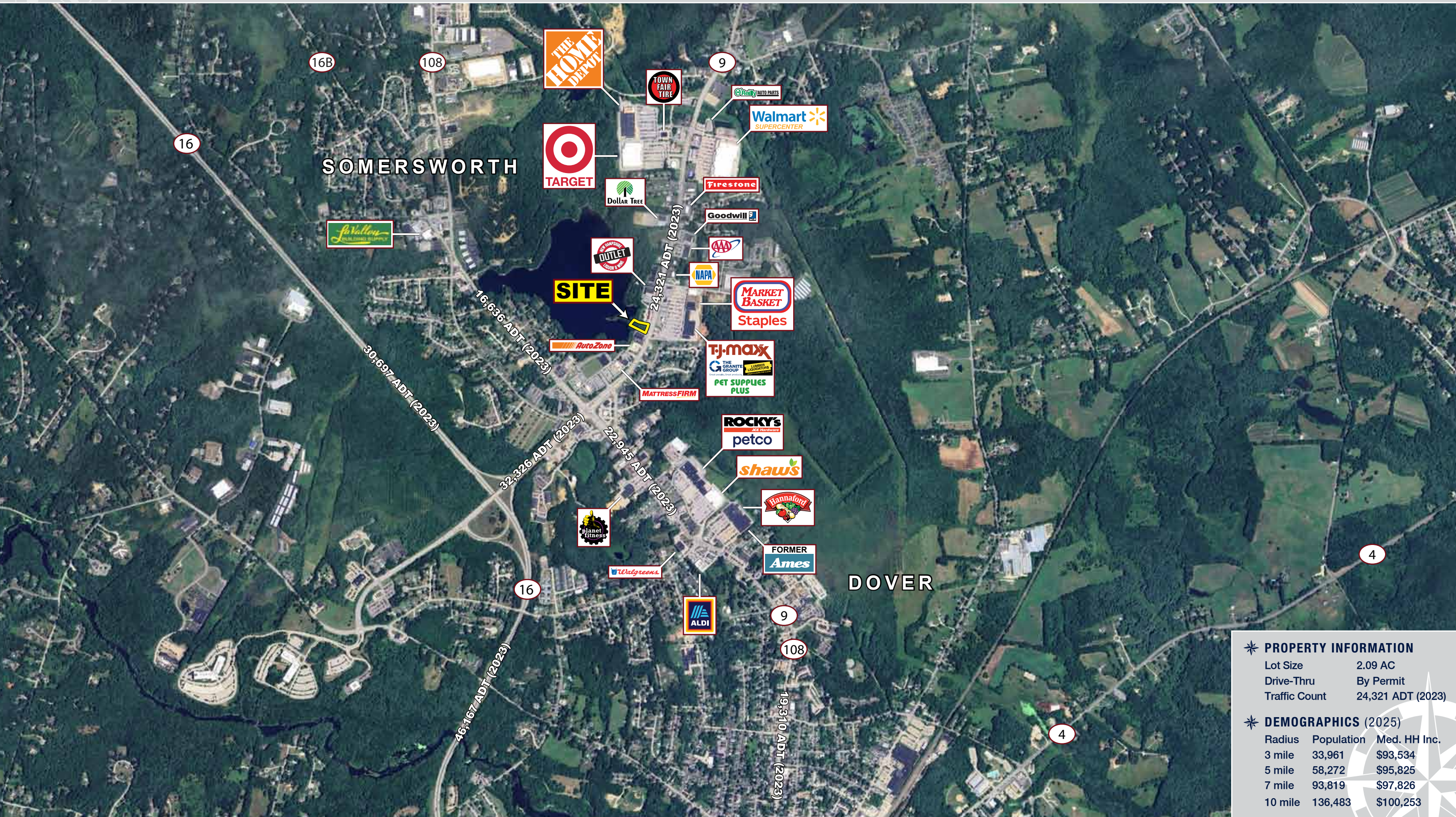


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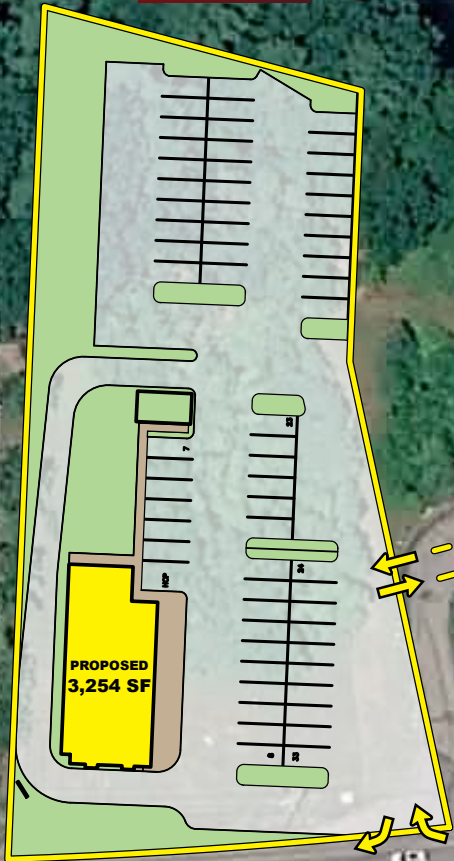
**EASTERN**  
RETAIL PROPERTIES



* PROPERTY INFORMATION		
Lot Size	2.09 AC	
Drive-Thru	By Permit	
Traffic Count	24,321 ADT (2023)	
* DEMOGRAPHICS (2025)		
Radius	Population	Med. HH Inc.
3 mile	33,961	\$93,534
5 mile	58,272	\$95,825
7 mile	93,819	\$97,826
10 mile	136,483	\$100,253



**Conceptual Plan**



9

**HIGH ST. - 24,321 ADT (2023)**



## Retail Opportunity - 495 High Street (Route 9), Somersworth, New Hampshire



**EASTERN**  
RETAIL PROPERTIES

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