

This aerial map illustrates a proposed commercial development site, outlined in yellow and labeled "SITE" with a yellow arrow. The site is located at the intersection of High St and Tri City Rd, near the 24,321 ADT (2023) facility. The surrounding area is densely populated with various commercial establishments, including:

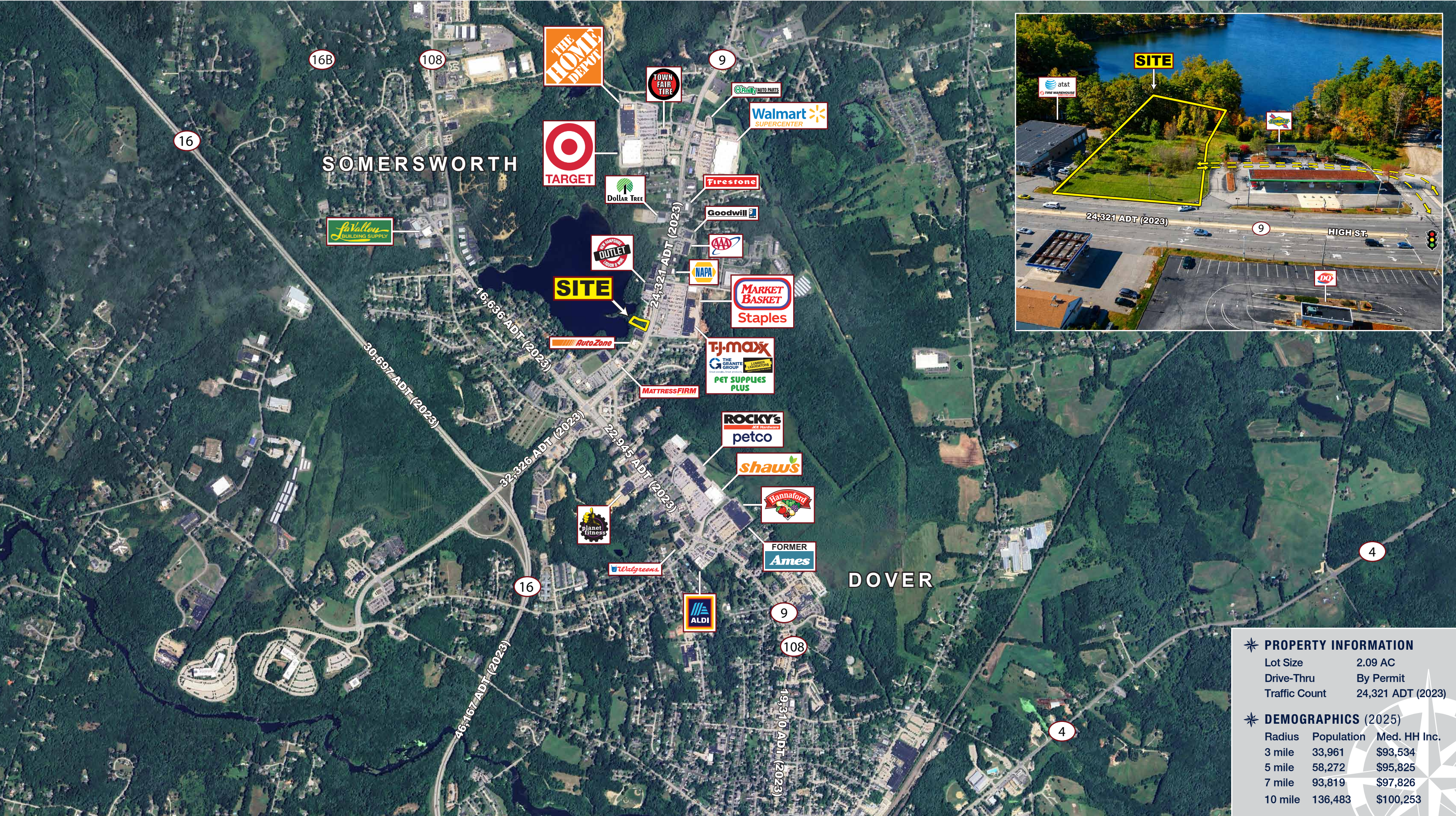
- elements massage** (top center)
- AspenDental** (top right)
- Citizens Bank** (top right)
- Market Basket** (top right)
- Staples** (top right)
- TJ-maxx** (top right)
- DQ** (top right)
- Jersey Mike's** (top right)
- Sunoco** (top center)
- at&t** (center left)
- TIRE WAREHOUSE** (center left)
- AutoZone** (center left)
- Mattress Firm** (bottom center)
- Tucker's** (bottom center)
- Applebee's** (bottom left)
- Ninety Nine 99** (bottom left)

The map also shows the intersection of High St and Tri City Rd, with a traffic light at the intersection. The site is situated near a body of water on the left side of the map. The map includes labels for "HIGH ST", "TRI CITY RD.", "16B", and "24,321 ADT (2023)".

A map of New Hampshire showing the location of the 1980 Winter Olympics. The Olympic site is marked with a red star in Lake Umbagog, near the border of New Hampshire and Maine. The map includes major highways (I-93, I-95, US-3, US-202, US-4), cities (Concord, Manchester, Portsmouth, Rochester, Dover), and the location of the Olympic site marked with a red star.

RETAIL OPPORTUNITY

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





PROPERTY INFORMATION

Lot Size	2.09 AC
Drive-Thru	By Permit
Traffic Count	24,321 ADT (2023)

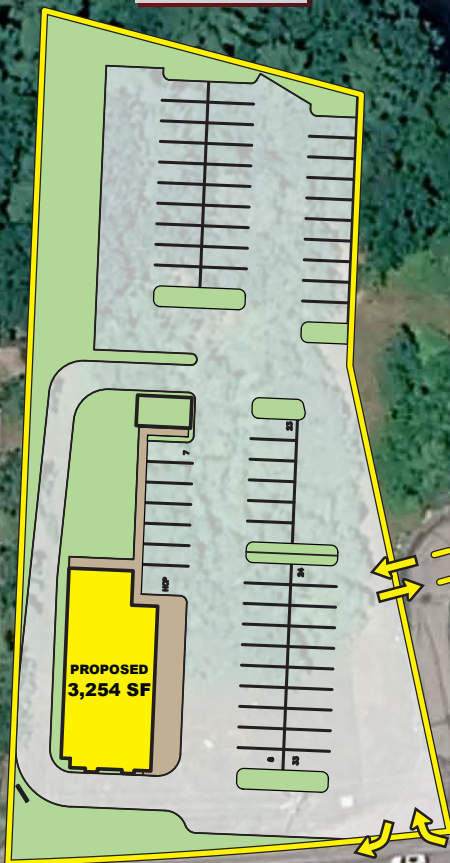


DEMOGRAPHICS (2025)

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**



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HIGH ST. - 24,321 ADT (2023)



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



EASTERN
RETAIL PROPERTIES

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