

RETAIL/OFFICE DOWNTOWN DURHAM FOR LEASE

50-54 MAIN ST, DURHAM, NH

54 Main Street, Durham, NH 03824



PROPERTY DESCRIPTION

Locate your business in this highly-visible storefront on busy Main Street in Durham, NH. With nearly 6,000 VPD at the street, and over 10,000 VPD at each intersection, 54 Main offers superb exposure and convenience at a very reasonable rent. Located at the main thoroughfare of New Hampshire's flagship university with over 15,000 students, nearly 5,000 faculty and staff, thousands of visitors and vendors, this space offers an unparalleled opportunity for your business location.

PROPERTY HIGHLIGHTS

- Great Location with High Traffic Counts in a High Barrier to Entry Market
- Thousands of Pedestrians at Your Door Each Day
- Located at UNH with over 15,000 Students, almost 5,000 faculty and staff, and thousands of vendors and visitors

OFFERING SUMMARY

Lease Rate:	\$1,750 - 4,615.82 per month (MG)
Number of Units:	4
Available SF:	500 - 2,490 SF
Lot Size:	0.2 Acres
Building Size:	5,840 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,707	16,276	61,053
Total Population	17,182	44,934	150,480
Average HH Income	\$143,451	\$124,605	\$126,367

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KELLER WILLIAMS COASTAL REALTY

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750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
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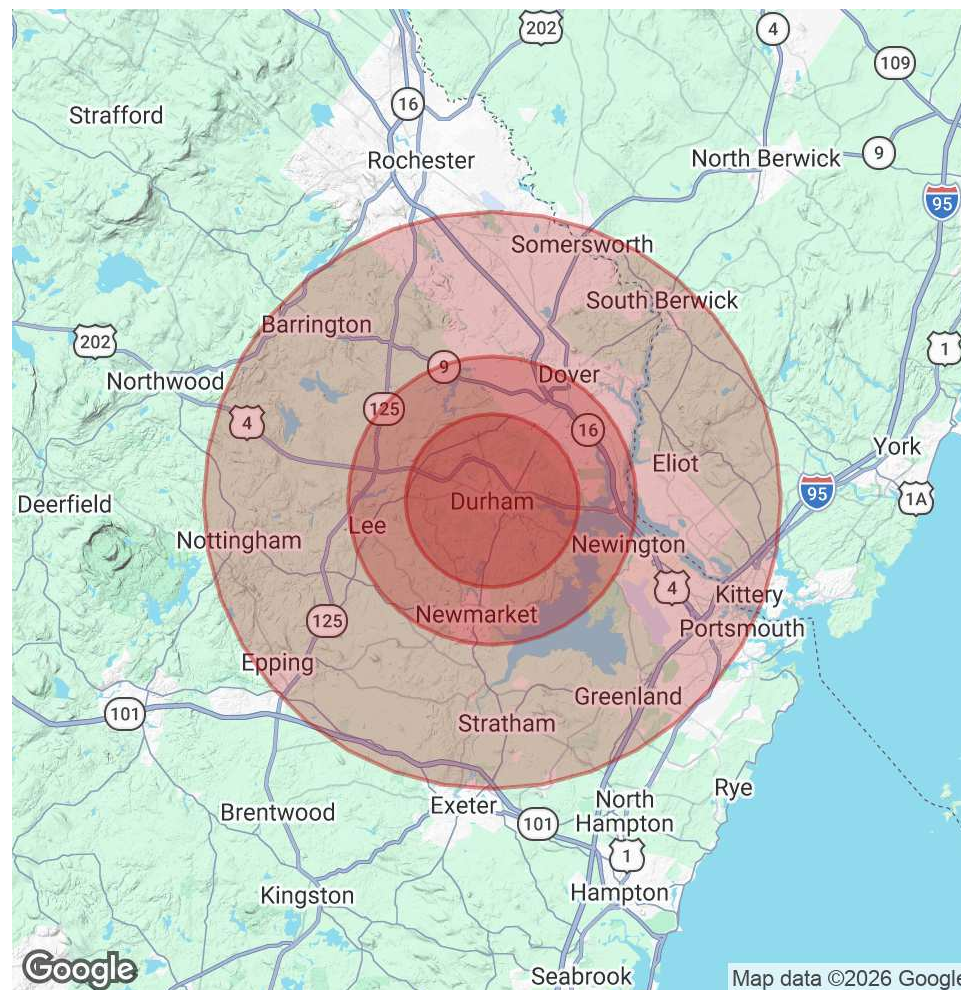
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,182	44,934	150,480
Average Age	29.3	36.6	41.2
Average Age (Male)	28.9	36.4	40.8
Average Age (Female)	30.4	37.8	42.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,707	16,276	61,053
# of Persons per HH	4.6	2.8	2.5
Average HH Income	\$143,451	\$124,605	\$126,367
Average House Value	\$496,242	\$452,038	\$468,939

2023 American Community Survey (ACS)



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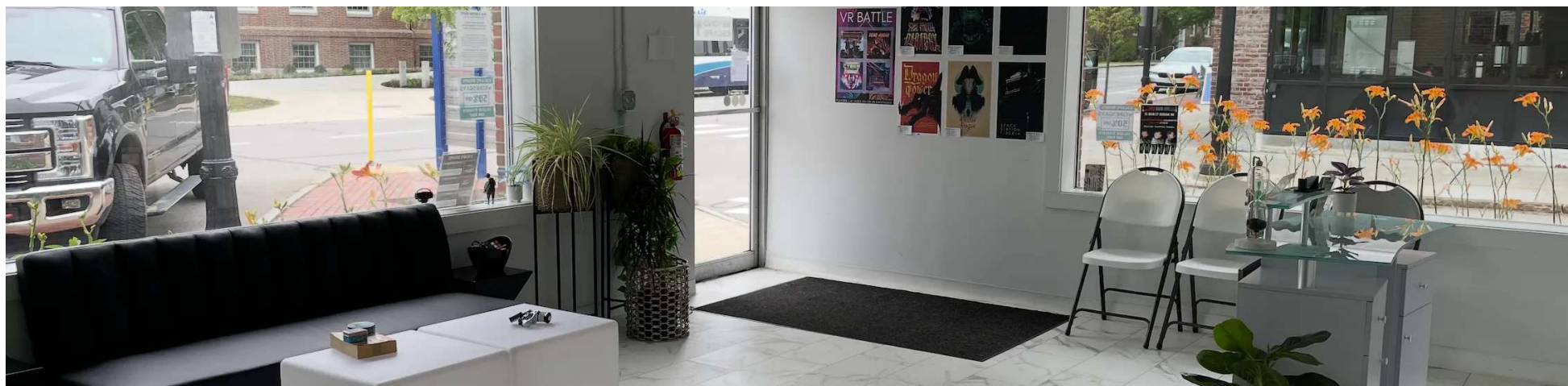
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	24 months
Total Space:	500 - 2,490 SF	Lease Rate:	\$1,750 - \$4,615.82 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
54 Main St. (Entire Space)	Available	500 - 2,490 SF	Modified Gross	\$4,616 per month	-
54 Main St. (Retail 1)	Available	1,425 SF	Modified Gross	\$3,563 per month	-
54 Main St. (Retail 3)	Available	800 SF	Modified Gross	\$1,750 per month	-

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