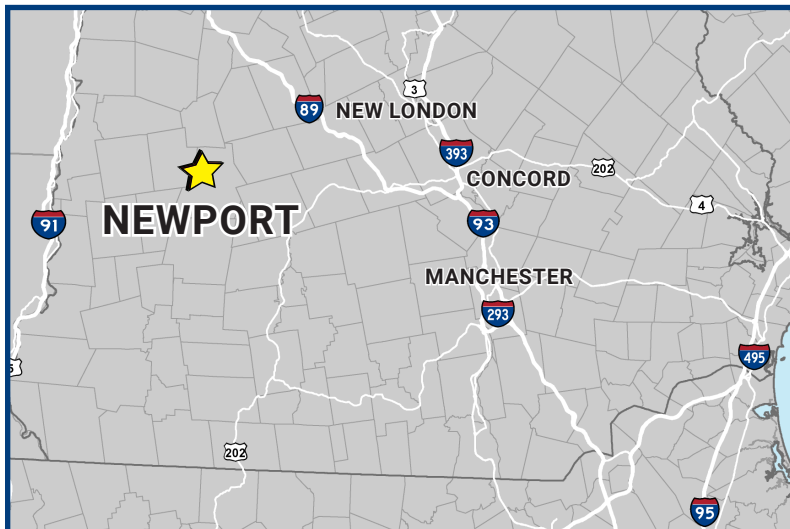
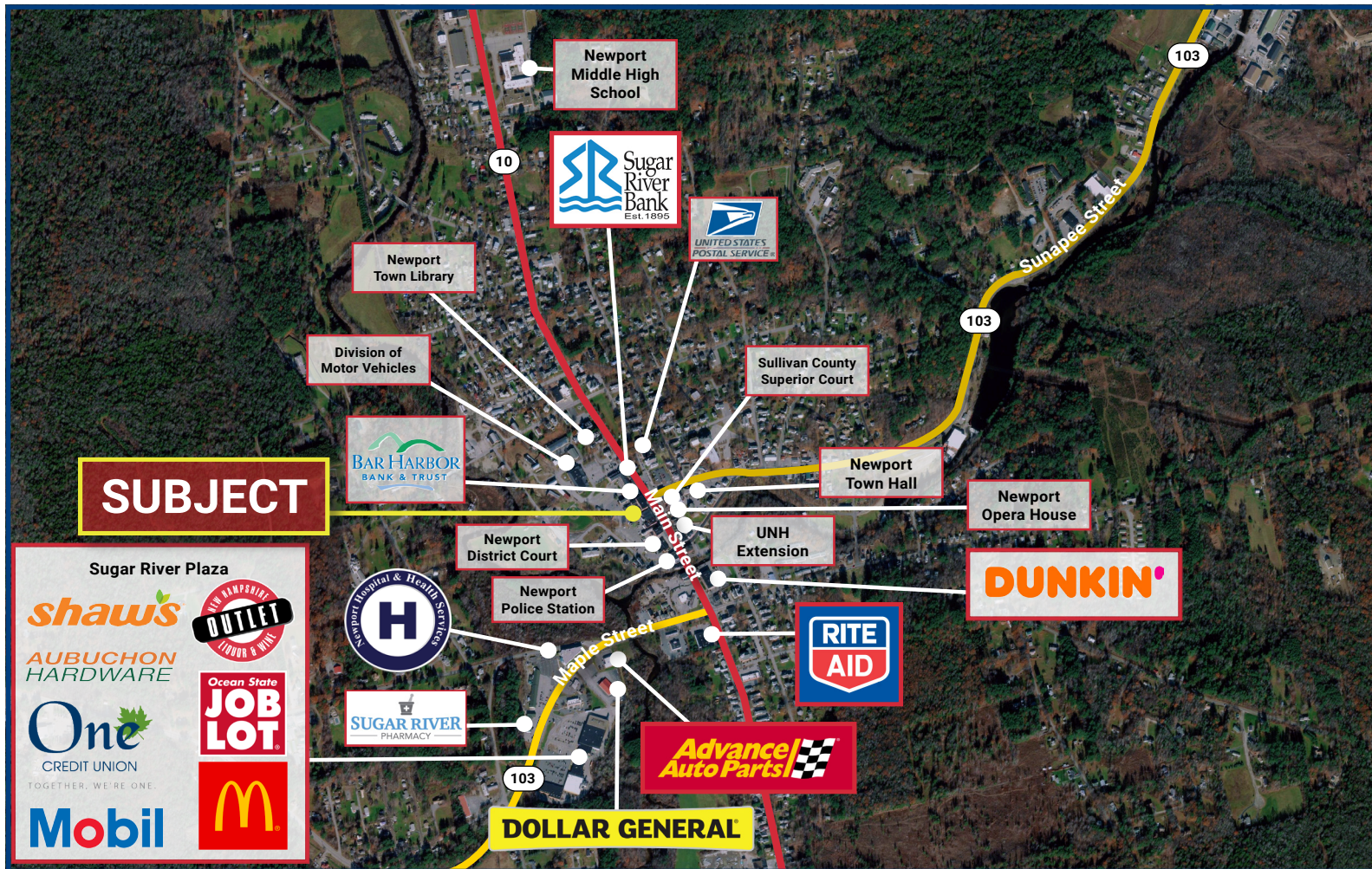


# INVESTMENT SALE OPPORTUNITY MIXED-USE RETAIL / RESIDENTIAL

15-17 Main Street/Route 10, Newport, NH 03773



## Highlights:

- Prominent Downtown Newport Location
- Redevelopment Opportunity
- Excellent Upside Potential
- Eligible for Historic Rehabilitation Tax Credits
- Proximity To Largest Retail Center in Sunapee Lakes Region

# INVESTMENT SALE OPPORTUNITY MIXED-USE RETAIL / RESIDENTIAL

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## Property Profile:

<b>Building Type:</b>	2-Level Mixed-Use Retail/Residential
<b>Land Area:</b>	10,454 SF
<b>Building GLA:</b>	13,843 SF Plus Basement
<b>Year Built:</b>	1917
<b>Zoning District:</b>	Light Commercial (B-1)
<b>Services:</b>	Municipal Water & Sewer
<b>Traffic Count:</b>	14,000 ADT
<b>Parking:</b>	Street Parking (Spaces Available in Adjoining Lot)
<b>Availability:</b>	Immediate

## Trade Area:

	1 - Mile	3 - Mile	5 - Mile
<b>Total Population</b>	2,346	6,240	9,747
<b>Total Households</b>	1,016	2,508	3,972
<b>Med. HH Income</b>	\$46,057	\$51,752	\$55,609
<b>Owner Occ. Housing</b>	539	1,560	2,696
<b>Renter Occ. Housing</b>	477	949	1,276
<b>Total Businesses</b>	188	361	507
<b>Total Employees</b>	2,245	4,122	5,026

## For More Information, Contact:

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