

122

WEST STREET

KEENE, NEW HAMPSHIRE

FOR SALE

14,000 ADT

WEST ST

CURRENT
DRIVE-THRU

**RE-DEVELOPMENT
OPPORTUNITY**



THE
DARTMOUTH
COMPANY

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SIZE

+/- 13,608 SF
3.1 ACRES



KEY FACTS

- Large development or re-use opportunity
- Adjacent to downtown
- Full block on primary commercial thoroughfare
- Potential for multiple uses (Residential, Hospitality, Office Reuse, Adaptive Redevelopment)
- Functional Multi-level facility
- Potential for short term lease back
- 1 Mile from Keene State College (home to 4,300 students)

Demographics

	1 MILE	3 MILE	10 MILE
Population	12,516	23,286	44,308
Daytime Population	10,973	23,690	29,320
Med HH Income	\$43,473	\$54,403	\$59,127



FOR SALE - Re-Development Opportunity



MARKET AERIAL



FOR SALE - Re-Development Opportunity



DOWNTOWN ZOOM IN



SITE
122 WEST ST

TD Bank



KEENE PUBLIC LIBRARY

KEENE DISTRICT COURT



NATIONAL GRANGE MUTUAL INSURANCE



WEST ST

14,000 ADT

DOWNTOWN KEENE

THE COLONIAL THEATRE

MAIN ST



COURTYARD®
Marriott

Cheshire Medical Center
Dartmouth-Hitchcock Keene

24,000 ADT

KEENE STATE COLLEGE
4,300 STUDENTS



FOR SALE - Re-Development Opportunity

