

# Retail Space Available For Lease

## Woodbury Corner Shopping Center

2001 Woodbury Avenue, Newington, NH



### Property Information

<b>Address:</b>	2001 Woodbury Avenue	<b>Water:</b>	Municipal
<b>Available:</b>	1,300 +/- SF	<b>Sewer:</b>	Municipal
<b>Total SF:</b>	9,382 +/- SF	<b>Gas:</b>	Municipal
<b>Land Area:</b>	2.05 Acres	<b>Zoning:</b>	Commercial
<b>Parking Spaces:</b>	43 +/- Spaces	<b>Year Built:</b>	1960
<b>Parking Ratio:</b>	4.58 / 1,000 GLA +/-	<b>Renovated:</b>	2011
<b>Frontage:</b>	411'-Woodbury Avenue 100'-Gosling Road	<b>Date Available:</b>	4/1/2019
<b>Traffic Counts:</b>	28,000 +/- VPD		

### Trade Area Demographics

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	22,797	42,402	137,388
<b>Households:</b>	10,659	18,724	54,263
<b>Average HH Income:</b>	\$100,903	\$101,007	\$104,072



Woodbury Corner Shopping Center is a multi-tenant retail building located on approximately 2.05 acres in Newington, NH. National tenants Batteries and Bulbs Plus and Mattress Firm are located at this center. Situated at the signalized corner of Woodbury Avenue and Gosling Road, this site has direct access to Spaulding Turnpike and is less than 2 miles from I-95. In addition, Woodbury Corner benefits from great visibility and strong traffic counts located in a major retail corridor with over 1,000,000 sf of retail from two of the region's most dominant centers, The Crossing and Mall at Fox Run. Major retailers located in the vicinity of this property include Kohl's, Dick's Sporting Goods, Trader Joes, Dollar Tree, Market Basket, Macy's, Party City and Starbucks among others. There is 411' of frontage on Woodbury Avenue and 100' of frontage on Gosling Road. Woodbury Corner is an ideal location for any tenant looking to bring their brand to a primary retail corridor.

For More Information:

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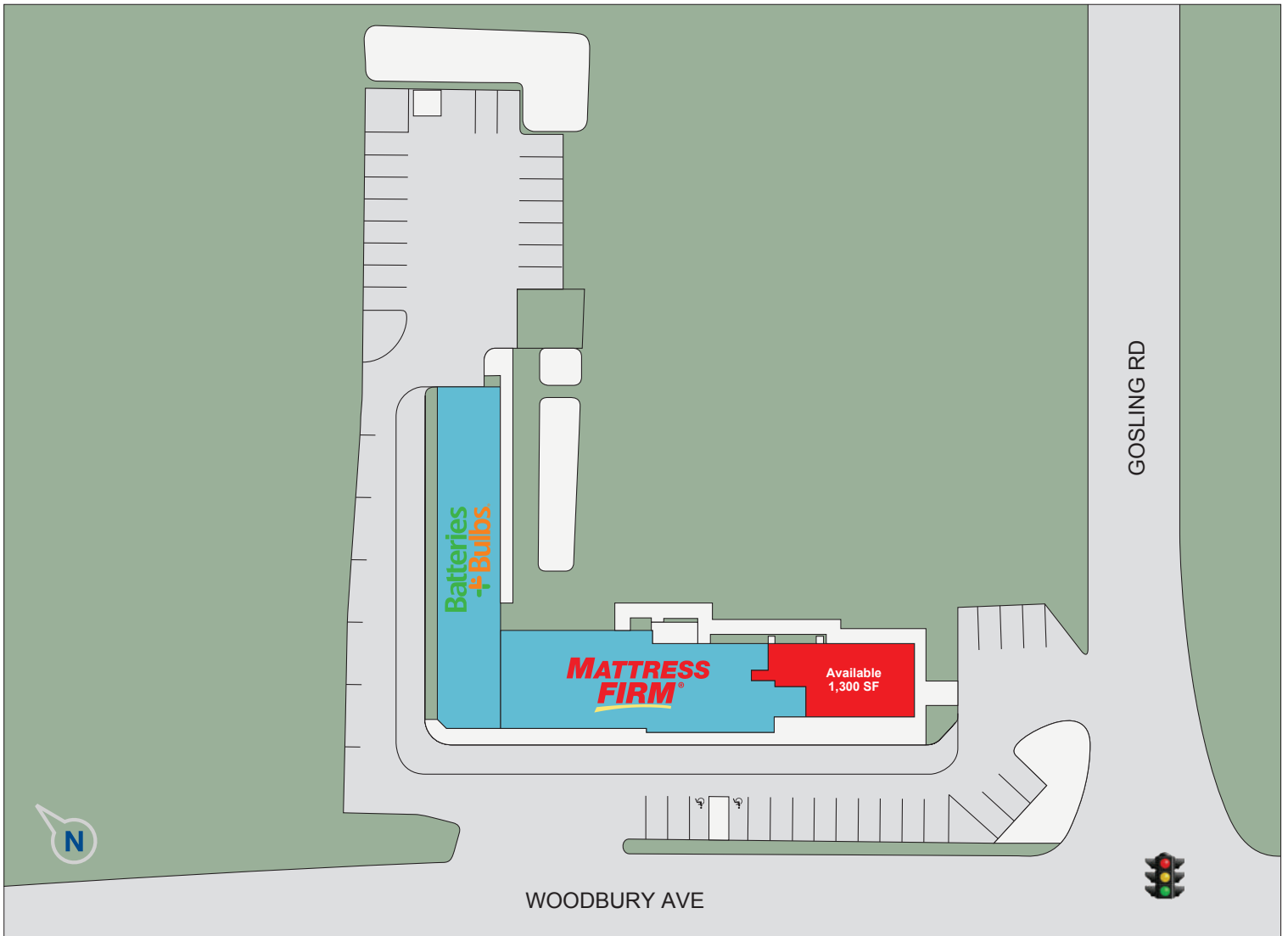
Summit Realty Partners

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 80 Hayden Avenue  
 Lexington, MA 02421  
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