

FOR LEASE

Sugar River Plaza

24-70 John Stark Highway | Newport, NH



Overview

AVAILABLE	1,600-8,052 SF
GLA	119,359 SF
RATE	Contact Broker

Contact

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Description

- 119,000 SF retail center located on John Stark Highway/Routes 103 and 11
- Sugar River Plaza is the largest retail center in the Sunapee Lakes Region
- Anchored by Shaw's (the only grocery store in a seven-mile radius) and newly build Ocean State Job Lot
- Seasonal and weekend tourists flock to Newport bound for Lake Sunapee and Mount Sunapee
- Newport is home to more than 20 miles of hiking, biking, running, and snow mobile trails
- Year round events include Concerts in the Commons and Movies in the Park

Demographics

	10 MILE	15 MILE	25 MILE
Population	32,016	60,029	169,010
Households	13,429	24,794	69,832
Average HH Income	\$75,715	\$81,467	\$84,794
Daytime Population	30,101	54,886	162,912

Year: 2019 | Source: Esri

Traffic Counts

John Stark Highway, NE of Site	15,496 VPD
John Stark Highway, adjacent to Site	10,751 VPD
Main Street, NE of Site	13,804 VPD

Year: 2019 | Source: New Hampshire DOT

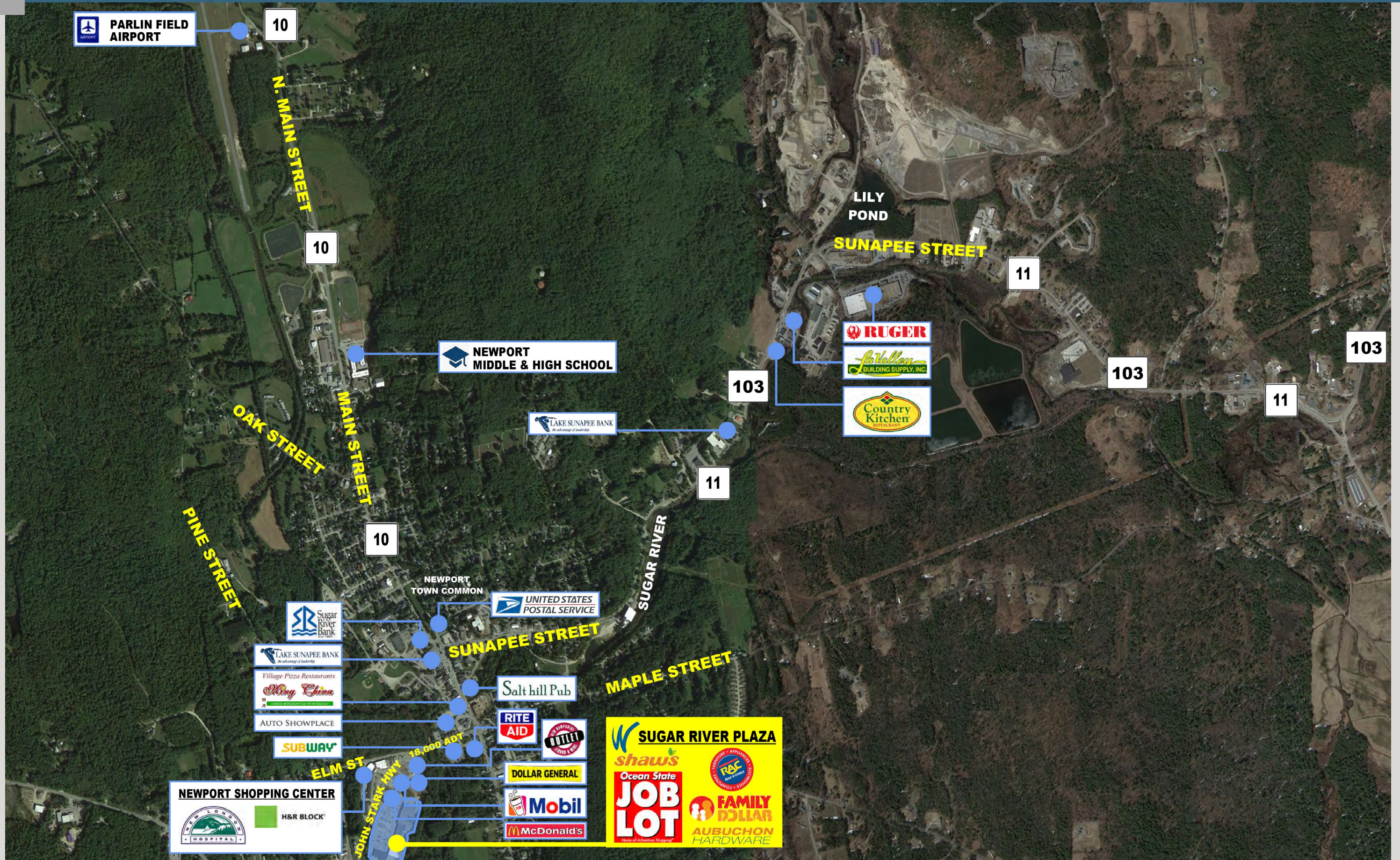
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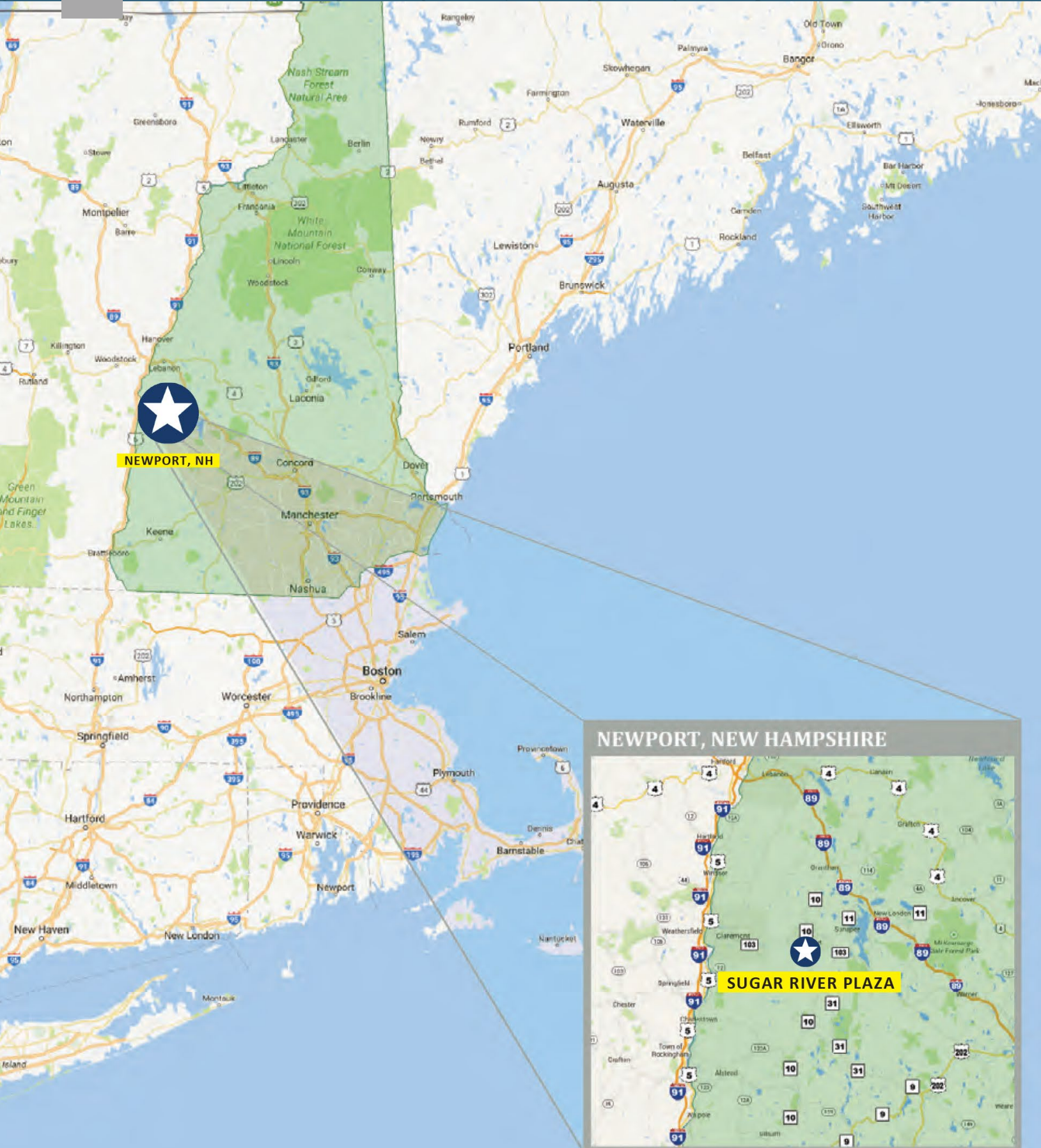
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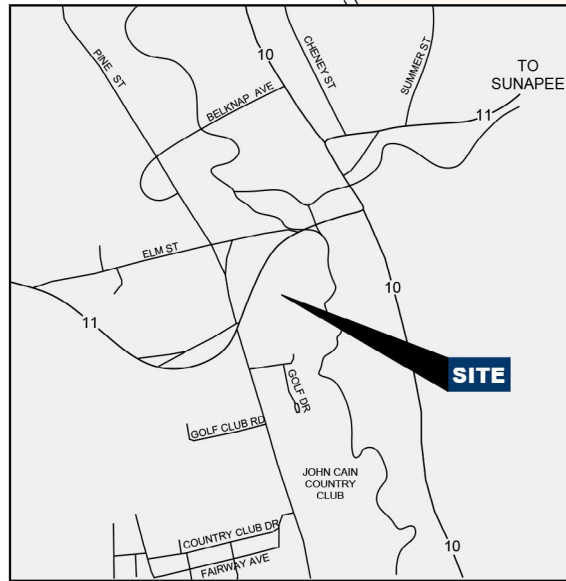


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LOCUS PLAN



KEY LEGEND

- OCCUPIED
- AVAILABLE
- PROPOSED



Executive Summary

24-70 John Stark Highway | Newport, NH



	10 miles	15 miles	25 miles
Population			
2000 Population	29,483	54,097	154,123
2010 Population	31,359	58,422	163,680
2019 Population	32,016	60,029	169,010
2024 Population	32,396	60,860	171,321
2000-2010 Annual Rate	0.62%	0.77%	0.60%
2010-2017 Annual Rate	0.20%	0.27%	0.31%
2017-2022 Annual Rate	0.24%	0.28%	0.27%
2019 Male Population	49.3%	49.2%	49.3%
2019 Female Population	50.7%	50.8%	50.7%
2019 Median Age	46.6	47.4	45.3
Households			
2000 Households	12,209	21,975	61,841
2010 Households	13,138	24,075	67,217
2019 Total Households	13,429	24,794	69,832
2024 Total Households	13,603	25,164	70,931
2000-2010 Annual Rate	0.74%	0.92%	0.84%
2010-2017 Annual Rate	0.21%	0.29%	0.37%
2017-2022 Annual Rate	0.26%	0.30%	0.31%
2019 Average Household Size	2.34	2.34	2.32
Housing Units			
2019 Total Housing Units	17,290	31,497	86,475
2019 Owner Occupied Housing Units	9,229	18,341	50,151
2019 Renter Occupied Housing Units	4,201	6,452	19,681
2019 Vacant Housing Units	3,861	6,703	16,643
Race and Ethnicity			
2019 White Alone	95.1%	95.3%	93.5%
2019 Black Alone	0.7%	0.8%	1.1%
2019 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2019 Asian Alone	1.2%	1.1%	2.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	1.8%	1.9%	2.4%
Income			
2019 Median Household Income	\$57,352	\$60,724	\$62,775
2019 Average Household Income	\$75,715	\$81,467	\$84,794
Per Capita Income	\$31,768	\$33,786	\$35,732
2019 Population 25+ by Educational Attainment			
Total	23,882	44,555	122,890
High School Graduate	28.7%	27.4%	25.2%
GED/Alternative Credential	6.9%	5.6%	4.6%
Some College, No Degree	17.9%	17.4%	17.4%
Associate Degree	8.6%	9.6%	9.5%
Bachelor's Degree	17.5%	19.5%	20.3%
Graduate/Professional Degree	10.8%	12.7%	16.5%
Daytime Population			
2019 Total Daytime Population	30,101	54,886	162,912
Workers	12,520	21,961	72,328
Residents	17,581	32,925	90,584