

FOR LEASE

Kilburn Ledge

804 Meadow Street | Littleton, NH



Overview

AVAILABLE	1,190-4,696 SF
GLA	±35,000 SF
RATE	Contact Broker

Contact

CHRISTIAN G. JANELLE
617.872.1115 | chris.janelle@srsre.com

BRYAN WRIGHT
617.245.0671 | bryan.wright@srsre.com

BRIAN NADLER
617.665.7395 | brian.nadler@srsre.com

JONATHAN LAPAT
978.579.4112 | jonathan.lapat@srsre.com

Partnered with



Description

- ±35,000 SF retail center is located just 0.5 mile from I-93
- Located on Route 302 in Littleton's major retail corridor
- Route 302 is home to Walmart Supercenter, Lowe's, Home Depot, Shaw's, Tractor Supply, and many other national and regional tenants
- Shoppers come from 30 mile away to visit regional retail stores in Littleton, NH.

Nestled in the majestic White Mountains, Littleton is the economic and recreational hub for North Country, NH. Featured as "One of America's Best Town's in the US" by Outside Magazine (2005). Littleton is widely recognized as the home of Chutters - the world's longest candy counter at 112 feet long.

Demographics

	15 MILE	20 MILE	30 MILE
Population	31,961	54,680	86,224
Households	13,784	23,114	36,249
Average HH Income	\$68,267	\$67,809	\$68,089
Daytime Population	32,937	57,808	84,543

Year: 2019 | Source: Esri

Traffic Counts

Route 302, N of Site	15,179 VPD
I-93, E of Site	9,437 VPD

Year: 2019 | Source: New Hampshire DOT

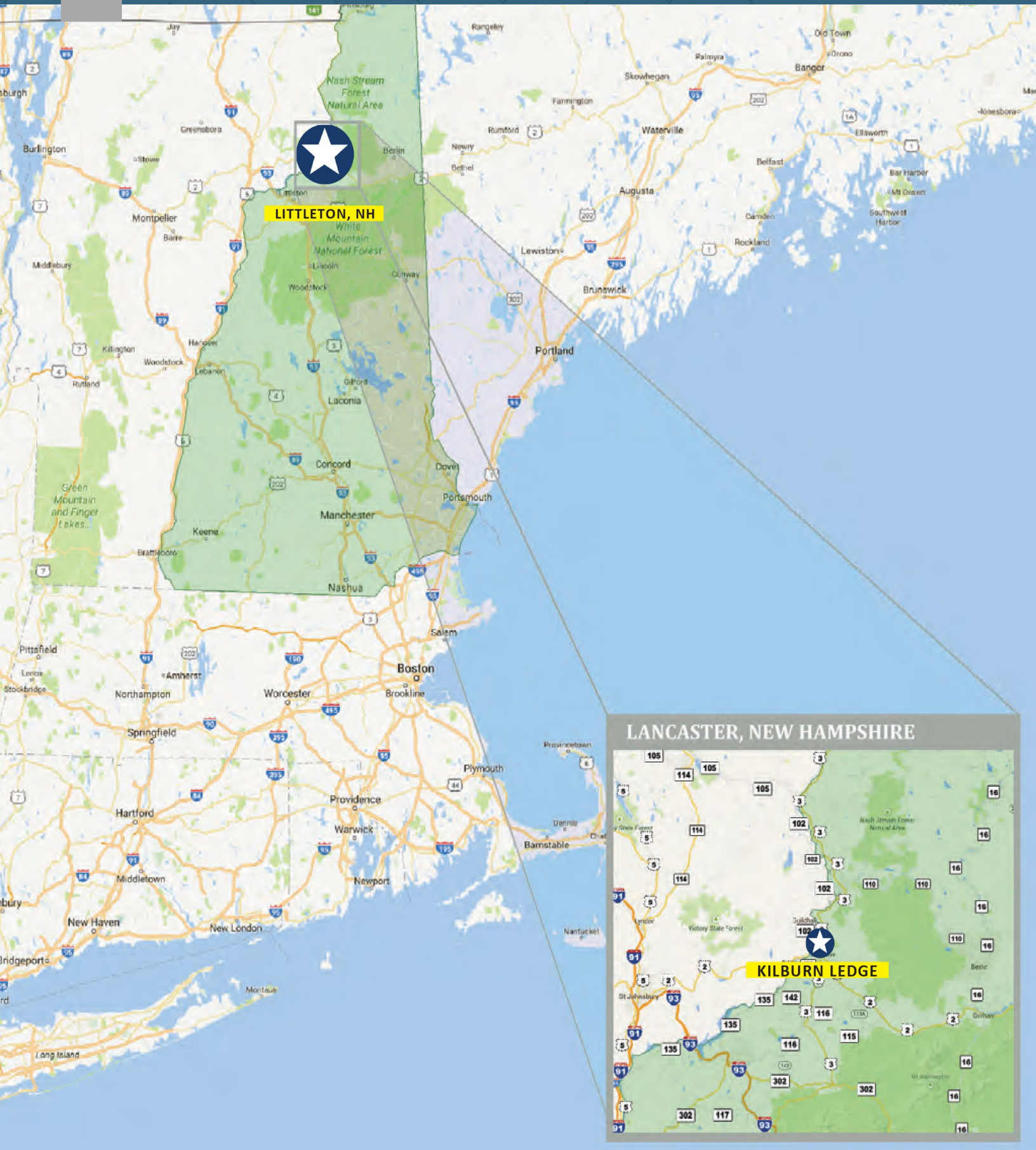
Kilburn Ledge

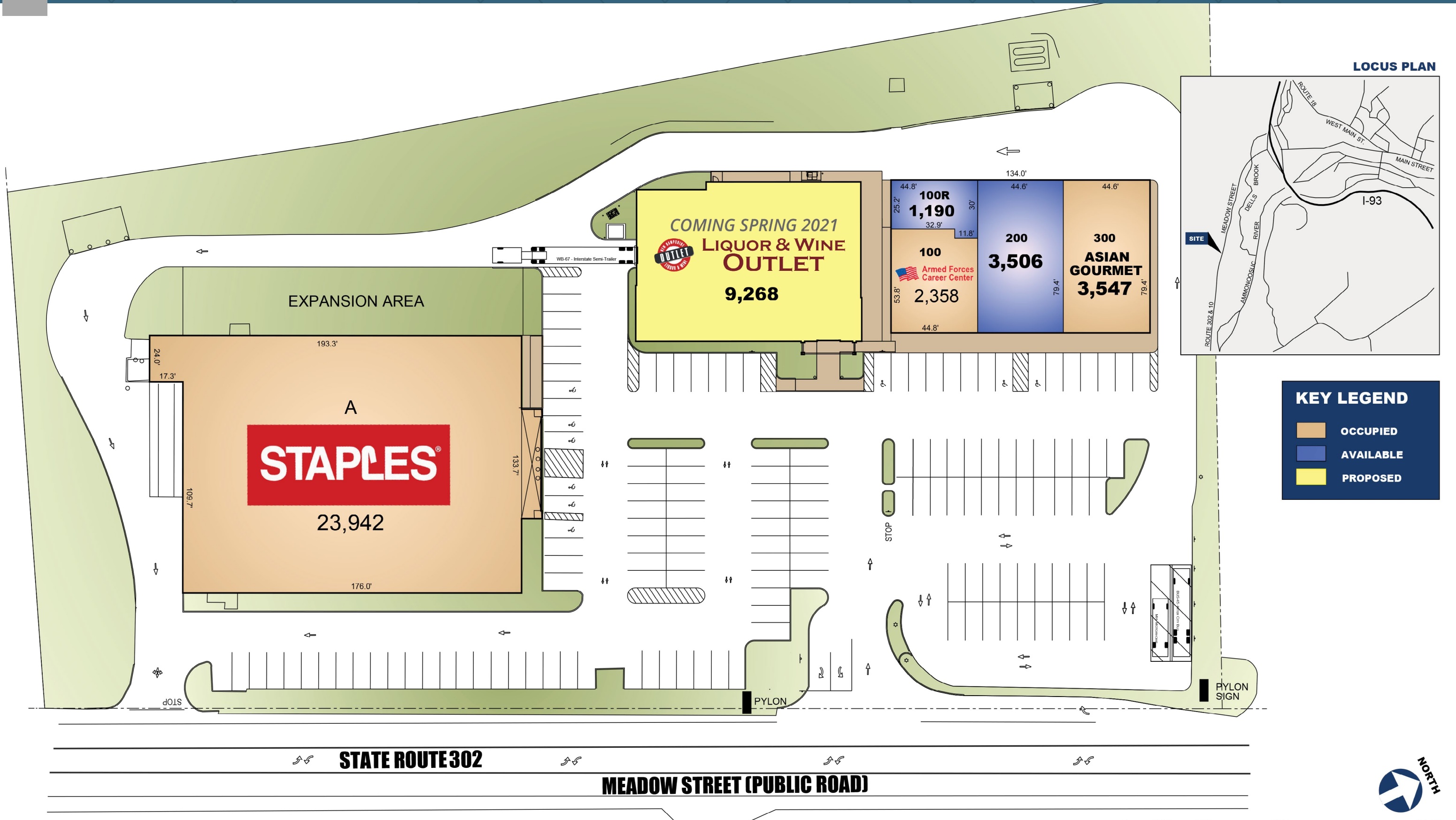
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Executive Summary

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	15 miles	20 miles	30 miles
Population			
2000 Population	29,631	50,307	78,157
2010 Population	31,143	53,343	83,448
2019 Population	31,961	54,680	86,224
2024 Population	32,233	55,107	87,130
2000-2010 Annual Rate	0.50%	0.59%	0.66%
2010-2017 Annual Rate	0.25%	0.24%	0.32%
2017-2022 Annual Rate	0.17%	0.16%	0.21%
2019 Male Population	49.4%	49.6%	49.7%
2019 Female Population	50.6%	50.4%	50.3%
2019 Median Age	47.9	47.5	47.1
Households			
2000 Households	12,277	20,463	31,372
2010 Households	13,339	22,385	34,806
2019 Total Households	13,784	23,114	36,249
2024 Total Households	13,935	23,356	36,734
2000-2010 Annual Rate	0.83%	0.90%	1.04%
2010-2017 Annual Rate	0.32%	0.31%	0.40%
2017-2022 Annual Rate	0.22%	0.21%	0.27%
2019 Average Household Size	2.27	2.28	2.31
Housing Units			
2019 Total Housing Units	18,011	32,697	52,756
2019 Owner Occupied Housing Units	9,591	16,336	26,816
2019 Renter Occupied Housing Units	4,194	6,778	9,433
2019 Vacant Housing Units	4,227	9,583	16,507
Race and Ethnicity			
2019 White Alone	95.4%	95.5%	95.8%
2019 Black Alone	0.8%	0.7%	0.7%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2019 Asian Alone	1.0%	1.2%	0.9%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	2.3%	2.2%	1.9%
Income			
2019 Median Household Income	\$51,178	\$50,828	\$51,654
2019 Average Household Income	\$68,267	\$67,809	\$68,089
Per Capita Income	\$29,536	\$28,805	\$28,705
2019 Population 25+ by Educational Attainment			
Total	24,065	40,751	64,121
High School Graduate	27.5%	28.9%	29.4%
GED/Alternative Credential	4.1%	4.1%	4.4%
Some College, No Degree	21.5%	20.5%	19.8%
Associate Degree	9.9%	9.8%	9.4%
Bachelor's Degree	18.1%	17.8%	17.9%
Graduate/Professional Degree	11.2%	11.0%	11.0%
Daytime Population			
2019 Total Daytime Population	32,937	57,808	84,543
Workers	15,108	27,139	36,536
Residents	17,829	30,669	48,007