

100% Leased Retail Strip Center Available for Sale

Woodbury Corner Shopping Center

2001 Woodbury Avenue, Newington, NH



Property Information

Address:	2001 Woodbury Avenue	Water:	Municipal
Total SF:	9,382 +/- SF	Sewer:	Municipal
Land Area:	2.05 Acres	Gas:	Natural
Parking Spaces:	43 +/- Spaces	Zoning:	Commercial
Parking Ratio:	4.58 / 1,000 GLA +/-	Year Built:	1960
Frontage:	411'-Woodbury Avenue 100'-Gosling Road	Renovated:	2011
Traffic Counts:	28,000 +/- VPD	Price:	\$3,400,000
		Cap Rate:	7.07%

Trade Area Demographics

	3 Mile	5 Mile	10 Mile
Population:	23,129	42,383	137,801
Households:	10,987	19,128	55,873
Average HH Income:	\$113,429	\$114,013	\$112,035

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Duston's
MARKET

Batteries + Bulbs

Woodbury Corner Shopping Center is a 100% leased multi-tenant retail strip center located on 2.05 +/- acres in Newington, NH. Current tenants include Mattress Firm, Batteries & Bulbs and Duston's Market which is a local business from Dover, NH established in 1971. Situated at the signalized corner of Woodbury Avenue and Gosling Road, this property has convenient 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 the property include Whole Foods Market, Market Basket, Walmart, Home Depot, Kohl's, Dick's Sporting Goods, Best Buy, Trader Joes, Dollar Tree, Macy's, Crumbl, Chick-fil-A, Dave's Hot Chicken and Starbucks among others. There is 411' of frontage on Woodbury Avenue and 100' of frontage on Gosling Road. Woodbury Corner has a strong history as a retail property in a primary retail corridor which makes it a great opportunity for commercial property investors.

For Sale Information:

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