



FOR LEASE

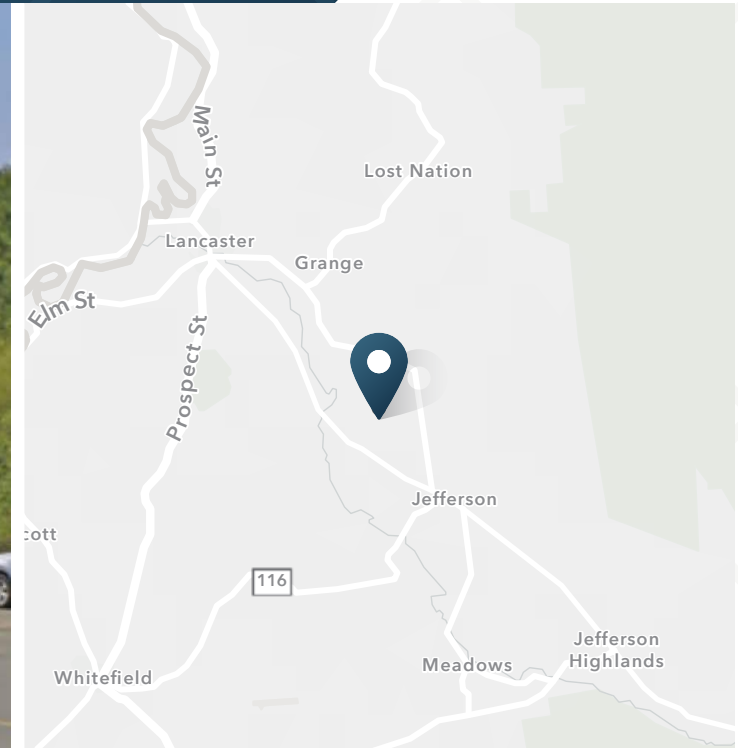
Kilburn Ledge

804 Meadow Street | Littleton, NH



Kilburn Ledge

804 Meadow Street | Littleton, NH



FOR LEASE

1,190 SF
23,942 SF

Available

+/- 35,000 SF
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- ±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.

JOIN THESE RETAILERS



TRAFFIC COUNTS

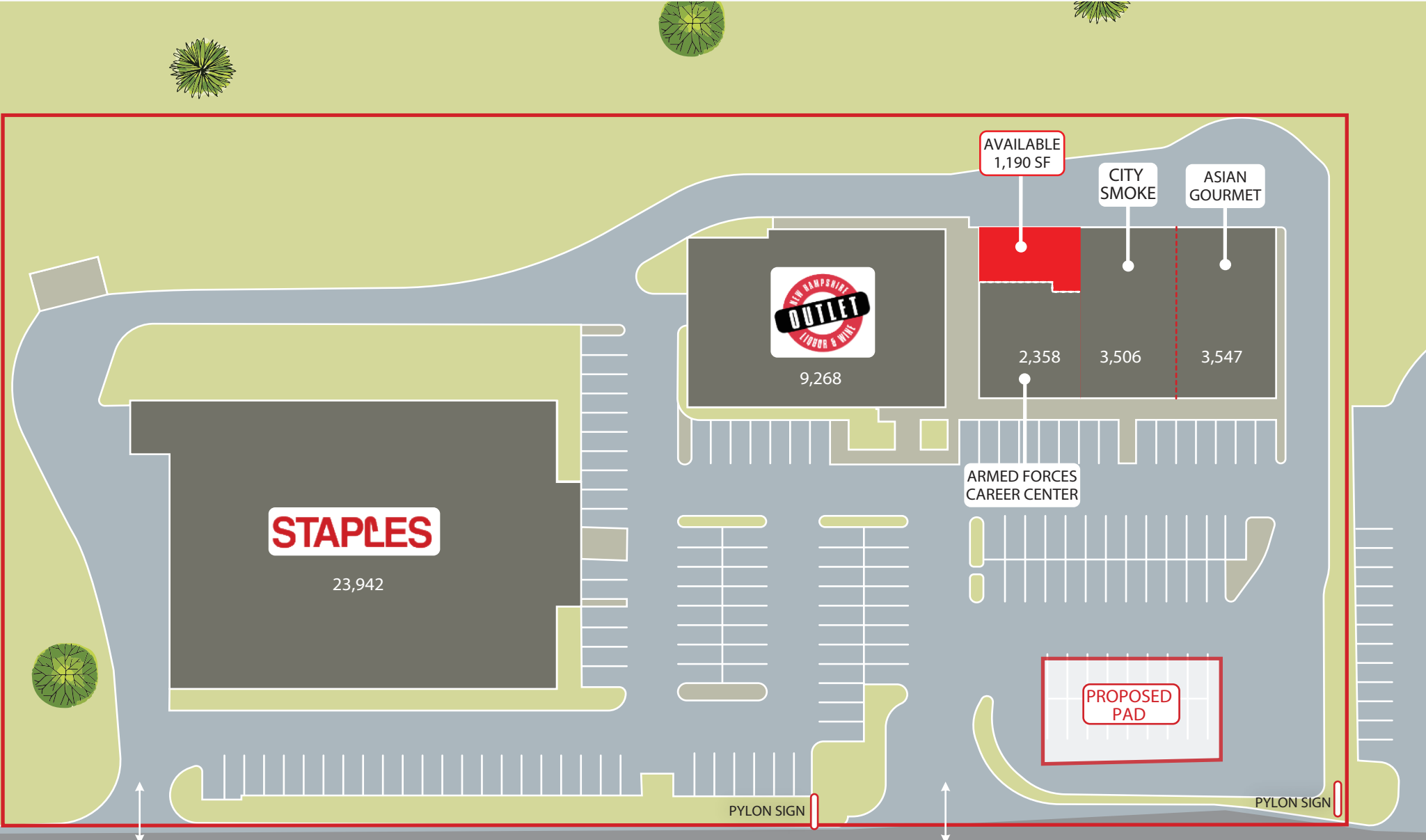
Route 302, N of Site
I-93, E of Site

15,179 VPD
9,437 VPD

Year: 2019 | Source: New Hampshire DOT

Kilburn Ledge

804 Meadow Street | Littleton, NH



STAPLES

23,942



9,268

AVAILABLE
1,190 SF

CITY
SMOKE

ASIAN
GOURMET

2,358

3,506

3,547

ARMED FORCES
CAREER CENTER

PROPOSED
PAD

PYLON SIGN

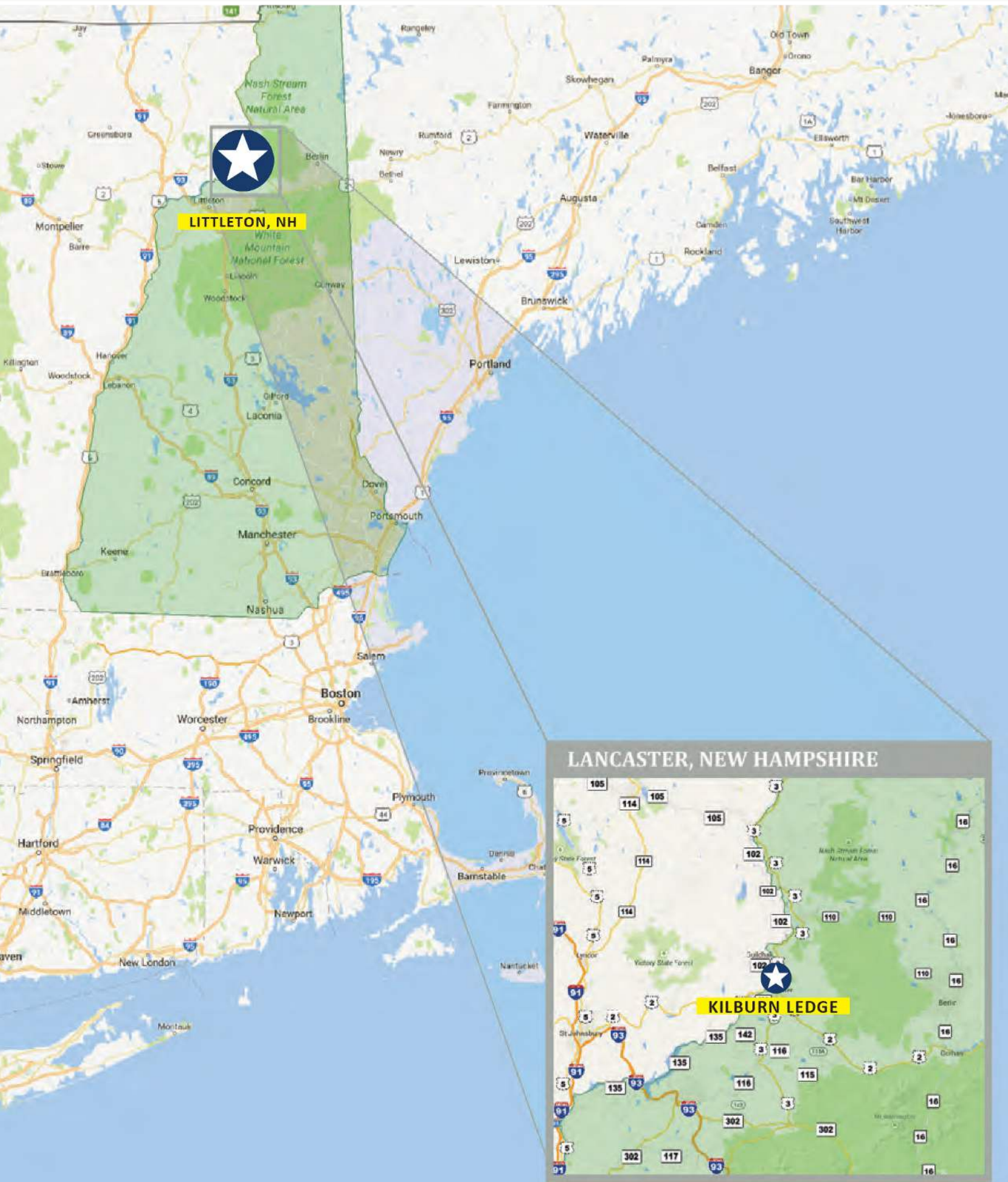
PYLON SIGN



MEADOW ST

Kilburn Ledge

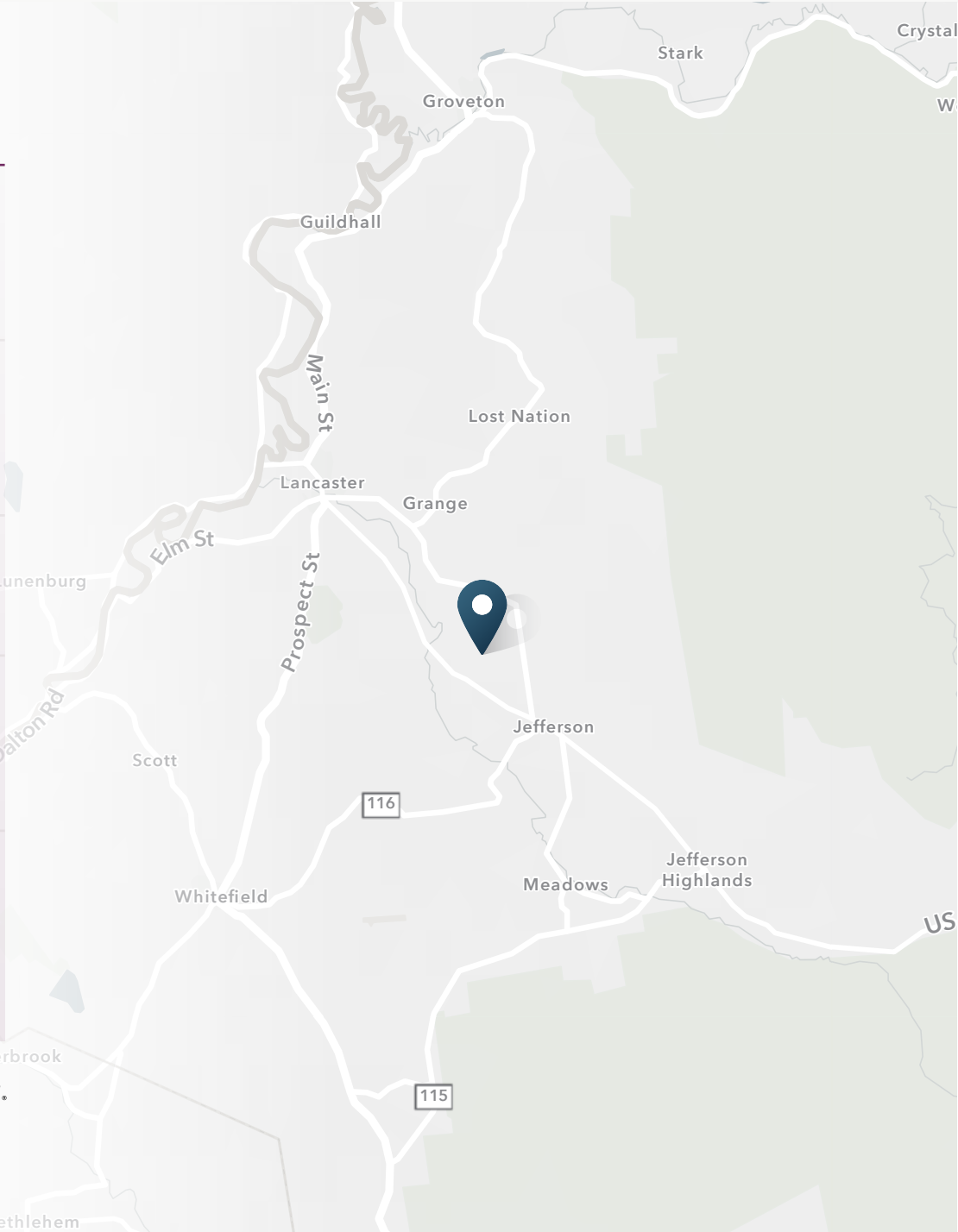
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DEMOGRAPHIC HIGHLIGHTS

Population	15 miles	20 miles	30 miles
2022 Estimated Population	16,998	37,544	70,031
2027 Projected Population	17,020	37,457	69,710
Projected Annual Growth Rate 2022 to 2027	0.03%	-0.05%	-0.09%
Daytime Population			
2022 Daytime Population	15,773	36,919	71,461
Workers	7,857	19,434	38,178
Residents	7,916	17,485	33,283
Income			
2022 Est. Average Household Income	\$72,359	\$70,426	\$75,170
2022 Est. Median Household Income	\$51,815	\$48,645	\$51,425
Households & Growth			
2022 Estimated Households	7,580	16,693	30,853
2027 Estimated Households	7,658	16,752	30,881
Projected Annual Growth Rate 2022 to 2027	0.20%	0.07%	0.02%
Race & Ethnicity			
2022 Est. White	93%	92%	92%
2022 Est. Black or African American	0%	2%	1%
2022 Est. Asian or Pacific Islander	1%	1%	1%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	1%	1%	1%
2022 Est. Hispanic	2%	2%	2%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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