



FOR LEASE

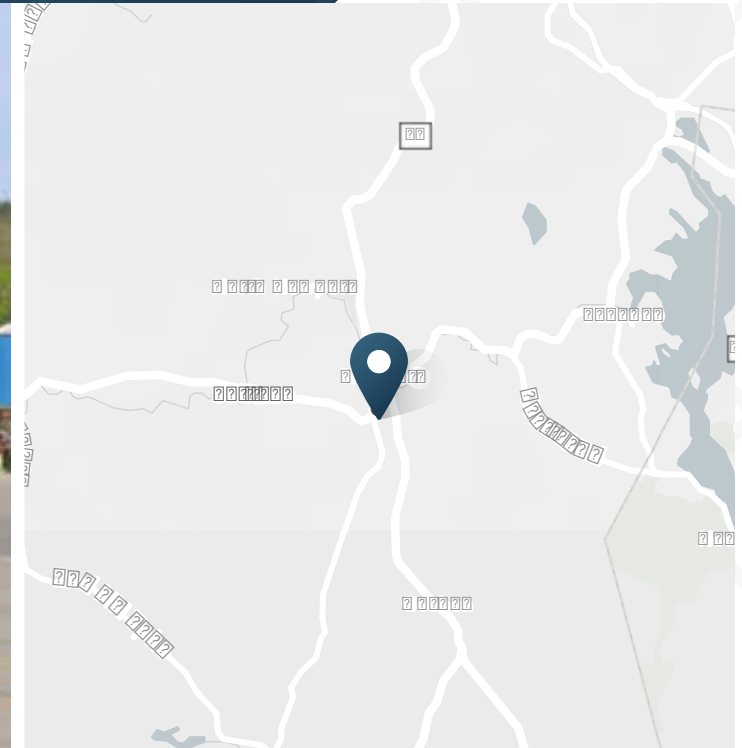
Sugar River Plaza

24-70 John Stark Highway | Newport, NH



Sugar River Plaza

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1,600 - 8,052 SF
Available

119,359 SF
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- 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) & 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.

JOIN THESE RETAILERS



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: 2020 Source: New Hampshire DOT	

Sugar River Plaza

24-70 John Stark Highway | Newport, NH



Key	
White	Leased
Yellow	Pending
Red	Available

Job Lot
Ocean State
48,600

**AUBUCHON
HARDWARE**
10,820

4,880
1,600

shaws
33,000

1,270
3,729
2,475
2,400
8,052

DR. BENENATI

PHARMACY

PLAZA DRAGON

One
CREDIT UNION

PYLON SIGN

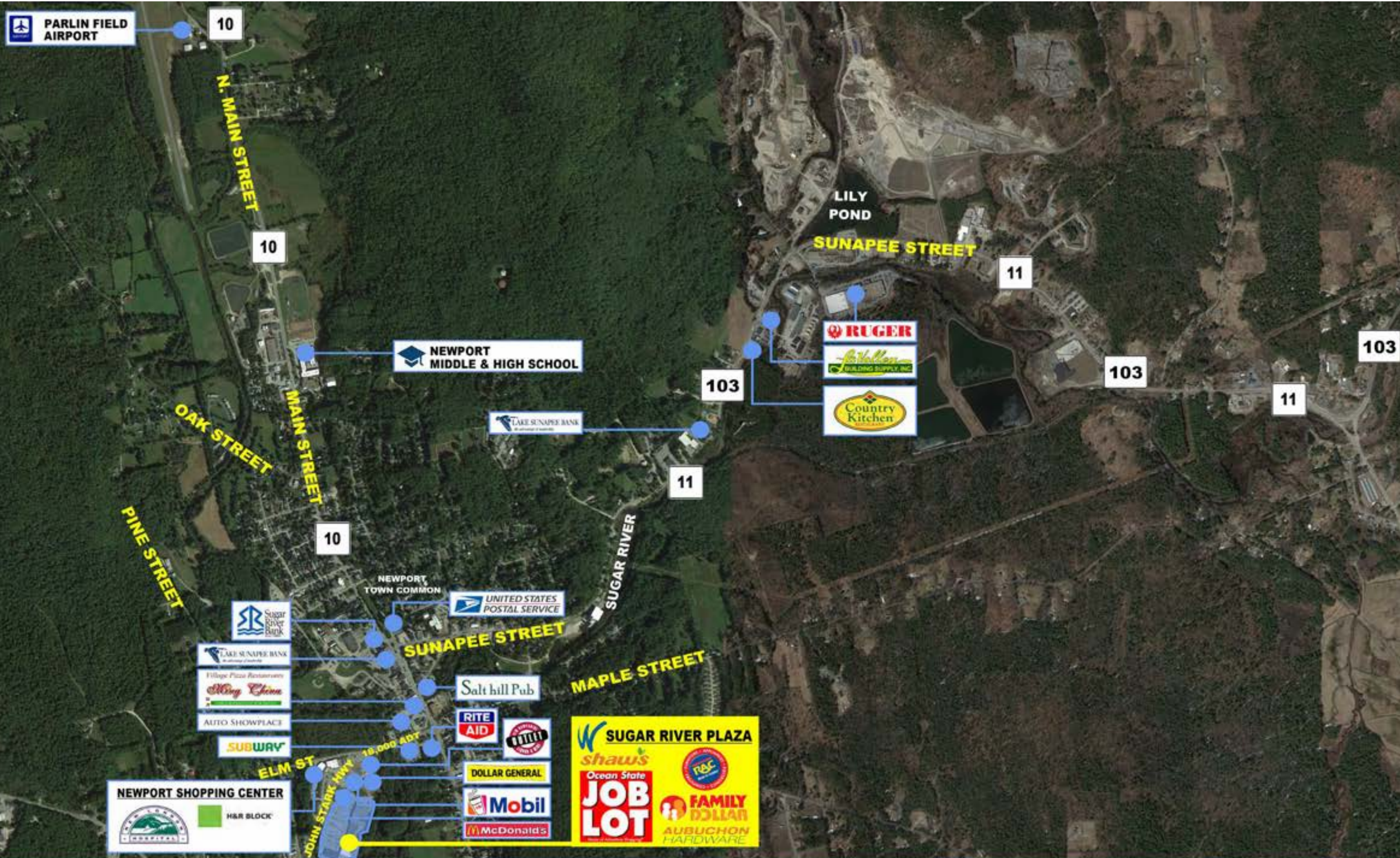
11

103

JOHN STARK HWY

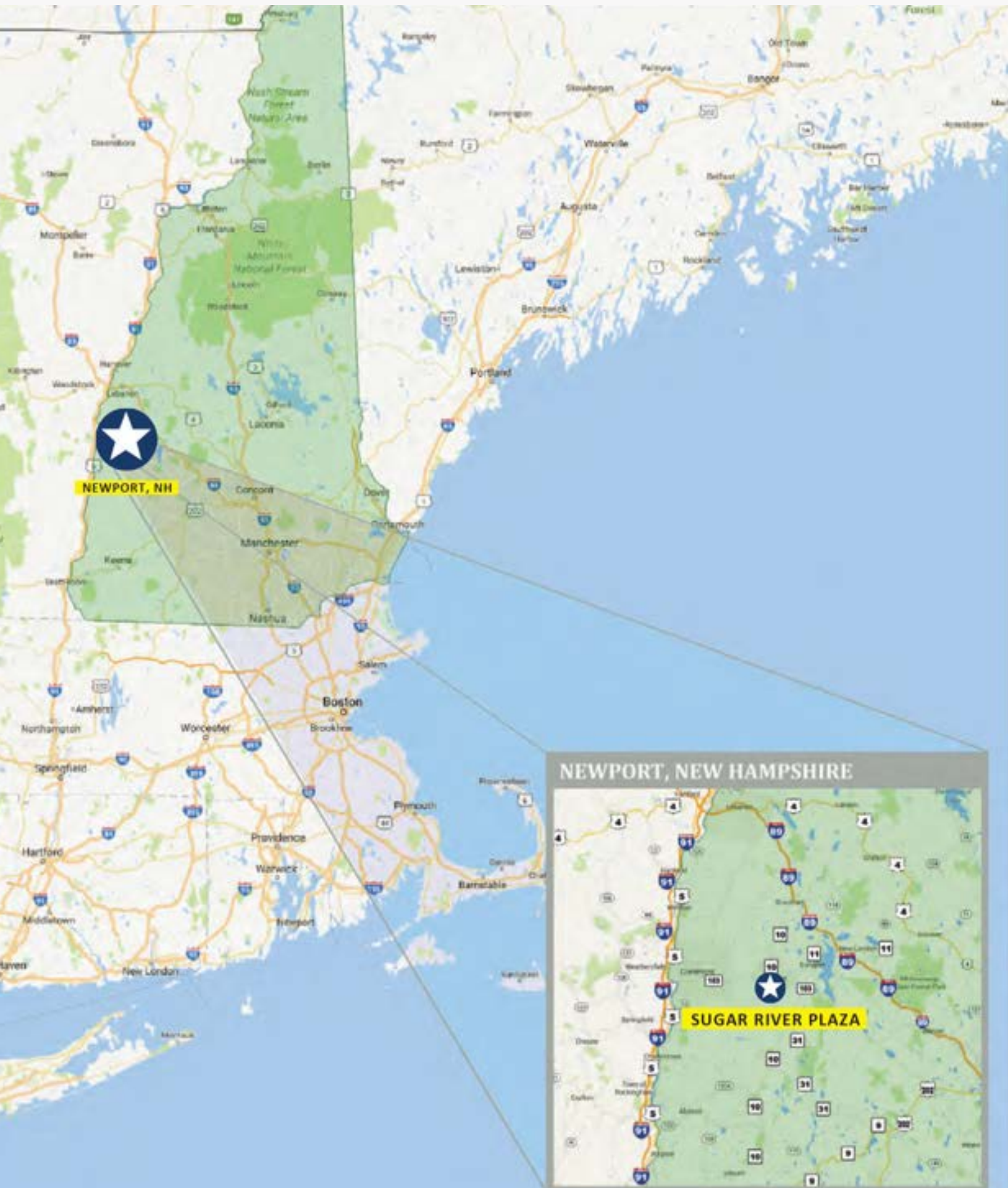
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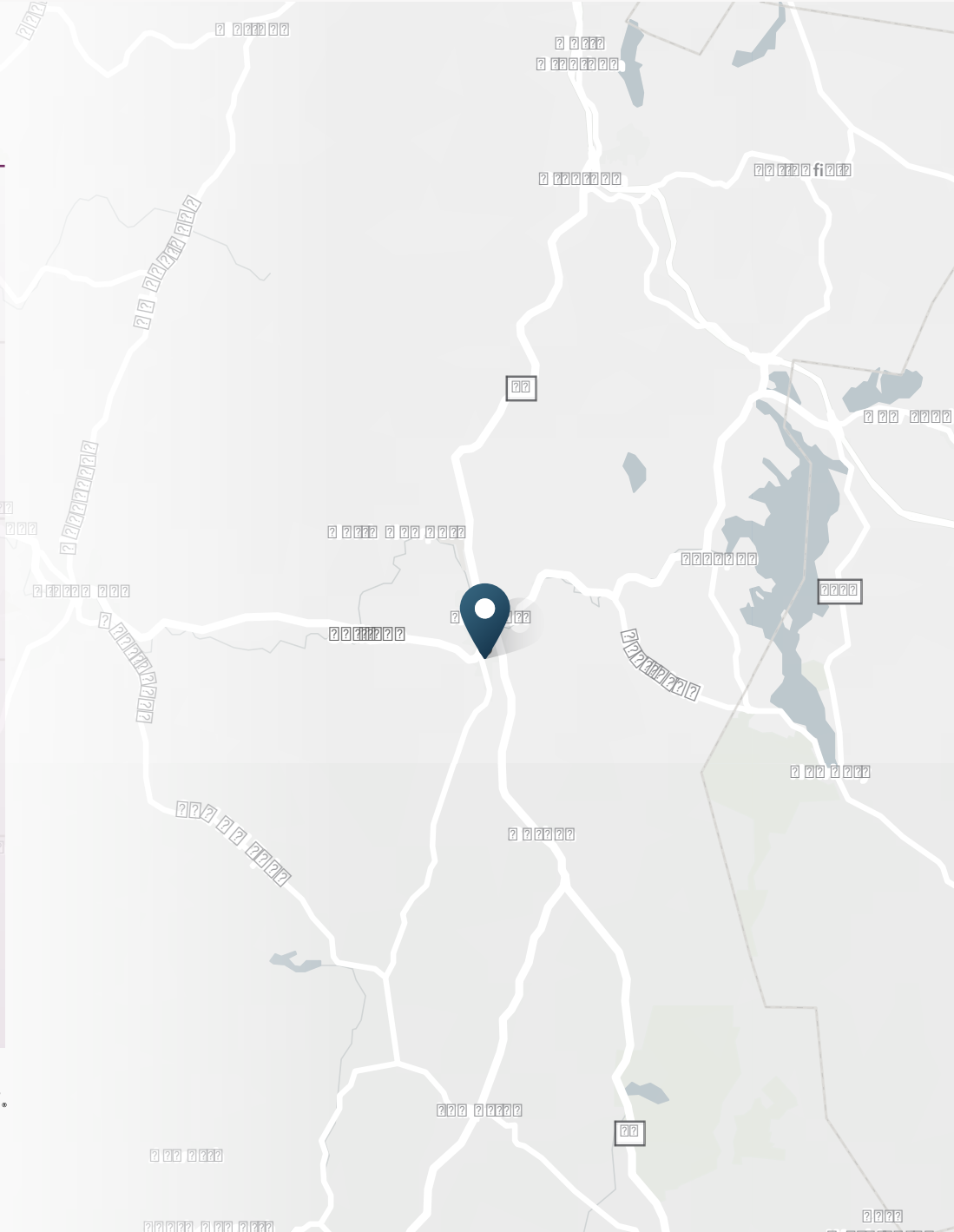
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DEMOGRAPHIC HIGHLIGHTS

Population	10 miles	15 miles	25 miles
2025 Estimated Population	31,581	57,601	169,549
2030 Projected Population	31,819	58,085	171,960
Proj. Annual Growth 2025 to 2030	0.15%	0.17%	0.28%
Daytime Population			
2025 Daytime Population	30,216	52,610	176,876
Workers	13,321	22,118	91,616
Residents	16,895	30,492	85,260
Income			
2025 Est. Average Household Income	\$99,413	\$104,020	\$112,148
2025 Est. Median Household Income	\$73,200	\$76,918	\$83,253
Households & Growth			
2025 Estimated Households	13,740	24,543	71,783
2030 Estimated Households	13,971	24,984	73,504
Proj. Annual Growth 2025 to 2030	0.33%	0.36%	0.47%
Race & Ethnicity			
2025 Est. White	91%	91%	89%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	1%	1%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	7%	7%	7%
2025 Est. Hispanic (Any Race)	2%	2%	3%



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





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