

FOR LEASE > FORMER LAUNDROMAT

# Heavily Traveled Retail Space

1976 WOODBURY AVENUE, PORTSMOUTH, NH 03801

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## Snapshot > Retail Unit

Building Type	Retail
Year Built	1987
Total Building SF	4,640±
Available SF	2,580±
Utilities	Municipal water & sewer Natural gas
Zoning	General Business (GB)
Road Frontage	175'± on Woodbury Avenue
Parking	42± on-site
2017 NNN Expenses	\$3.55 > CAM: \$1.02 > Taxes: \$2.53
Lease Rate	\$20.00 NNN



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# 1976 Woodbury Avenue | Portsmouth, NH



## Property Highlights

- › 2,580± SF retail store front with large widows and great signage opportunities ensures lots of exposure
- › Former laundromat offers a blank slate for any retail business
- › Join highly trafficked Dunkin' Donuts and Lo's Seafood Oriental Market at this prime Woodbury Avenue location
- › Site offers immediate access to the Spaulding Turnpike/Route 16 and is less than 1.5 miles from I-95
- › Located less than a mile from Pease International Tradeport
- › Conveniently situated near many amenities including the Fox Run Mall, national restaurant chains, shopping centers, and about 2 miles from all amenities offered by downtown Portsmouth and the thriving West End

## Contact Us

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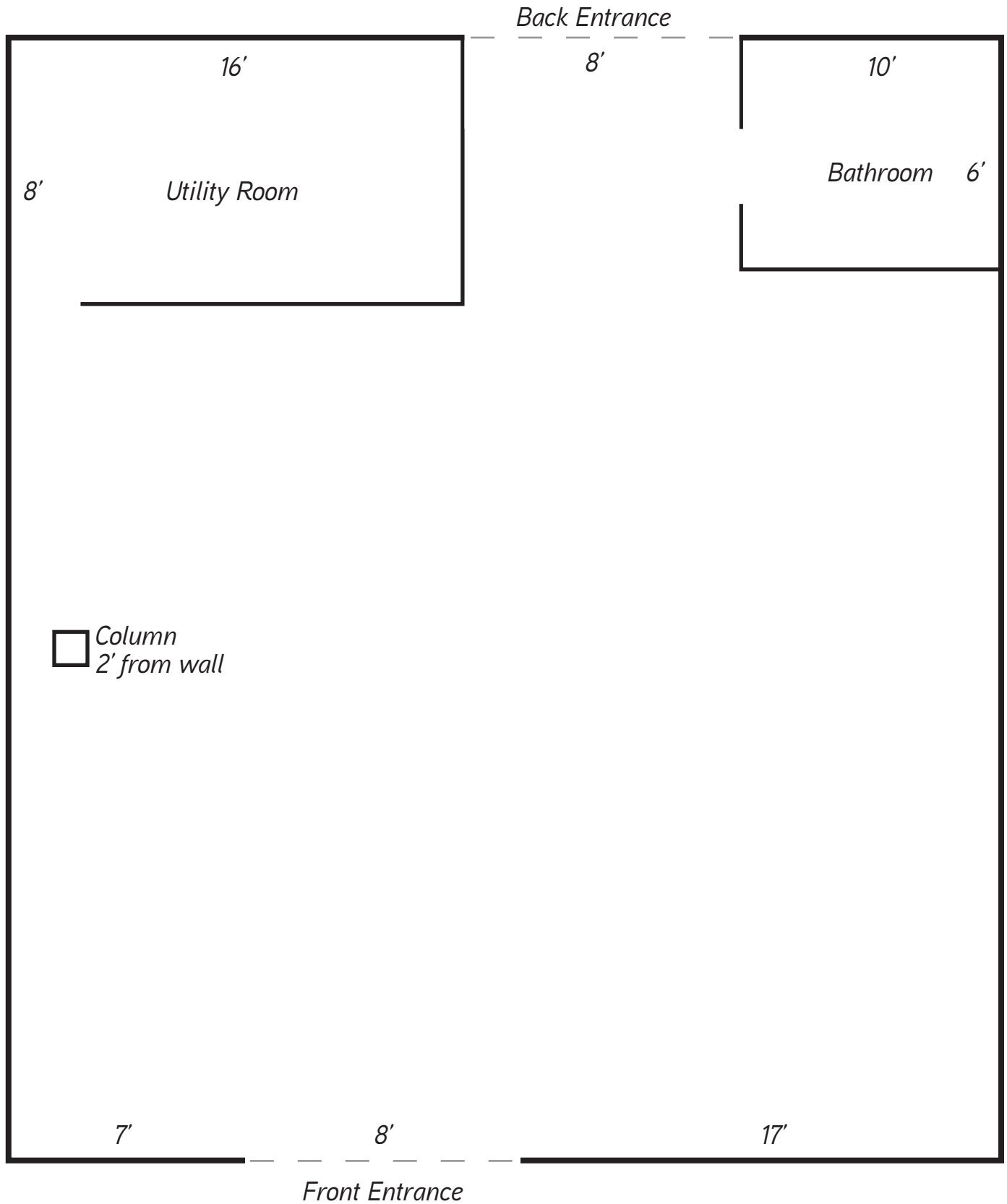
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# Floor Plan\*

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\*Approximate dimensions: not to scale