

For Lease Office/Retail Space

3,185 ± SF

2 Market Place Hollis, New Hampshire



**2 Market Place, Suite 2
Hollis Village Marketplace
Hollis, N.H.**

**OFFICE/RETAIL
SPACE FOR LEASE**

**Total Square Feet Available:
3,185 ± SF**

OFFICE/RETAIL SPACE

2 Market Place, Hollis Village Marketplace
Hollis, New Hampshire

Excellent opportunity to lease approximately 3,000 SF within Hollis Village Marketplace (HVM); a popular community retail/office center in Hollis, NH.

The entire building was formerly occupied by a neighborhood grocer - Harvest Market - which served the community for the past 15+ years. The building has since been subdivided into two units; approximately 3,000 SF and 8,000 SF. An ambulatory surgical center specializing in orthopedic surgery and sports medicine occupies the larger section.

Located in the Town of Hollis, one of the fastest growing communities in Southern New Hampshire which borders Massachusetts. The Town of Hollis has a median income over \$125,000, placing it among the top five New Hampshire communities in this category. The Town, however, maintains its picturesque, country charm with family-owned farms and orchards sprinkled throughout.

Hollis Village Marketplace tenants enjoy professionally maintained and managed buildings & grounds, a strong local customer base and competitive lease rates.

Other businesses within Hollis Village Marketplace include Buckley's Bakery & Café, the Marketplace Diner, Lighthouse Surgical Suites, Hollis Academy for Children, Lyford Dental, Hollis Town Clerk and Edward Jones to name a few.



Source: Google Maps

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The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.

Property:	2 Market Place Hollis Village Marketplace Hollis, N.H.
Building SF:	11,064 ± SF
Available Unit:	2 Market Place, Suite 2
Total Available SF:	3,185 ± SF <i>Space can be sub-divided approximately in half for smaller requirement</i>
Shipping Access:	1 loading dock
HVAC:	FHA - propane Central A/C
Water/Sewer:	Community Well / On-site septic system
Zone:	Agricultural and Business Zone (AB) <i>AB Zone permits various uses including but not limited to:</i> Food store/supermarket; restaurants; appliance stores; private schools/day cares; furniture store; drug store; dance/art studio; clothing stores; offices (professional or medical); shoe stores, etc. <i>An excerpt of the Town of Hollis, NH Zoning Ordinance / Permitted Uses Table can be provided upon request.</i>
Lease Rate:	\$16.00/ Sq. Ft. NNN









