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## Roche Realty Group sells Dexter Shoe complex

October 29, 2021 - Retail



Laconia, NH Tom Drouin of Roche Realty Group represented both the seller and the buyer of the former Dexter Shoe retail complex at Rte. 11 B/Rte. 3 in Weirs Beach at the traffic circle. This landmark commercial property has been in operation since the early 1980s. The seller of the property was Leisure Time Rentals, LLC, and the buyer was 1084 Union Ave, LLC, local developers. The closing was conducted by attorney Frank Michel of Meredith. The sale price was not disclosed.

Drouin said, "This is one of the most iconic and visible locations in the Weirs area, with lots of road frontage. The property includes approximately five acres with 264' of waterfront on the Weirs Channel of Lake Winnepesaukee. The retail center building includes 25,000 s/f on two levels with ground-level access to both levels, a separate log ranch style building including 6,000 s/f on two levels, plus a customized 18-hole miniature golf course overlooking the lake. The commercial complex includes a huge amount of paved parking spaces on both levels, and has city water and

sewer. The wood shake exterior, oversized cupola, gables, and covered stairways and walkways depict classic New England architecture. The retail center is presently full, and includes a Mexican restaurant on two levels, the Weirs Beach post office, a dentist's office, chiropractor's office, retail kitchen and bath center, a dance studio, a holistic salon and a local church."

The local developers have future plans to upgrade the property throughout and have plans for an available restaurant location in the log building, formerly the Dexter Shoe retail store.

There are also plans underway for a small museum showcasing the iconic Weirs Beach area within the existing complex.

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