

Claremont, NH - Domino's NNN Investment Property for Sale

46-54 Washington St, Claremont, NH 03743

Retail Property For Sale



PROPERTY DESCRIPTION

Opportunity to purchase this Domino's NNN leased investment property located at 54 Washington Street in Claremont NH. A multi-unit franchisee operates this Domino's location which opened for business in 2023 after complete renovations to a former retail building. This Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick grab-and-go option after placing their order online or over the phone. The lease currently has 10 +/- years remaining with an expiration date in October 2036 plus two (2) five (5) year renewal options. This lease is with a multi-unit operator of Domino's (15 +/- total). This opportunity includes 46 Washington Street, which is an adjacent 1.21 +/- acre parcel of land for potential future development.

Property Details

Property Type	Retail
Property Subtype	Freestanding Building
Sale Price	\$891,428
NOI	\$62,400
Cap Rate	7.00%
Occupancy	100%
Building Size (Total GLA)	1,288 SF
Traffic Count	19,488
Lot Frontage	144
Utilities Description	Municipal water & sewer, propane
Zoning	City Center Business II (CB-2)
Year Built	1974
Year Renovated	2024

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LOCATION DESCRIPTION

Claremont, NH is the primary commercial and employment center for Sullivan County and a key destination within the Upper Valley region. Strategically located along the Connecticut River near the Vermont border, the city serves a broad regional trade area spanning western New Hampshire and eastern Vermont. Supported by a diverse economic base that includes healthcare, advanced manufacturing, retail, education, and professional services, Claremont continues to attract investment through ongoing downtown revitalization and business growth initiatives. Its regional draw, established workforce, and excellent accessibility make Claremont an attractive location for retailers, restaurants, medical users, and service-oriented businesses seeking exposure to one of western New Hampshire's most important commercial markets.

Location Details

County

Sullivan

PROPERTY HIGHLIGHTS

- Freestanding net-leased quick-service restaurant asset on a standalone parcel with convenient access and parking on-site
- Established neighborhood-serving location with convenient access to surrounding residential community.
- Highly visible property with prominent signage located on the heavily traveled Washington Street next to Birney's Convenience Store (Irving) at the start of Claremont's major retail thoroughfare.
- Nearby businesses include Walmart, AutoZone, Verizon, CVS, Ramunto's Brick Oven Pizza, Sherwin Williams and more



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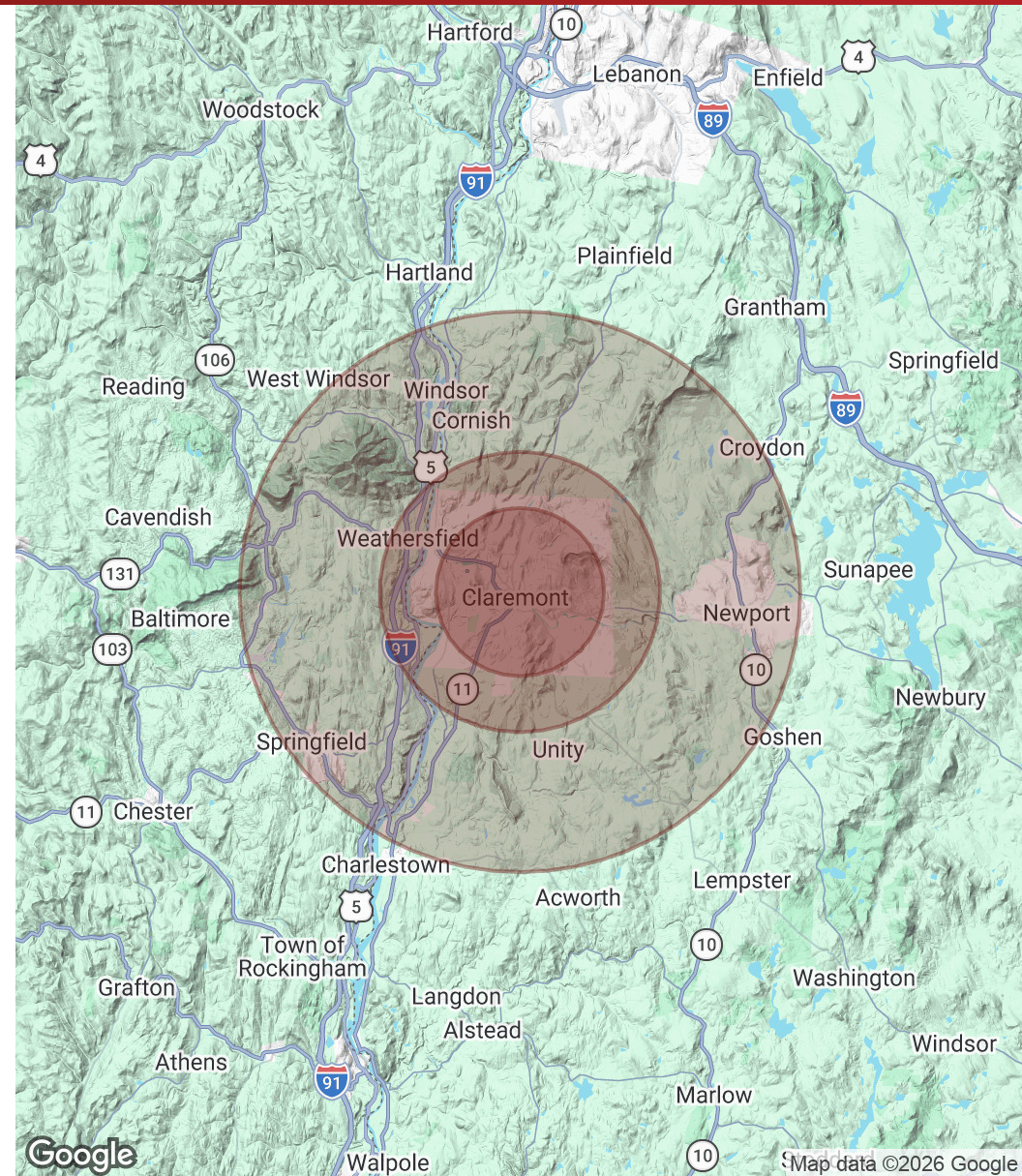
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Retail Property For Sale

Population	3 Miles	5 Miles	10 Miles
Total Population	10,451	15,068	39,350
Average Age	42.6	43.5	44.5
Average Age (Male)	42.8	42.8	44.0
Average Age (Female)	42.4	44.2	46.4

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	3,881	5,664	15,460
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$80,707	\$83,548	\$85,348
Average House Value	\$167,775	\$177,573	\$201,521

2023 American Community Survey (ACS)



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