For Sale

Retail Redevelopment Opportunity

Dan Scanlon, JD, CCIM
Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com

Cassandra Farley
Senior Associate
+1 603 703 5617
cassandra.farley@colliers.com

Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

111 Plaistow Road
Plaistow, NH

Property Highlights

- 18,000± SF 10-unit retail strip center available for sale on Route 125/ Plaistow Road in sales tax-free Plaistow, NH
- Value-add opportunity: owners obtained planning board approval for a site plan that includes a 5,420± SF restaurant with a drive-thru, additional parking in the rear, and new chamber septic system
- Two current at-will tenants, Studio 125 and Rugs Rolls & More, at below market rents
- Area businesses include Plaistow Regional Health Center (Core Physicians, Exeter Hospital, ClearChoiceMD Urgent Care), Dunkin', Cumberland Farms, Sullivan Tire, Plaistow Power Sports, Tractor Supply, Allen Wayside Furniture, and many more
- Located on a busy retail corridor with 13,850± AADT per NHDOT 2025 and just 2.5± miles to the MA border

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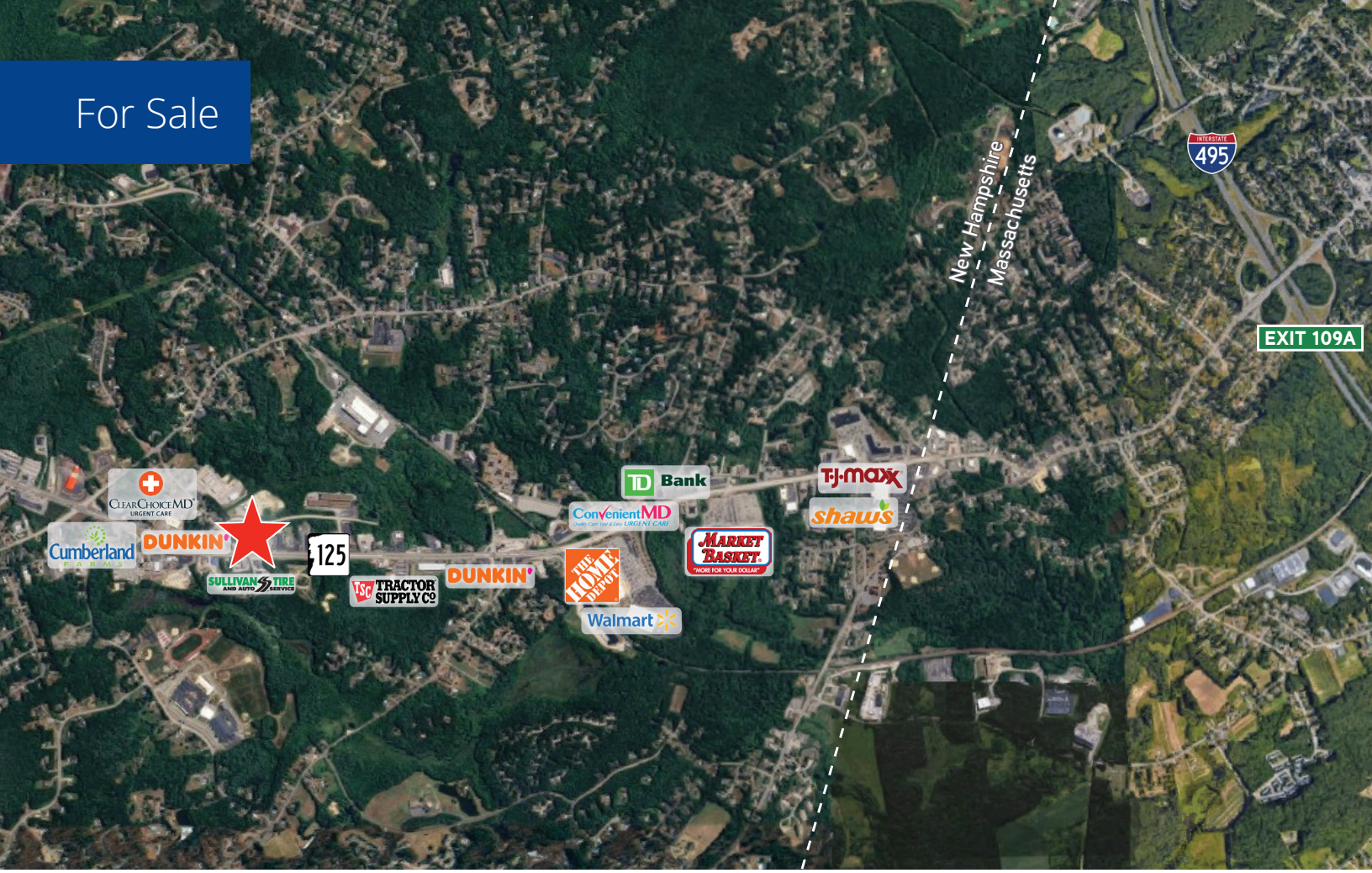

Specifications

Address:	111 Plaistow Road
Location:	Plaistow, NH 03865
Building Type:	Retail strip center
Year Built:	1980
Year Renovated:	2026
Total Building SF:	18,000±
Floors:	1
Acreage:	1.9±
2025 Traffic Count:	13,850± AADT
Road Frontage:	284'± on Plaistow Road/Route 125
Utilities:	Municipal water (at street); septic Natural gas; HVAC
Zoning:	C-1
Parking:	77± on-site spaces
2025 Taxes:	$18,728
List Price:	$1,200,000

Contact us:

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Site Plan

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PARKING CALCULATIONS:

RESTAURANT (SIT-DOWN) (5,420-SF):
1 SPACE PER 3 SEATS
1 SPACE PER EACH EMPLOYEE

94-SEATS / 3 SEATS = 32 SPACES
8 EMPLOYEES = 8 SPACES

RETAIL STORAGE (1,390-SF):
1 SPACE PER 2,000-SF OF GFA
1 SPACE PER EACH EMPLOYEE

1,390-SF / 2,000-SF = 1 SPACE
1 EMPLOYEE = 1 SPACE

BEAUTY PARLOR (1815-SF):
1 SPACE PER 200-SF GFA
OR
3 SPACES PER BEAUTICIAN
WHICHEVER IS GREATER

5 BEAUTICIANS * 3 = 15 SPACES

RETAIL STORES (CUSTOMER TRAFFIC) (9,385-SF):
1 SPACE PER 500-SF GFA
9,385-SF / 500-SF = 19 SPACES

TOTAL SPACES REQUIRED: 76
EXISTING: 51
PROPOSED: 77 (3 HANDICAP)

IMPERVIOUS AREA:

EXISTING: 60,677-SF
PROPOSED: 63,355-SF

INTERIOR LANDSCAPE CALCULATIONS:

PAVED PARKING AND DRIVE AREAS: 42,278-SF
INTERIOR LANDSCAPING: 2,361-SF

(2,361-SF / 42,278-SF) x 100% = 5.6%

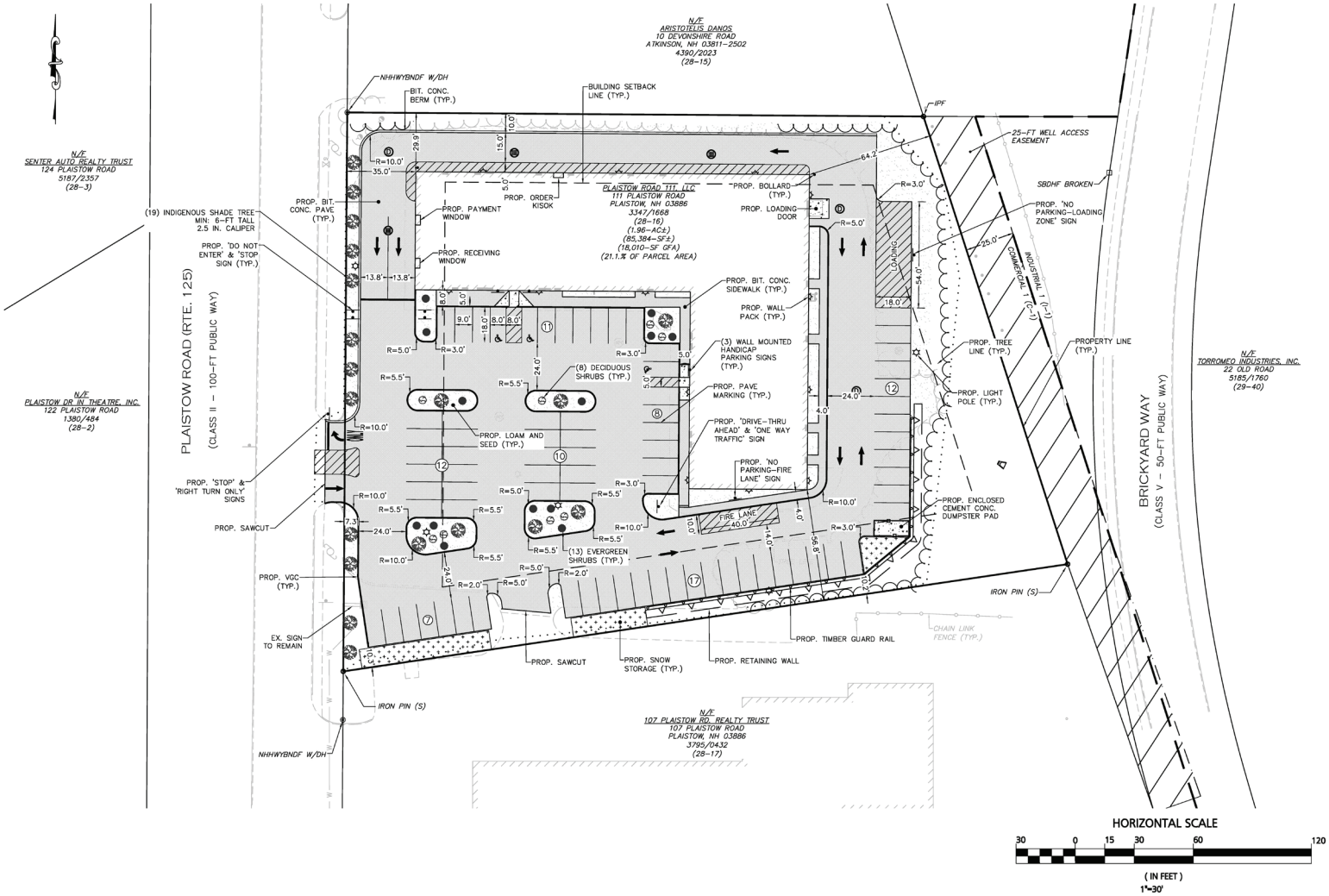
LOT COVERAGE CALCULATIONS:

PROPOSED IMPERVIOUS AREA: 63,955-SF
LOT AREA: 85,384-SF

(63,955-SF / 85,384-SF) * 100% = 74.9%

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING AND LANDSCAPING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT, MAY BE DEEMED UNACCEPTABLE.
5. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
6. ALL PLANTS SHALL BE INSTALLED AS DETAILED.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
8. FIELD ADJUST ALL PLANTINGS AS NECESSARY TO AVOID CONFLICT WITH UTILITIES.



APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

CERTIFICATE OF ACTION

DATE OF ENDORSEMENT

DATE	REVISIONS	DESCRIPTION
06/04/2025		PER PLANNING BOARD AND KNA COMMENTS

APPLICANT:
DAVE ABARE
96 MILK STREET
METHUEN, MA 01844

PROJECT:
TAX MAP 28 LOT 16
111 PLAISTOW ROAD
(NH RTE. 125)
PLAISTOW, NH 03865

DATE ISSUED: APRIL 30, 2025
PROJECT #: 24-10558
PREPARED BY: TJS

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

CIVIL DESIGN CONSULTANTS, INC
344 North Main Street | Andover, MA 01810
(978) 475-0025 | www.cdcllc.com

DRAWING TITLE:
"111 PLAISTOW ROAD, RESTAURANT & RETAIL"
SITE PLAN

DRAWING #: C-3