

RETAIL FOR SALE & LEASE

LEE TRAFFIC CIRCLE

67 Concord Rd., Lee, NH 03861



PROPERTY DESCRIPTION

This lot is in an excellent location with fantastic visibility and abutting a corner lot on the Lee Traffic circle. This site would be excellent for a small retail pad site or business looking for laydown area and small office area. This property is being sold with approvals. A Retail Pad site from 3,500-5,000 sqft with entrance and exit on Route 4. The Lee traffic circle has excellent growth with a Starbucks opening across the street last year.

PROPERTY HIGHLIGHTS

- Strategic location
- Ideal for retail or offices
- Thriving area
- Over 20,000 vehicles pass by this site daily (20% increase in 2 years)

OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$45,000 per year (NNN)
Lot Size:	10.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	397	2,513	7,495
Total Population	1,010	7,105	25,887
Average HH Income	\$116,148	\$128,184	\$128,317

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PROPOSED CONCEPT

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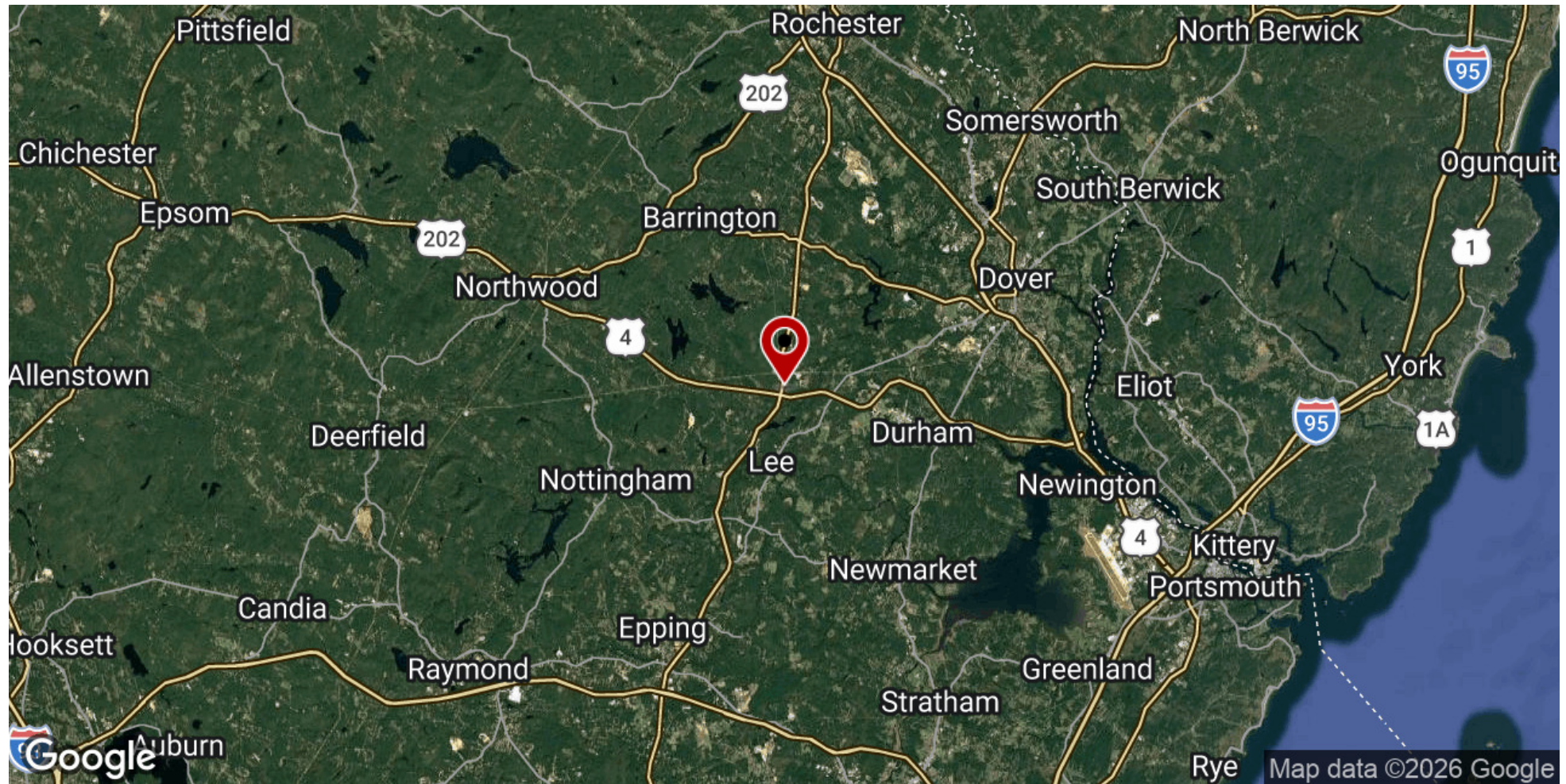
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LOCATION DESCRIPTION

Lee is a town in Strafford County, New Hampshire. The town is a rural farm and bedroom community, close to the University of New Hampshire. Surrounding towns include Barrington, Durham, Nottingham, Epping, and Newmarket. This parcel sits in the commercial zone of Lee and receives traffic from both the Merrimack Valley and Seacoast regions.

The Lee Traffic circle meets the crossroads of Route 4 which connects Portsmouth to Concord and Route 125, which connects from the Massachusetts border in Haverhill all the way up north of Rochester. The traffic circle was finished expanding to a 2 lane roundabout in the last 5 years and has led to increase traffic over that time.

LOCATION DETAILS

County	Strafford
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Small
Nearest Highway	I-95
Nearest Airport	Pease International Airport

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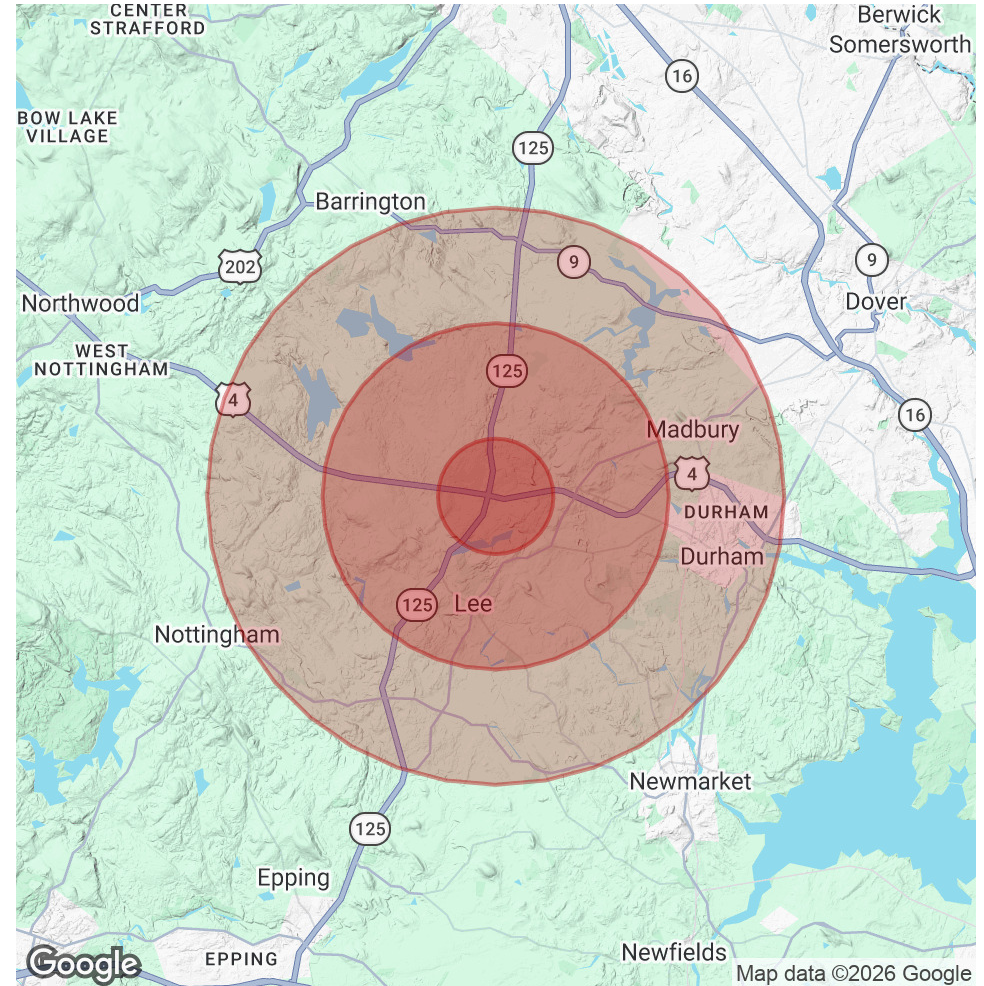
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,010	7,105	25,887
Average Age	41	40	36
Average Age (Male)	41	40	36
Average Age (Female)	41	40	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	397	2,513	7,495
# of Persons per HH	2.5	2.8	3.5
Average HH Income	\$116,148	\$128,184	\$128,317
Average House Value	\$476,133	\$480,538	\$472,171

2020 American Community Survey (ACS)



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ADDITIONAL DEMOGRAPHICS

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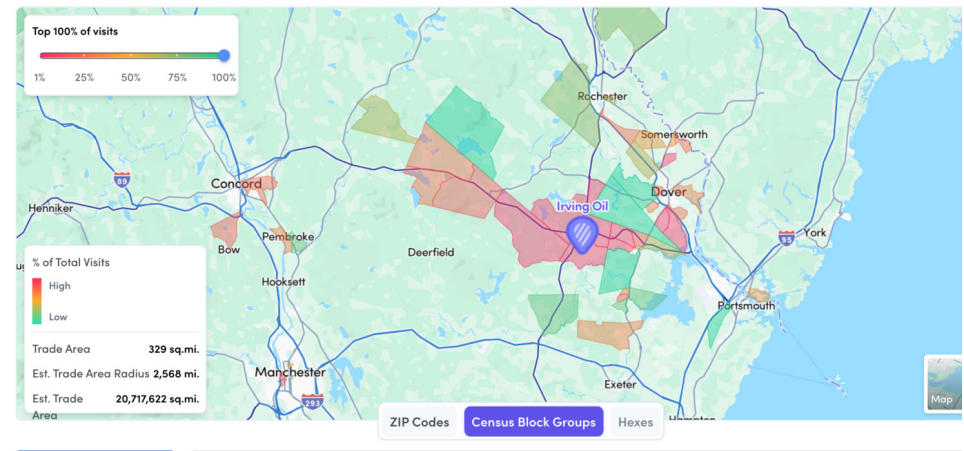
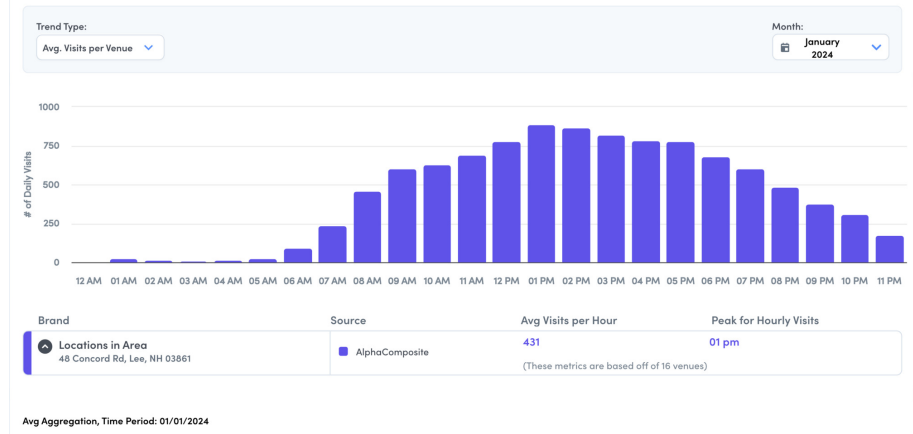


Area Visits Foot-Traffic Trends

Based on 16 Venues in Area

	Locations	Avg. Monthly Visits	Percentile City
1	McDonald's	21,386	100% (1/1)
2	Wendy's	19,849	100% (1/1)
3	Dunkin'	19,199	100% (1/1)
4	Aubuchon Hardware	17,894	100% (1/1)
5	Sunoco	14,691	100% (1/1)
6	Walgreens	11,097	100% (1/2)
7	Irving Oil	10,868	100% (1/1)
8	Starbucks	7,348	100% (1/1)
9	Dollar General	4,744	100% (1/1)
10	Moe's Italian Sandwiches	3,769	100% (1/1)

Area Visits Hourly Foot Traffic



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