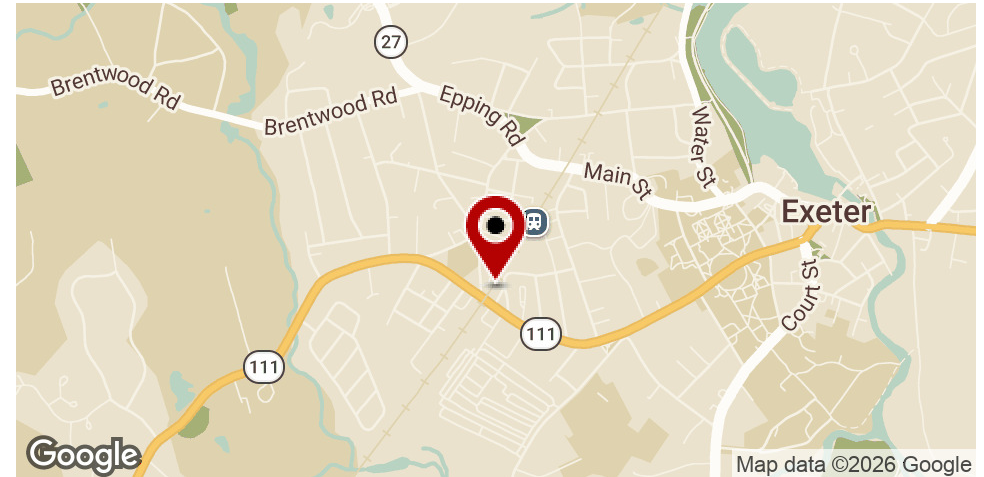


## RETAIL FOR SALE

# 151 FRONT ST.

151 Front St, Exeter, NH 03833



### PROPERTY DESCRIPTION

Introducing a prime retail opportunity at 151 Front St, Exeter, NH. This 6,374 SF building, constructed in 1920, offers a unique investment potential with its versatile layout, ideal for a single unit or multiple retail concepts. There is potential for multi-family redevelopment- check the town of Exeter regulations. Zoned C-1, the property is perfectly positioned for retail success in the heart of Exeter. With its enviable location convenient to the train station, Phillips Exeter, and Exeter's thriving downtown, this property presents a compelling opportunity for retail investors seeking a strategic location.

### PROPERTY HIGHLIGHTS

- Steps to Amtrack Station
- Convenient to Phillips Academy
- Walk to Exeter's thriving restaurant scene and shops
- Possible multi-family redevelopment

### OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$700,000 |
| Number of Units: | 1         |
| Lot Size:        | 9,072 SF  |
| Building Size:   | 6,374 SF  |

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## RETAIL FOR SALE

# 151 FRONT ST.

151 Front St, Exeter, NH 03833



### LOCATION DESCRIPTION

151 Front St, Exeter, NH, offers a prime retail investment opportunity in a vibrant, bustling community. The property is surrounded by historic architecture and a thriving downtown, providing excellent foot traffic and exposure for retail businesses. Just steps away, the Amtrak Accela train station has service to Boston in just 1 hour and 10 minutes. The renowned Phillips Exeter Academy is a short walk away, and nearby, boutique shops, trendy eateries, and cultural attractions create a diverse, dynamic environment that appeals to discerning retail investors seeking a prime location with character and potential.



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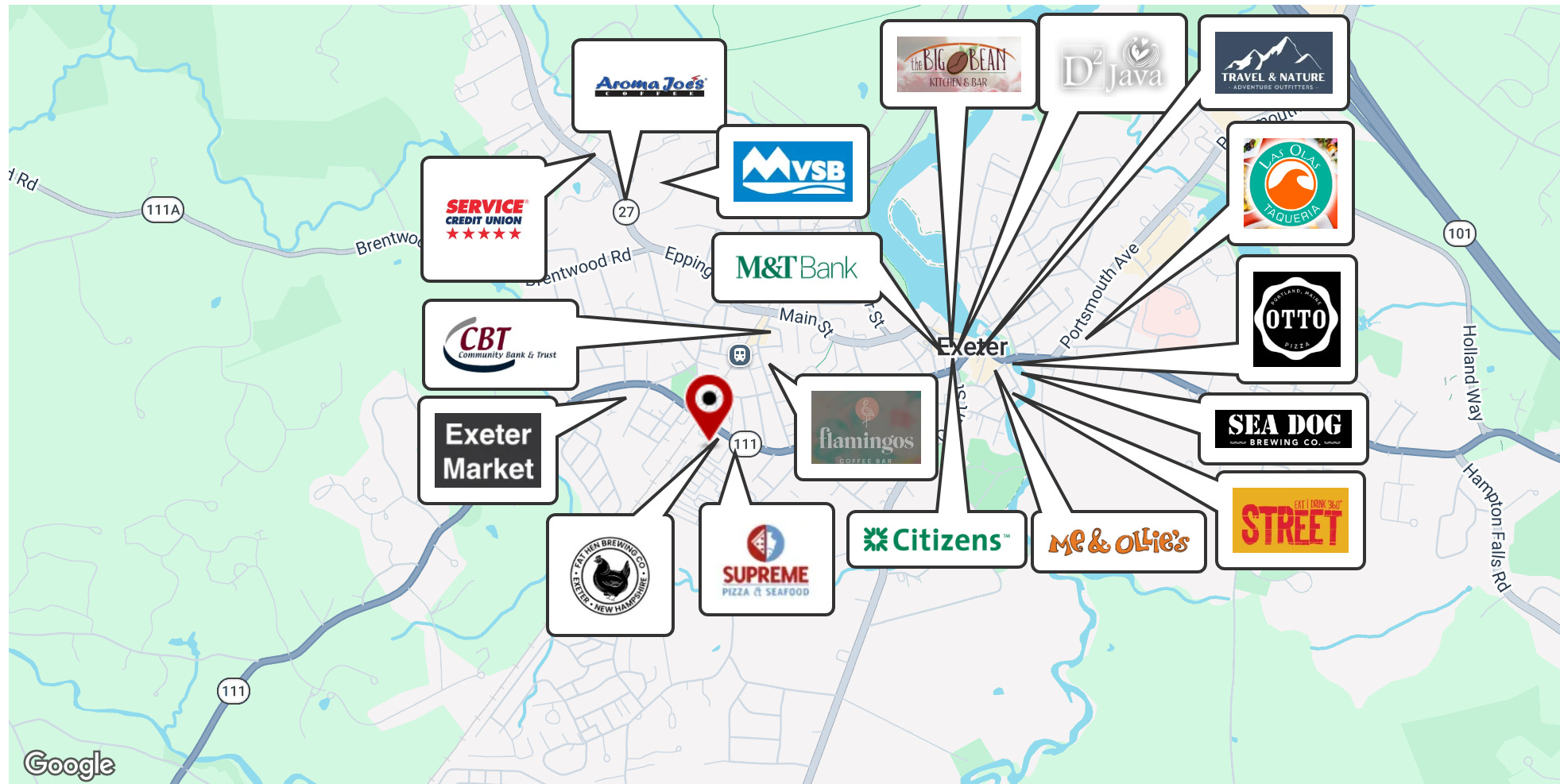
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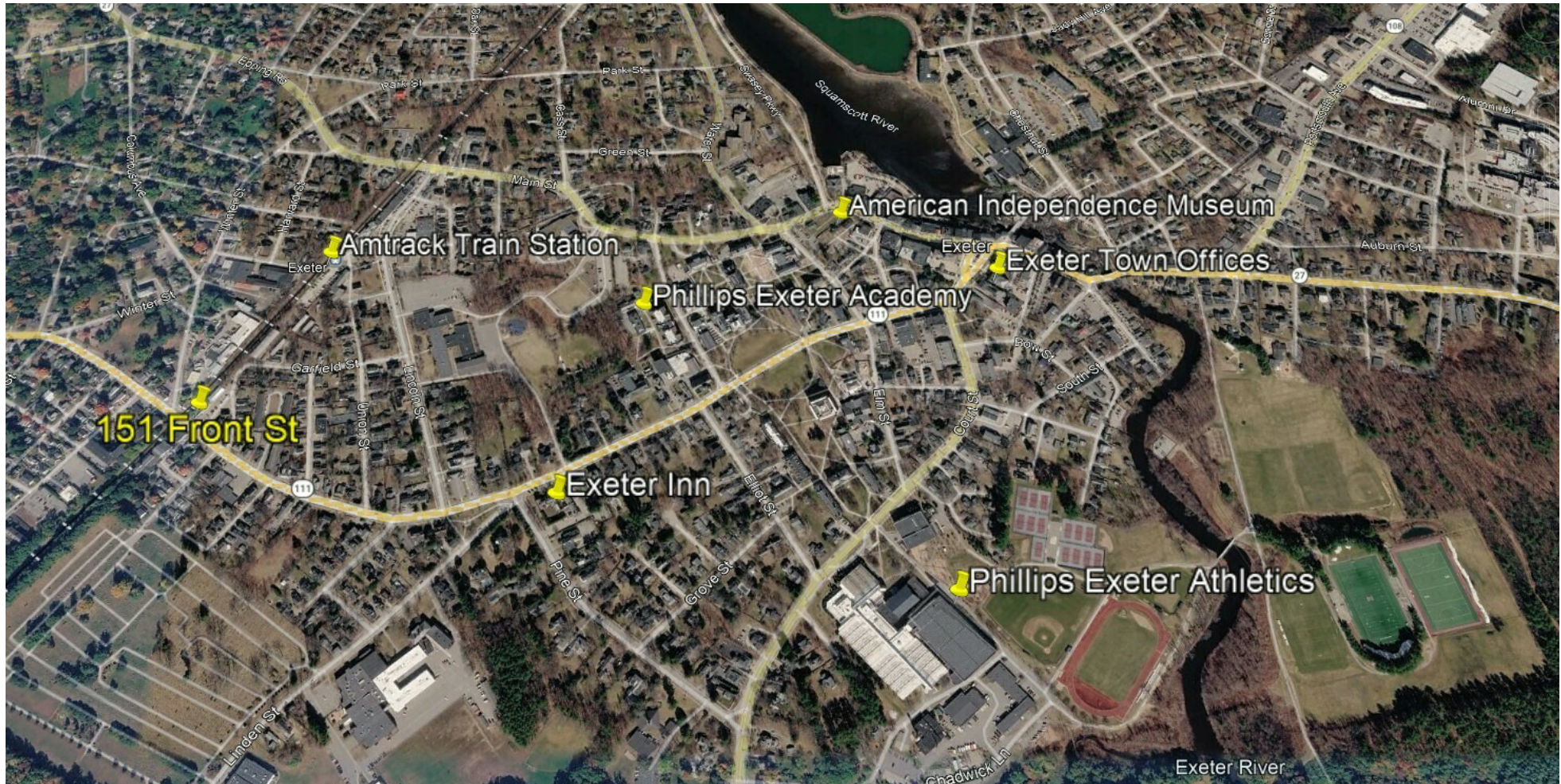
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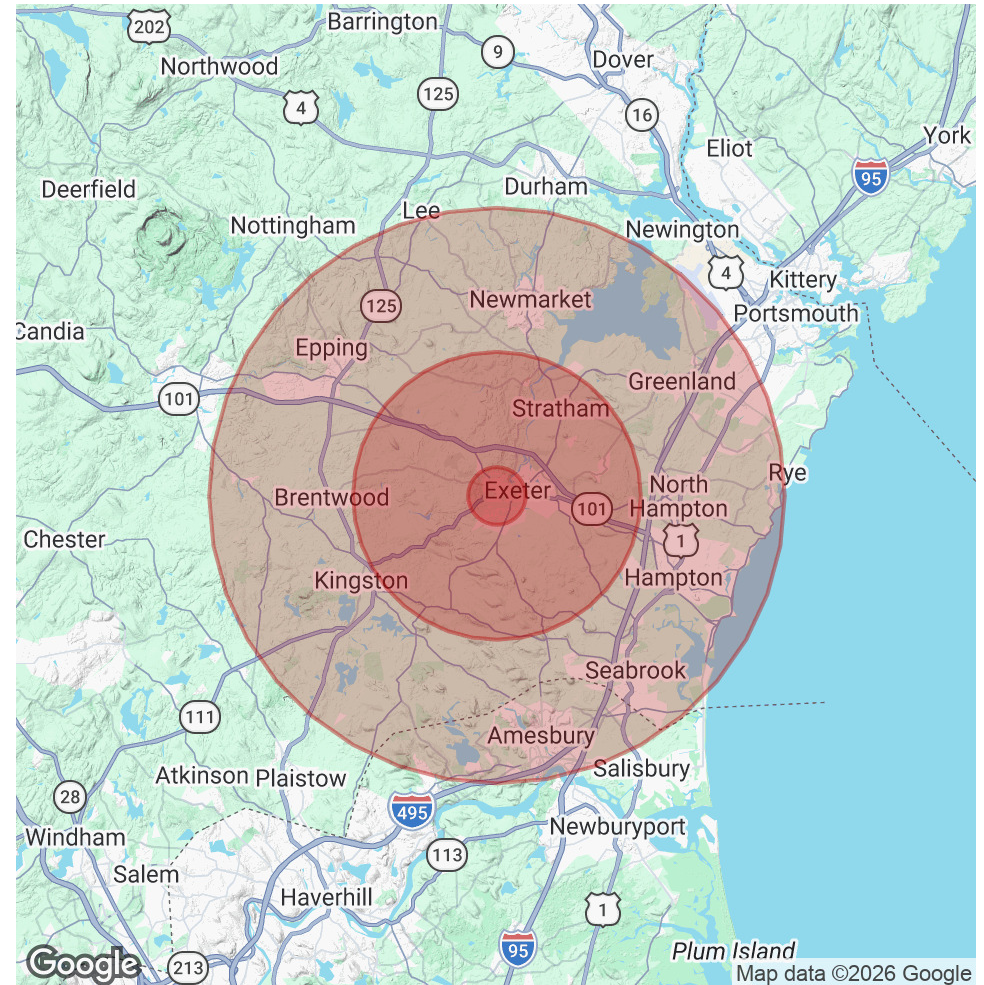
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 4,473  | 33,415  | 136,132  |
| Average Age          | 44.0   | 46.1    | 46.7     |
| Average Age (Male)   | 42.4   | 45.6    | 45.6     |
| Average Age (Female) | 47.9   | 47.3    | 48.2     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,953     | 13,250    | 56,841    |
| # of Persons per HH | 2.3       | 2.5       | 2.4       |
| Average HH Income   | \$130,475 | \$157,535 | \$142,364 |
| Average House Value | \$394,218 | \$517,587 | \$512,113 |

2023 American Community Survey (ACS)



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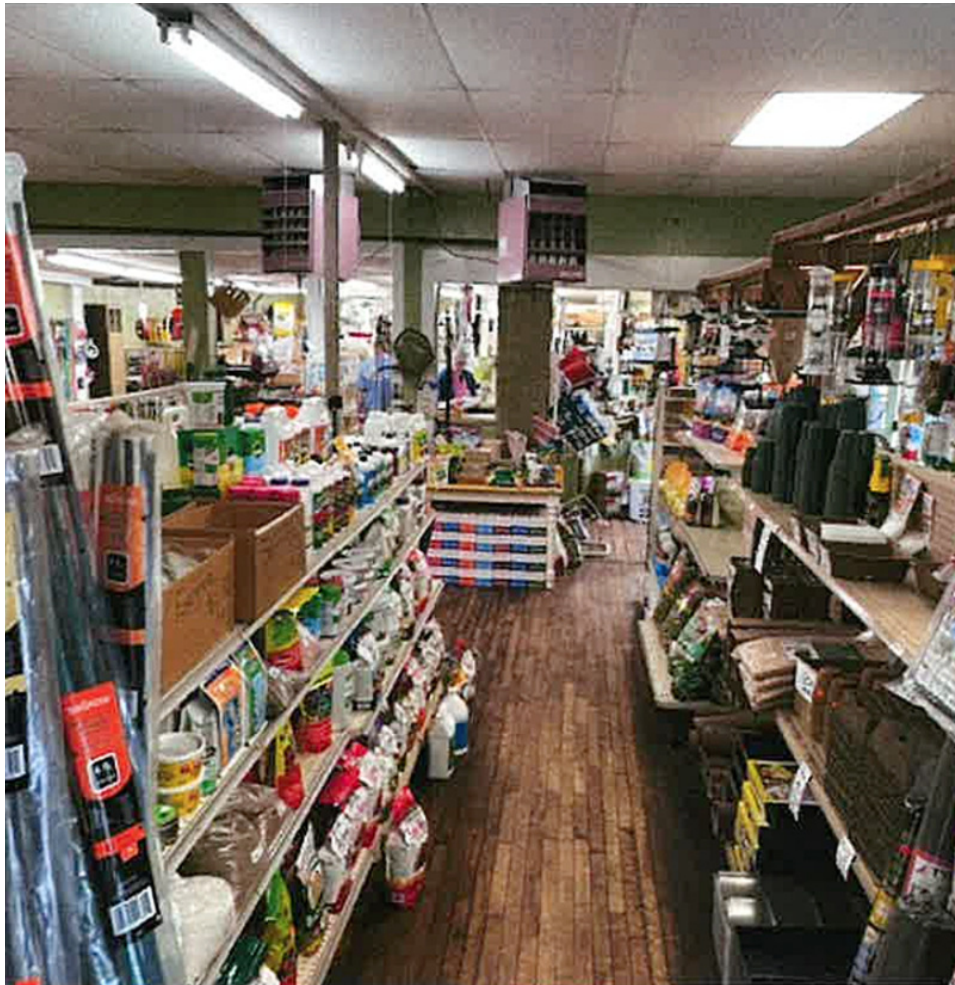
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