



OFFERED FOR SALE:
445 HIGH STREET, SOMERSWORTH, NH

Why This Investment



Net-Leased Investment Opportunity with Expansion Potential

445 High Street presents an exceptional opportunity to acquire a fully leased, two-building net investment property situated on 4.55± acres in one of Somersworth's most active commercial corridors. The property includes a 6,277± SF retail building leased to a nationally recognized furniture, appliance, and electronics retailer, and a 1,440± SF detached garage/service building leased to local established automotive repair business.

The property provides investors with stable in-place cash flow while benefiting from significant recent capital improvements, including a new roof, new furnace, updated HVAC systems, and numerous additional upgrades, substantially reducing anticipated near-term capital expenditures.

The improvements are well equipped for a variety of commercial and industrial users, featuring drive-in access, municipal water and sewer, natural gas, three-phase power, and excellent utility infrastructure. Positioned on 4.55± acres, the property offers a substantial amount of excess land beyond the existing improvements, creating exceptional potential for future expansion, redevelopment, or additional site improvements, subject to municipal approvals. Boasting approximately 400 feet of frontage along heavily traveled Route 108, the property enjoys outstanding visibility, strong traffic exposure, and convenient access to Routes 9, 16 (Spaulding Turnpike), and I-95.

Stable in-place tenancy, recent capital improvements, and excess land for future expansion or redevelopment, make 445 High Street an attractive investment opportunity offering dependable cash flow with long-term upside.

Property At A Glance

A fully-occupied, two-tenant, net-leased asset with unbuilt land behind it.

445 High Street pairs a national retail tenant with a local automotive-service operator on one 4.55± acre parcel along a high-traffic Route 108 corridor. The offering combines in-place income with roughly three acres of excess, R-1-zoned land not required by current operations.

100% OCCUPIED	2 TENANTS	7,717± BUILDING SF	4.55 ± ACRES
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- National retail tenant (Aaron's) and an established local automotive-repair tenant (Range Automotive) occupying two separate buildings on a single parcel.
- Route 108 frontage of approximately 400 feet with recorded traffic of 24,321 vehicles per day.
- Approximately 3± acres of excess land beyond the building footprints, zoned R-1, with by-right residential subdivision potential subject to Planning Board approval.
- \$116,000+ invested in capital improvements from 2014–2025, including a new roof on Building 2 in 2025.
- Range Automotive holds a continuing right of first refusal on its leased premises — see Deal Considerations.

445 High Street, Somersworth, NH | Map 42, Lot 03-0 | Information deemed reliable but not guaranteed; buyer to verify all information.

Parcel Overview

SOMERSWORTH, NH | PROPERTY SPECIFICATION SHEET

PARCEL OVERVIEW — ONE 4.55± ACRE SITE, TWO BUILDINGS

ADDRESS	445 High Street, Somersworth, NH 03878	TRAFFIC COUNT	24,321 vehicles / day
MAP / LOT	Map 42, Lot 03-0	FRONTAGE	TBD — buyer to verify (Route 108)
ZONING	R-1 & RC	HIGHWAY ACCESS	NH Rte 108 / Rte 9, near I-95
LOT SIZE	4.55± acres (one parcel)	PARKING	25+ surface, shared
BUILDING AREA	7,717± SF combined (two buildings)	WATER / SEWER / GAS	Public / Public / Yes
YEAR BUILT / STORIES	1970 / 1 story	DEED REFERENCE	Bk 4286, Pg 211 (Strafford Co.)
CLASS	B	TOTAL ASSESSED VALUE	\$892,300
OFFERED FOR	Sale	EST. 2025 TAXES	\$17,193 (est. — actual bill TBD)
SALE TERMS	Cash to seller	INCLUDED / EXCLUDED	Real estate only / tenant trade fixtures, equipment, inventory, signage
SALE PRICE	Contact broker		

445 High Street, Somersworth, NH | Map 42, Lot 03-0 | Information deemed reliable but not guaranteed; buyer to verify all information.

Two Buildings, One Investment

AARON'S

National Retail Tenant



Aaron's is a nationally recognized specialty retailer offering furniture, appliances, electronics and home products through flexible purchase and lease-to-own programs.

PREMISES 6,277 ± SF leased premises per lease

USE Furniture, appliance, and electronics retail

ORIGINAL LEASE September 2013

RENT GROWTH Fixed increases at each 5-year renewal (29.2% / 12.5% . 12.5%)

INITIAL TERM Five (5) years

RENEWAL Three successive five-year options.

TENANT RESPONSIBILITIES Electricity, water/sewer, telephone, internet, routine maintenance, assigned landscaping, snow removal and site care

RANGE AUTOMOTIVE

Local Automotive Service Tenant



Range Automotive is an established automotive repair business operating from the detached garage/service building at 445 High Street.

PREMISES 1,444 ± SF leased premises per lease

USE Automotive repair

ORIGINAL LEASE January 7, 2016

RENT GROWTH 4.25% annual increases

INITIAL TERM Seven years, subject to confirmation of inconsistent expiration wording in Article 2

RENEWAL One additional three-year option

TENANT RESPONSIBILITIES Electricity, water/sewer, telephone, internet, routine maintenance, assigned landscaping, snow removal and site care

NATIONAL RETAIL + LOCAL AUTOMOTIVE = DIVERSIFIED INCOME

Tenant Overview

AARON'S

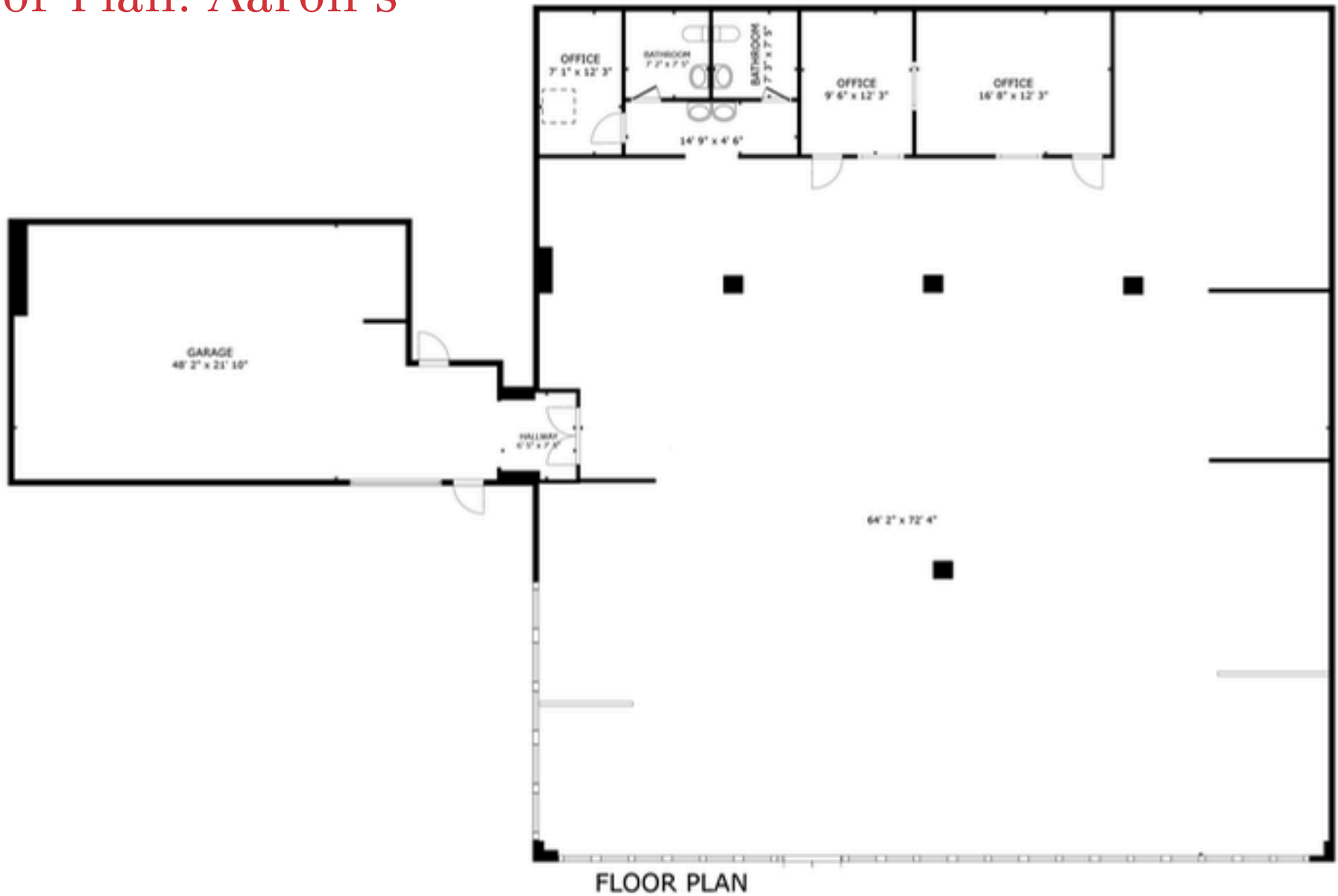
NATIONAL RETAIL TENANT

BUILDING SIZE	≈5,250 SF store + 1,027 SF storage
YEAR BUILT	1970
STORIES	1
EXTERIOR	Steel
ROOF	Metal (average condition)
FOUNDATION	Concrete
INTERIOR / FLOORS	Drywall / concrete
HEAT	Forced air, natural gas
A/C	Central
SPRINKLER	No
DRIVE-IN DOORS	1 standard overhead door

LEASE ABSTRACT

Aaron's occupies furniture, appliance, and electronics retail under a national lease-to-own program. Full lease abstract (term, rent schedule, and renewal options) is available to qualified buyers upon request.

Floor Plan: Aaron's



[Virtual Tour](#)

Tenant Overview

BUILDING 2 – RANGE AUTOMOTIVE

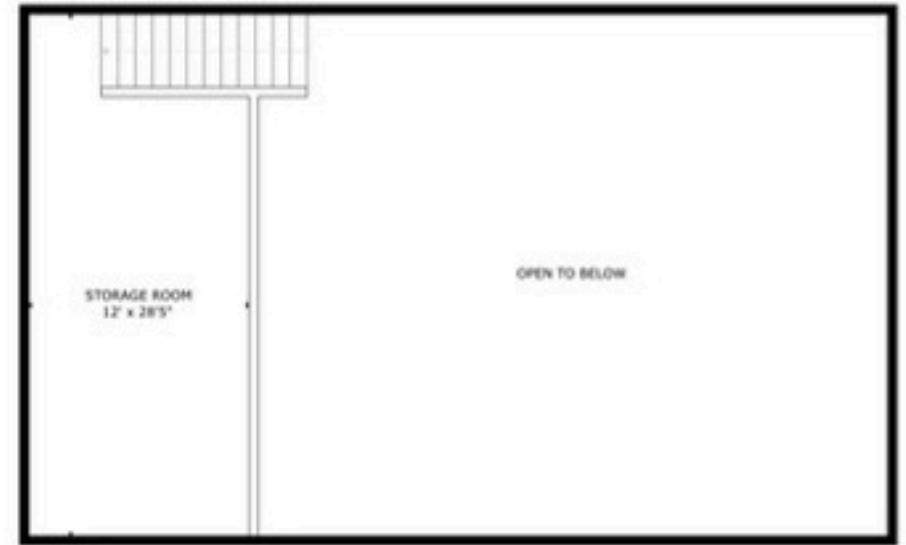
LOCAL AUTOMOTIVE SERVICE TENANT

BUILDING SIZE	≈1,440 SF
YEAR BUILT	1970
STORIES	1
EXTERIOR	Concrete block
ROOF	Asphalt shingle — new 2025
FOUNDATION	Concrete
CLEAR HEIGHT	20–25 ft
HEAT	Forced air, natural gas
ELECTRICAL	240 amps
SPRINKLER	No
DRIVE-IN DOORS	2 overhead doors (1 ≈15 ft high)

LEASE ABSTRACT

PREMISES	1,444± SF (detached garage / service bldg)	RENT ESCALATION	4.25% annually
COMMENCEMENT	January 1, 2026	REAL ESTATE TAXES	Paid by Landlord
INITIAL TERM	7 years	UTILITIES/MAINTENANCE	Paid by Tenant
RENEWAL	One 3-year option	SECURITY DEPOSIT	\$7,500
YEAR 1 RENT	\$42,571.44 (\$3,547.62 / mo)	PURCHASE RIGHT	Continuing right of first refusal

Floor Plan: Range Automotive



[Virtual Tour](#)

Ownership Investment

RECENT CAPITAL IMPROVEMENTS

Since 2014, ownership has directed capital into every major system on the property — roofing, HVAC, paving, and site condition — well ahead of tenant turnover. A new buyer inherits the upside, not the deferred maintenance.

\$116,000+

TOTAL INVESTED, 2014–2025

INVESTMENT BY SYSTEM

HVAC / Mechanical	\$46,500
Roofing	\$28,870
Paving / Sealcoating	\$16,510
Tree / Site Work	\$15,970
Gutters / Fascia	\$3,835
Doors / Exterior	\$2,500
Painting	\$2,200
TOTAL	\$116,385

Figures reflect ownership's capital improvement ledger and paid vendor invoices, 2014–2025, across both buildings at 445 High Street. Available to qualified buyers upon request.

Expansion Opportunity

+3± ACRES OF EXCESS LAND

The 4.55± acre parcel carries roughly 3 acres beyond what the two existing buildings and parking require, positioned along Route 108 with R-1 zoning that permits single-family residential development by right.



RESIDENTIAL SUBDIVISION

R-1 zoning permits single-family homes by right; the parcel meets minimum lot size and frontage for additional buildable lots.

GROUND LEASE / BUILD-TO-SUIT

NAI Norwood Group is authorized to structure a ground lease for a build-to-suit user on the excess parcel.

SITE EXPANSION

Add parking, storage, or building square footage to support existing or future tenants.

Zoning Map



PURPLE = RC

Residential / Commercial (R/C). This district is provided to allow the commercial development of transitional areas where there is existing residential use, such that the existing residential uses are adequately protected from new non-residential uses. It is not the intention of this district to allow new residential construction.

GREEN = R1

Residential/Single Family (R-1). This district is provided for moderate density single family detached residential uses. Home occupations are allowed to the extent that they have no impact on the present or future residential character of the district.

[Link to Zoning Documents](#)

Demographics Map



2026 SUMMARY 2 MILE 5 MILE 10 MILE

Population	14,854	59,267	137,802
Households	6,513	26,676	56,630
Families	3,703	15,066	34,277
Avg HH Size	2.33	2.18	2.29

2026 SUMMARY 2 MILE 5 MILE 10 MILE

Median Age	39.7	40.1	39.8
Median HH Income	\$86,158	\$85,191	\$89,866
Avg HH Income	\$114,760	\$112,248	\$118,191

BUSINESSES (10 MILE)



5,536

TOTAL



79,297

TOTAL EMPLOYEES

BUSINESSES

INCOME (10 MILE)



\$89,866

MEDIAN HH
INCOME



\$48,888

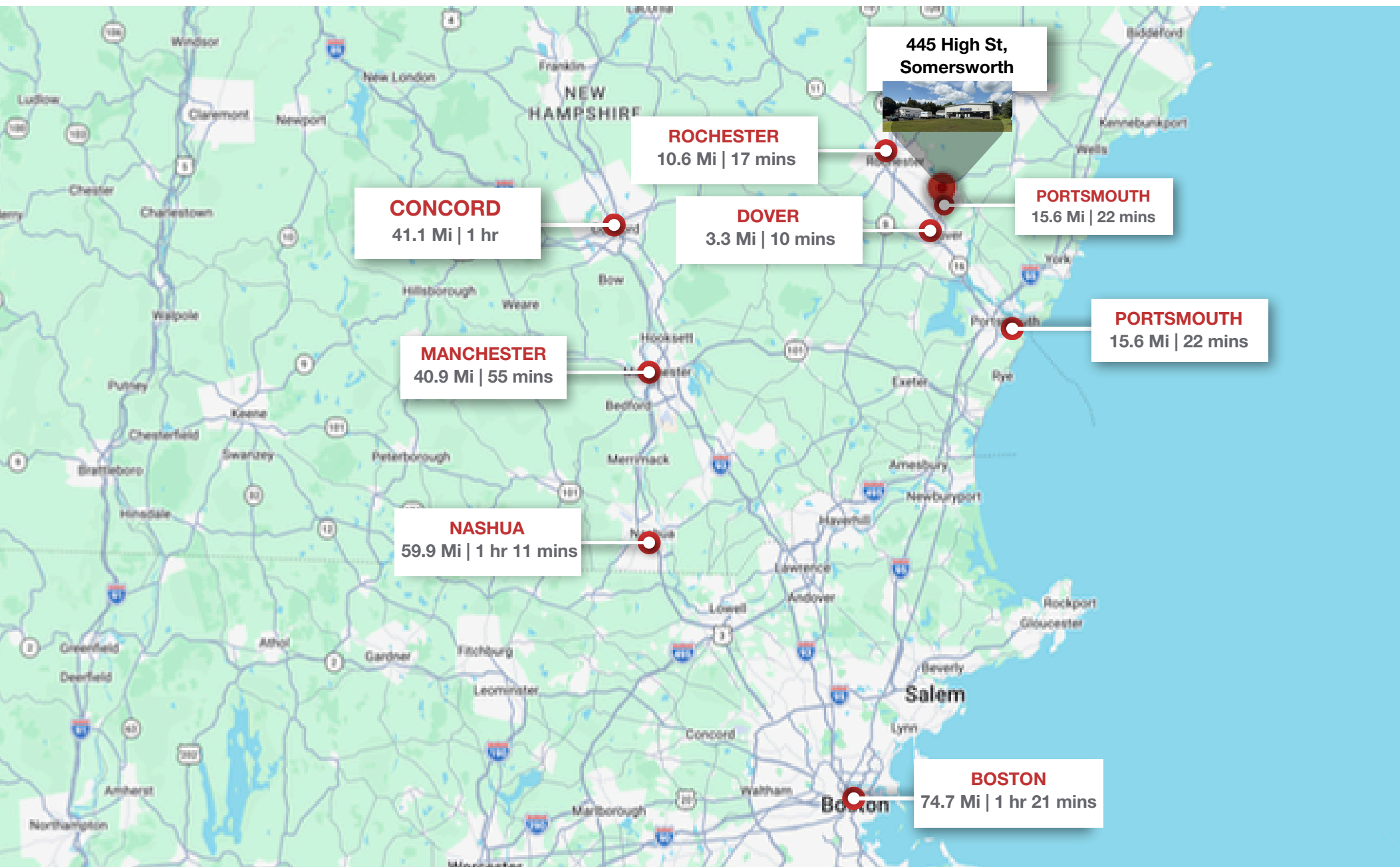
PER CAPITA
INCOME



\$308,716

MEDIAN NET
WORTH

Map Locator



Market Overview

Somersworth at a Glance

Established commercial corridors, regional access and a diverse employment base within New Hampshire's Seacoast market.



Somersworth is a compact commercial center in eastern Strafford County, positioned between Dover, Rochester, Portsmouth and Southern Maine. High Street is the city's principal retail corridor and connects directly with Route 108, providing access to neighboring employment centers, customers and workforce. The corridor supports national retailers, independent businesses, medical users, automotive services and other commercial activity, while municipal infrastructure and public transportation strengthen its appeal to tenants and investors.

12,200+

CITY POPULATION*

< 5 MI

TO MAINE BORDER

24,321

VEHICLES / DAY, RTE 108

0%

STATE SALES TAX

Market Overview

LOCATION, ACCESS & COMMERCIAL POSITION



REGIONAL POSITION

- Minutes from Dover and Rochester
- Convenient to Portsmouth and the broader Seacoast
- Under five miles to the Maine border
- Regional draw from New Hampshire and Southern Maine



TRANSPORTATION

- High Street commercial corridor
- Direct connectivity to Route 108
- Connections to Route 16 / Spaulding Turnpike and I-95
- COAST service links Dover, Rochester, Berwick and Kittery



RETAIL & SERVICES

- Walmart, Home Depot and Tri-CityPlaza anchors
- Market Basket, T.J. Maxx and Staples within the trade area
- National and independent retailers throughout the corridor
- Route 108 is promoted as a regional medical and service corridor



BUSINESS DISTRICTS

- Four principal business districts
- High Street / Route 108 commercial and industrial spine
- Downtown mixed-use center
- Municipal economic-development support and public infrastructure

INVESTMENT RELEVANCE

A commercially active corridor, municipal infrastructure and access to multiple population centers support long-term tenant demand and regional visibility.

Market Overview

ECONOMIC DRIVERS & EMPLOYMENT BASE



LOCAL EMPLOYERS

- Service Federal Credit Union - headquartered in Somersworth
- Allied Motion Technologies - motion-control manufacturing
- Aclara Technologies - electric-meter manufacturing
- J-Pac Medical, General Linen Service and Label Tech
- Goodwin Community Health and regional healthcare providers



TOP REGIONAL INDUSTRIES

- Manufacturing
- Healthcare and social assistance
- Retail trade
- Service and distribution businesses
- Employment mix supports a broad customer and workforce base



NEW HAMPSHIRE TAX CLIMATE

- No general state sales tax
- No broad-based tax on individual wage income
- No inventory or use tax
- No separate state capital-gains tax
- Established state and local business-support resources



COMMERCIAL & CONSUMER BASE

- Established big-box and chain retail corridor
- Independent retail, restaurant and service businesses
- Medical, automotive and convenience-oriented uses
- Access to Dover, Rochester, Portsmouth and Maine customers
- Regional public transit broadens workforce access

KEY CORRIDORS



HIGH STREET / ROUTE 108

- Primary commercial and industrial spine
- Strong retail, automotive, medical and service presence
- Municipal water and sewer along established corridors
- Visibility and regional traffic exposure



DOWNTOWN / MAIN STREET

- Traditional mixed-use center
- Independent shops, restaurants and services
- Historic urban fabric and municipal reinvestment focus
- Complementary commercial district serving residents and visitors

Photos



Documents and Disclosures

Tax Card

General Property Data

Parcel ID 42 03 0
Prior Parcel ID 2281 -
Property Owner NLG REALTY MANAGEMENT LLC
Mailing Address 31 SHELTON RD
City SWAMPSCOTT
Mailing State MA Zip 01907-2634
ParcelZoning R1

Account Number
Property Location 445 HIGH ST
Property Use STORE
Most Recent Sale Date 4/16/2015
Legal Reference 4286-0211
Grantor GOODMAN NANCY,
Sale Price 531,600
Land Area 4.556 acres

Current Property Assessment

Card 1 Value	Building Value 363,800	Xtra Features Value 22,700	Land Value 394,300	Total Value 780,800
Total Parcel Value	Building Value 475,300	Xtra Features Value 22,700	Land Value 394,300	Total Value 892,300

Building Description

Building Style STORE
of Living Units 0
Year Built 1979
Building Grade AVG. (-)
Building Condition Good
Finished Area (SF) 5250
Number Rooms 0
of 3/4 Baths 0

Foundation Type SLAB
Frame Type STEEL
Roof Structure GABLE
Roof Cover METAL-AVG
Siding STEEL
Interior Walls MINIMUM
of Bedrooms 0
of 1/2 Baths 2

Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/A
Heating Fuel GAS
Air Conditioning 80%
of Bsmt Garages 0
of Full Baths 0
of Other Fixtures 2

Legal Description

E11

Narrative Description of Property

This property contains 4.556 acres of land mainly classified as STORE with a(n) STORE style building, built about 1979, having STEEL exterior and METAL-AVG roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Tax Map



445 High St, Somersworth, NH

Map/Lot: 42-03-0

1inch= 172Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 29, 2026



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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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