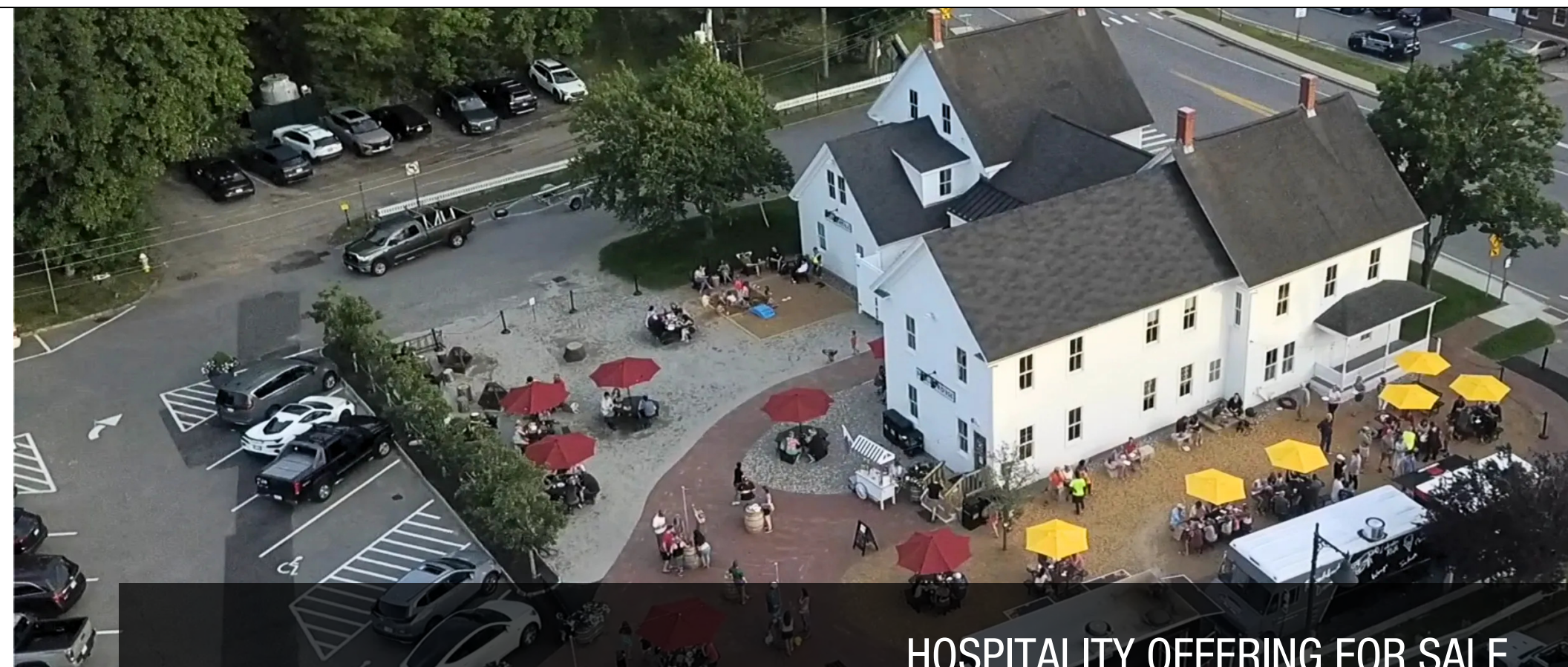




Tideline Public House

DURHAM, NH



HOSPITALITY OFFERING FOR SALE

PRESENTED BY:

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071460

TIDELINE PUBLIC HOUSE

15 Newmarket Rd, Durham, NH 03824



PROPERTY DESCRIPTION

Coastal Land and Commercial Group is pleased to present the opportunity to acquire Tideline Public House at 15 Newmarket Rd. (Rte 108) in Durham, NH. Located a few minutes walk from the UNH campus and it's 14,000 students, Tideline has operated an imaginative and unique hospitality business since 2023. The main building was meticulously renovated in 2023 and consists of two bars, one with a fireplace, multiple lounge areas, two private meeting rooms, and 2 guest suites being rented on a short term basis and generating considerable and growing revenue. Just outside are 8 food truck pad sites, complete with electric, water, sewer and propane hook ups. A second building is a renovated and charming bar with a wood stove, and the third building houses a walk in cooler, kitchen equipment, and another set of public restrooms. Diverse income generated from: 1. Food Truck Pad Leases 2. Meeting and Event Space Leases 3. Bar and Food Service 4. Short Term Overnight Room Rentals. Tideline has a Google rating of 4.8 stars and the lodging (Anchor at Tideline) has a 5 star rating.

PROPERTY HIGHLIGHTS

- Meticulously restored buildings fully renovated in 2023
- Ability to enhance revenue with full alcohol service, more food offerings, and expanded hours
- Zoning allows multi-family development, hotels, medical office, and more
- Potential to add rooms to a strong-performing lodging business
- Being offered well under assessed value

OFFERING SUMMARY

Sale Price:	\$2,099,000
Lot Size:	0.93 Acres
Building Size:	7,886 SF

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TIDELINE PUBLIC HOUSE

15 Newmarket Rd, Durham, NH 03824



Upstairs Bar



Tap Room

LOCATION DESCRIPTION

Located along Rt 108 and 20 minutes to Portsmouth, NH and Rt. 95, 15 Newmarket Rd is in a strategic and growing area. Rt 108 is the main corridor between Dover and Rt 16 and Durham, Newmarket, and points south. The site is a short walk to UNH's 14,000 students and is near the new 60-acre Innovation District development, which, in addition to the 70,500 square foot research facility already under construction, will feature 500 housing units and a hotel. Durham, with its excellent public schools and low crime rate is ranked as the #2 place to live in NH and was given an A+ grade for quality of life.

SITE DESCRIPTION

Located on a strategic corner, this .93 acre parcel has water, sewer, and natural gas. Tideline's location has a strong traffic count of 11,714 ADT. The level site is in Durham's courthouse commercial district, which allows a variety of commercial uses including hotels, restaurants, medical office multi-family residential and more. The site includes 8 pad sites for food trucks which include electric, water, sewer, and propane connections. There is a parking easement in favor of the Town of Durham. Contact the broker for more info.

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HOSPITALITY FOR SALE

TIDELINE PUBLIC HOUSE

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TIDELINE PUBLIC HOUSE

15 Newmarket Rd, Durham, NH 03824



BUILDING 1 Tideline Public House - 6446 SF

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TIDELINE PUBLIC HOUSE

15 Newmarket Rd, Durham, NH 03824



BUILDING 2 Salt Shed - 576 SF

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TIDELINE PUBLIC HOUSE

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BUILDING 3 Commissary - 864 SF

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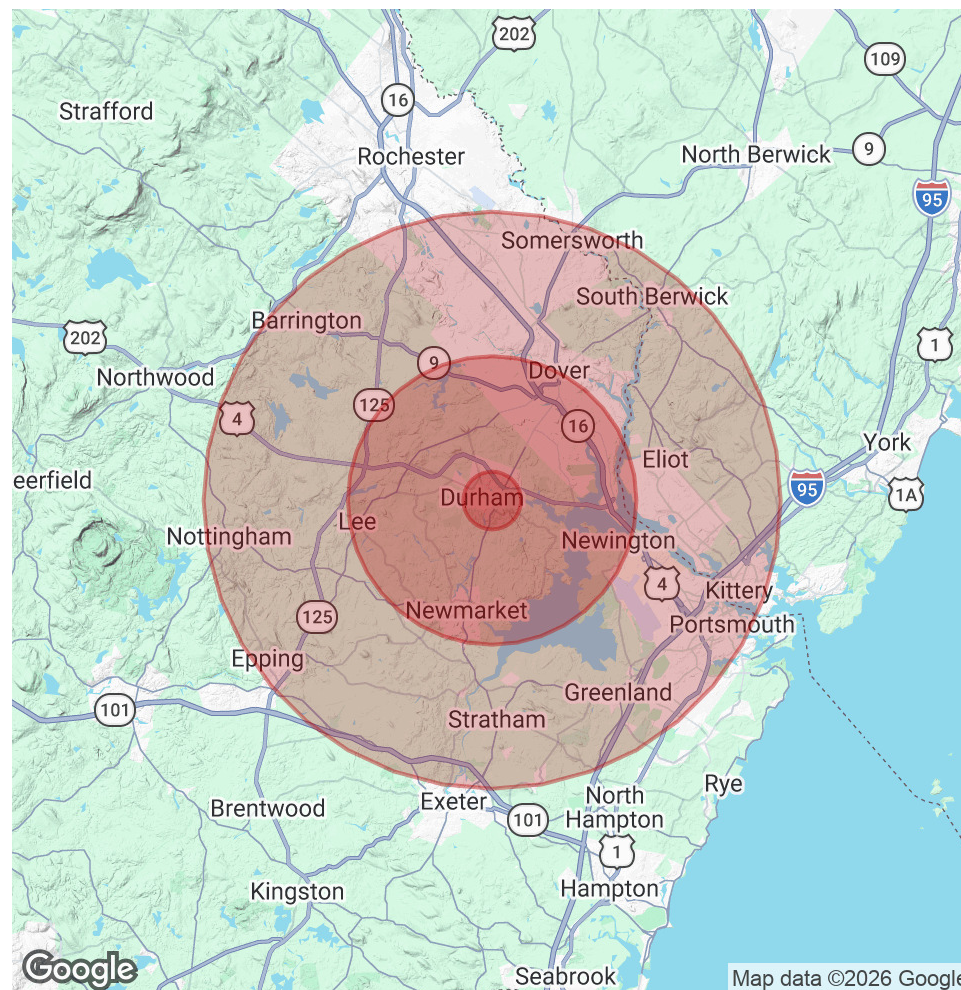
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,275	45,701	154,118
Average Age	31.7	36.6	41.3
Average Age (Male)	29.6	36.5	40.9
Average Age (Female)	32.8	37.8	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	827	16,676	62,876
# of Persons per HH	4.0	2.7	2.5
Average HH Income	\$142,242	\$124,522	\$126,354
Average House Value	\$509,591	\$454,814	\$475,050

2023 American Community Survey (ACS)



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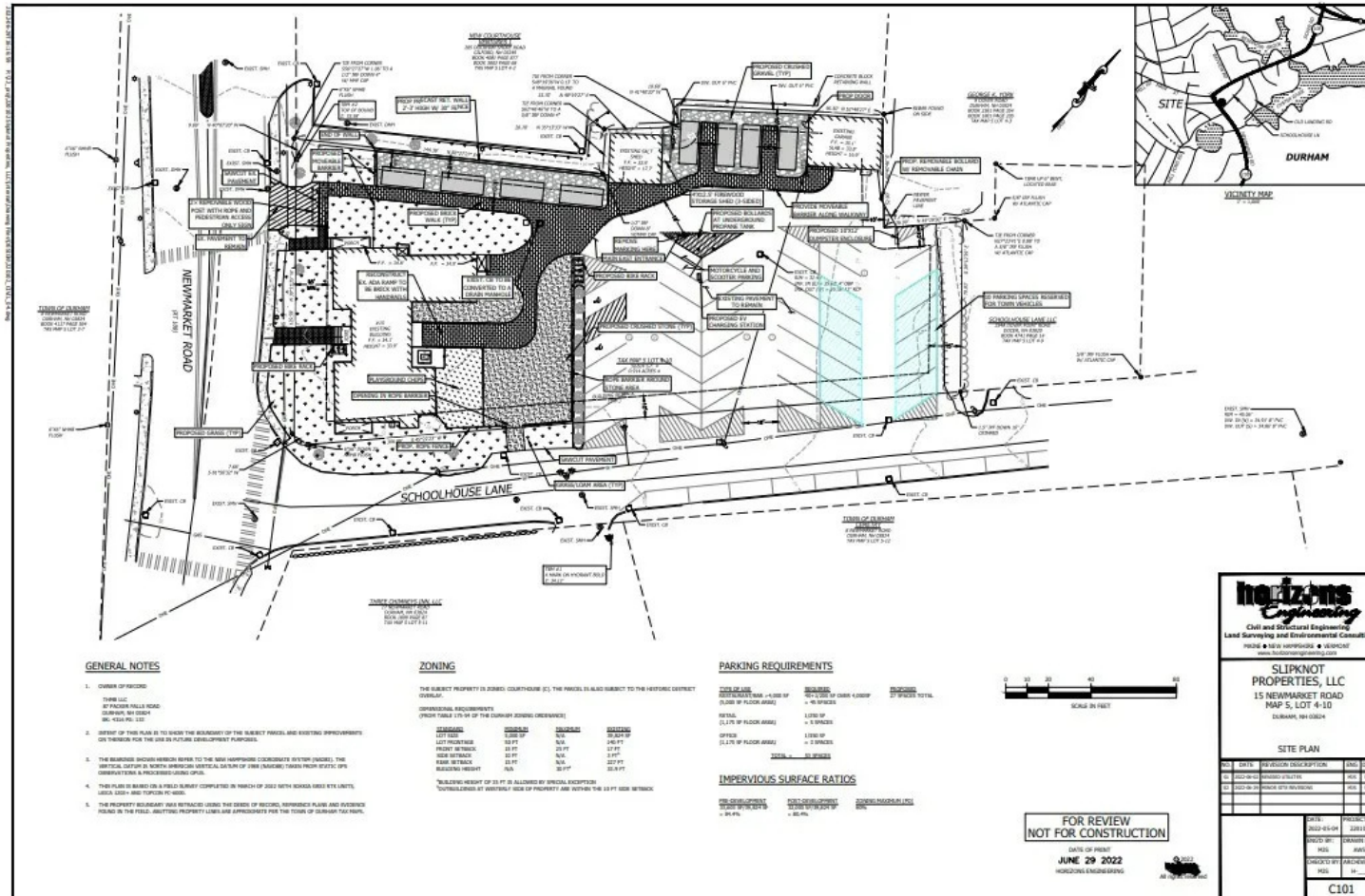
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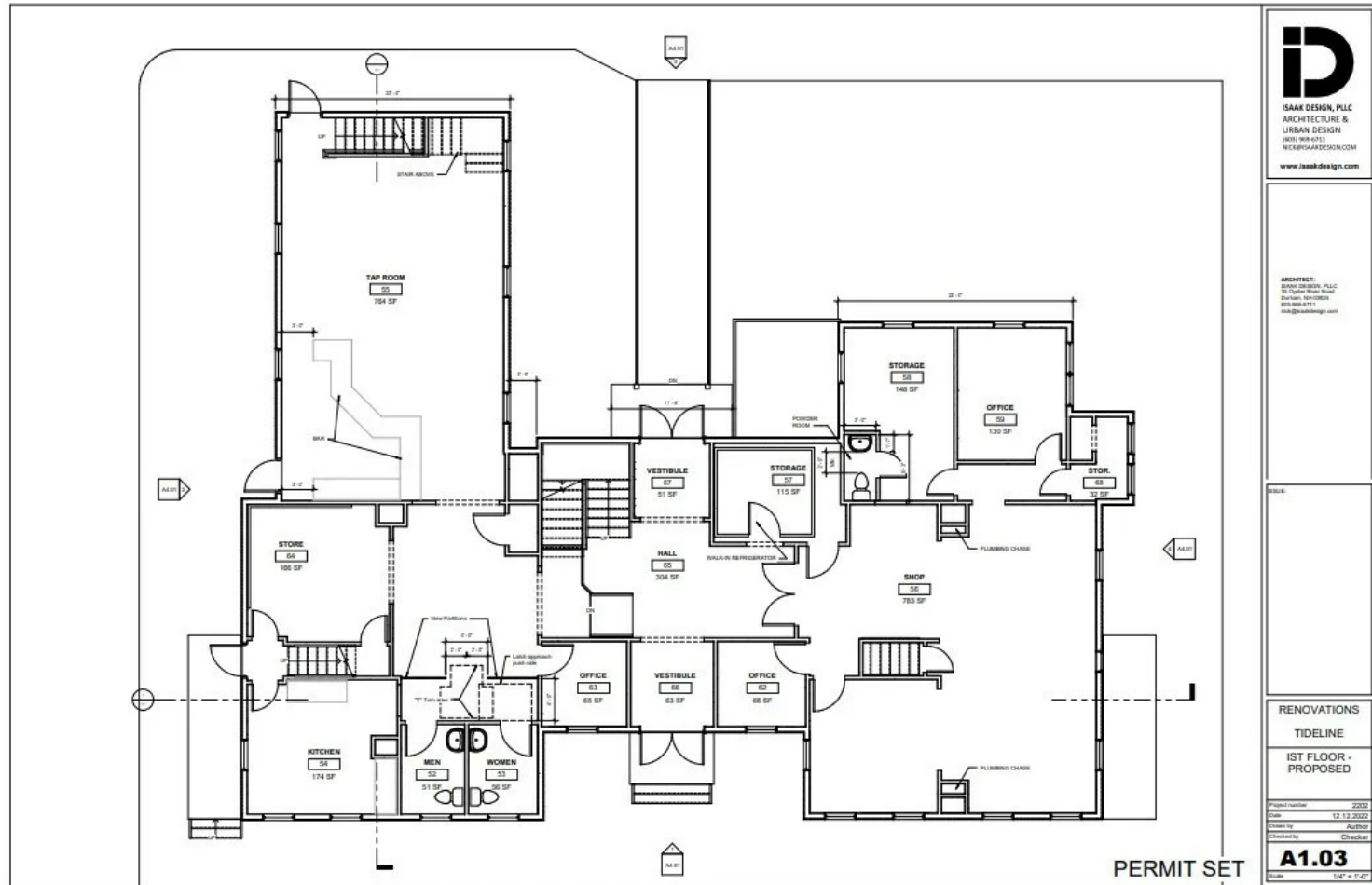
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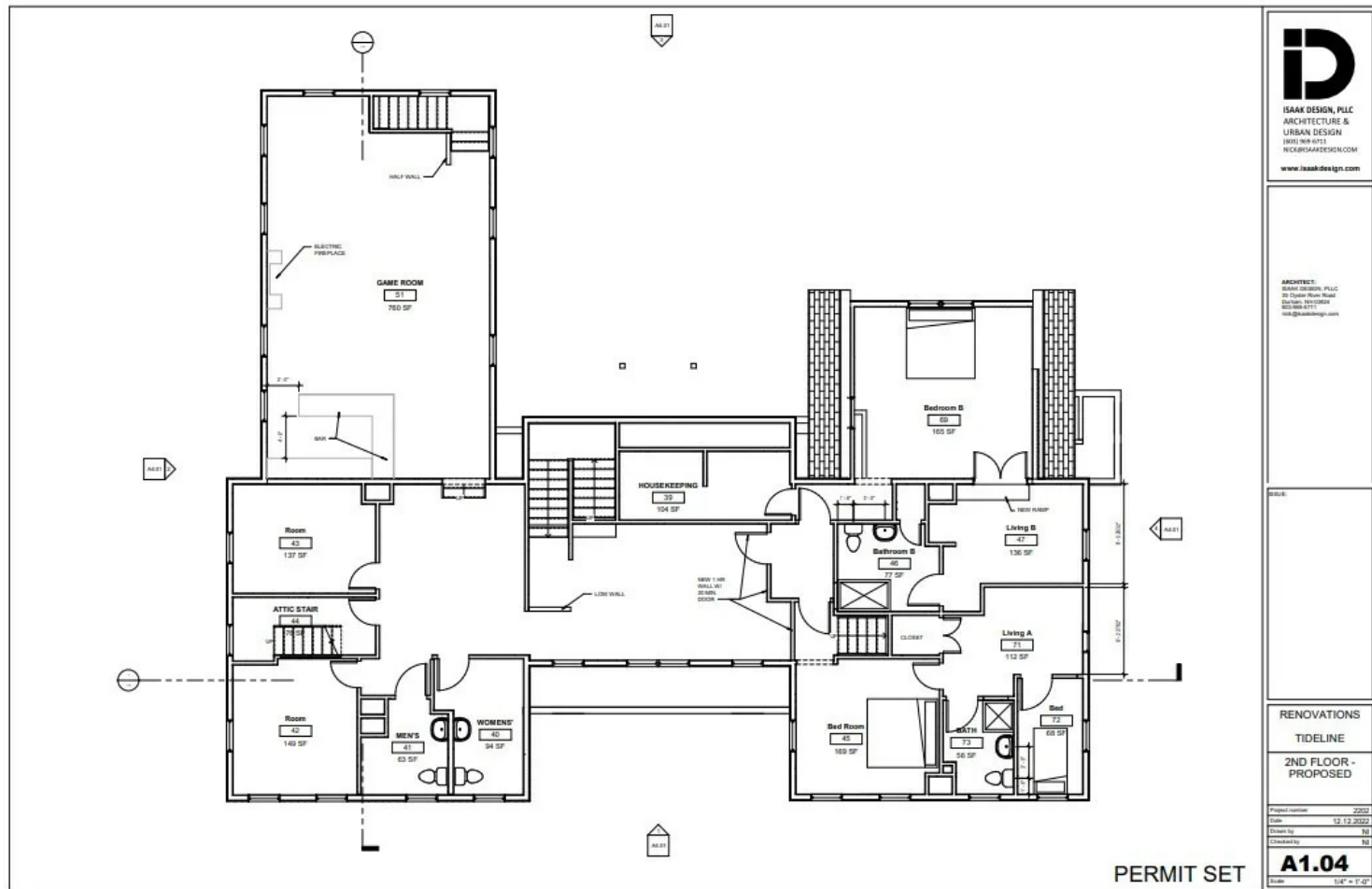
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Guest Suite- The Anchor at Tideline



Guest Suite- The Anchor at Tideline



The Salt Shed



1st Floor Lounge

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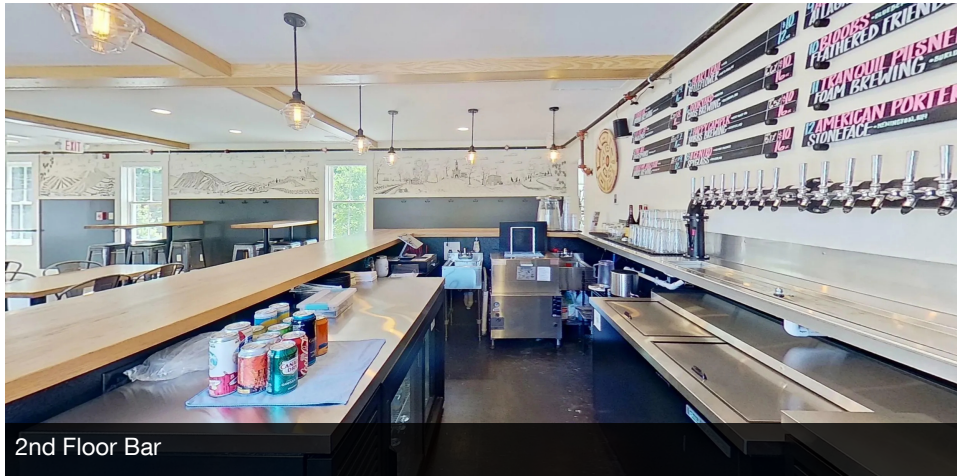
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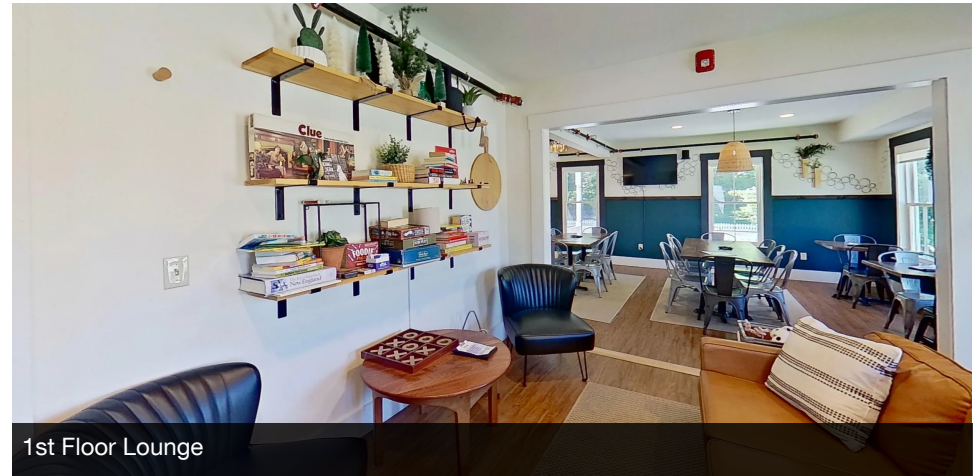
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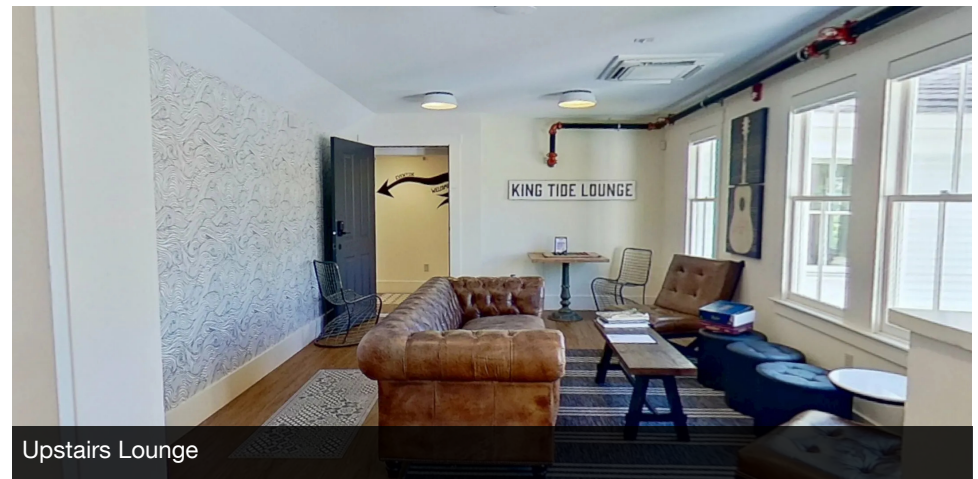
2nd Floor Bar



1st Floor Lounge



Tap Room Bar



Upstairs Lounge

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Direct: 603.610.8500 **Cell:** 603.696.5378
mark@kwclcg.com

NH #081074



DAVE GARVEY

Managing Director

Direct: 603.610.8523 **Cell:** 603.491.2854
dave@kwclcg.com

NH #004637 // ME #BR912042



ETHAN ASH

Commercial & Investment Specialist, MiCP

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