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BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

1170 NH Route 119

Rindge, NH 03461

Prime business development opportunity in growing residential community

Exclusively Represented By:

Kimberly Gilbert
Commercial Advisor
603 845 2500
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OFFERING MEMORANDUM

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FOR SALE / LEASE

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Property Information

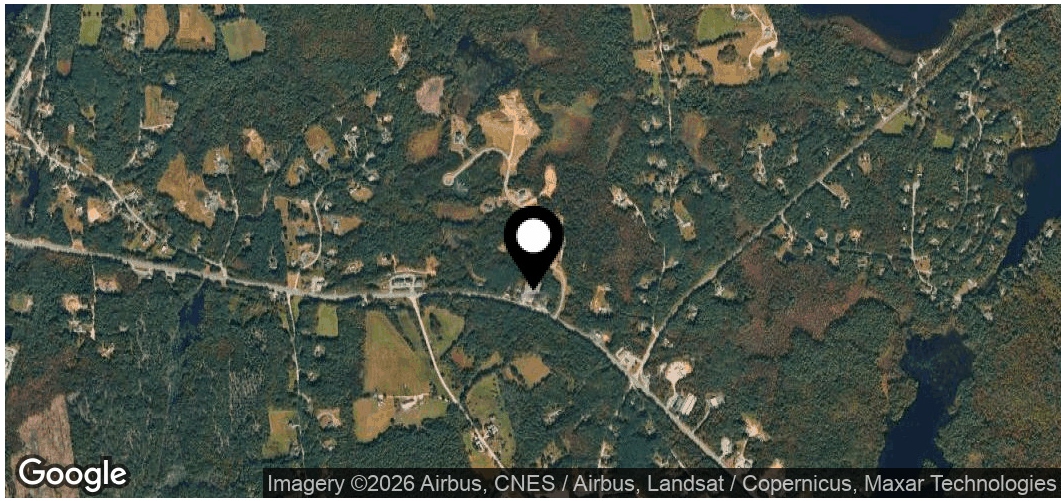
Section 1

OFFERING MEMORANDUM

Executive Summary

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Offering Summary

Price	$500,000
Lease Rate	$4,000 per month
Price / Acre	$375,940
Lease Type	NNN
Lot Size	1.33 Acres
Access	Route 119 frontage
Zoning	Gateway East
Best Use	Retail, restaurant, professional office

Property Overview

This level commercial land parcel at 1170 New Hampshire 119 in Rindge offers an excellent opportunity to develop a custom business site. The property provides a clean, build-ready footprint with the flexibility to accommodate a variety of commercial uses. Its open configuration supports efficient site planning, streamlined construction, and strong curb presence for a future build. Ideal for investors seeking a a location in a growing community, this site combines practicality, visibility, and the freedom to create a tailored commercial destination.

Property Highlights

- Level commercial land parcel
- Build-ready site configuration
- Suitable for ground lease opportunities
- Flexible development potential

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Property Description

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Location Description

Rindge offers a welcoming small-town setting with growing local momentum, making the area appealing for office and commercial users seeking visibility within an active community. The location benefits from its position near the intersection of Route 119 and 202, a well-traveled corridor that connects residents, visitors, and nearby businesses.

A brand new residential development of family homes directly adjoins the area, supporting an expanding local customer base. New restaurants located just a half mile away add convenience and activity nearby, helping drive daily traffic through the immediate vicinity. Together, these surrounding influences create an attractive backdrop for tenants looking to establish a presence in a growing part of Rindge.

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Complete Highlights

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Property Highlights

- Level commercial land parcel
- Build-ready site configuration
- Suitable for ground lease opportunities
- Flexible development potential
- Prime adjacency to a new and growing residential community, supporting strong local demand
- Ideal for custom business construction
- Open layout for efficient site planning
- Strong curb appeal for future development
- Excellent option for investor ownership
- Adaptable to multiple commercial uses

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Additional Photos

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Location Information

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Regional Map

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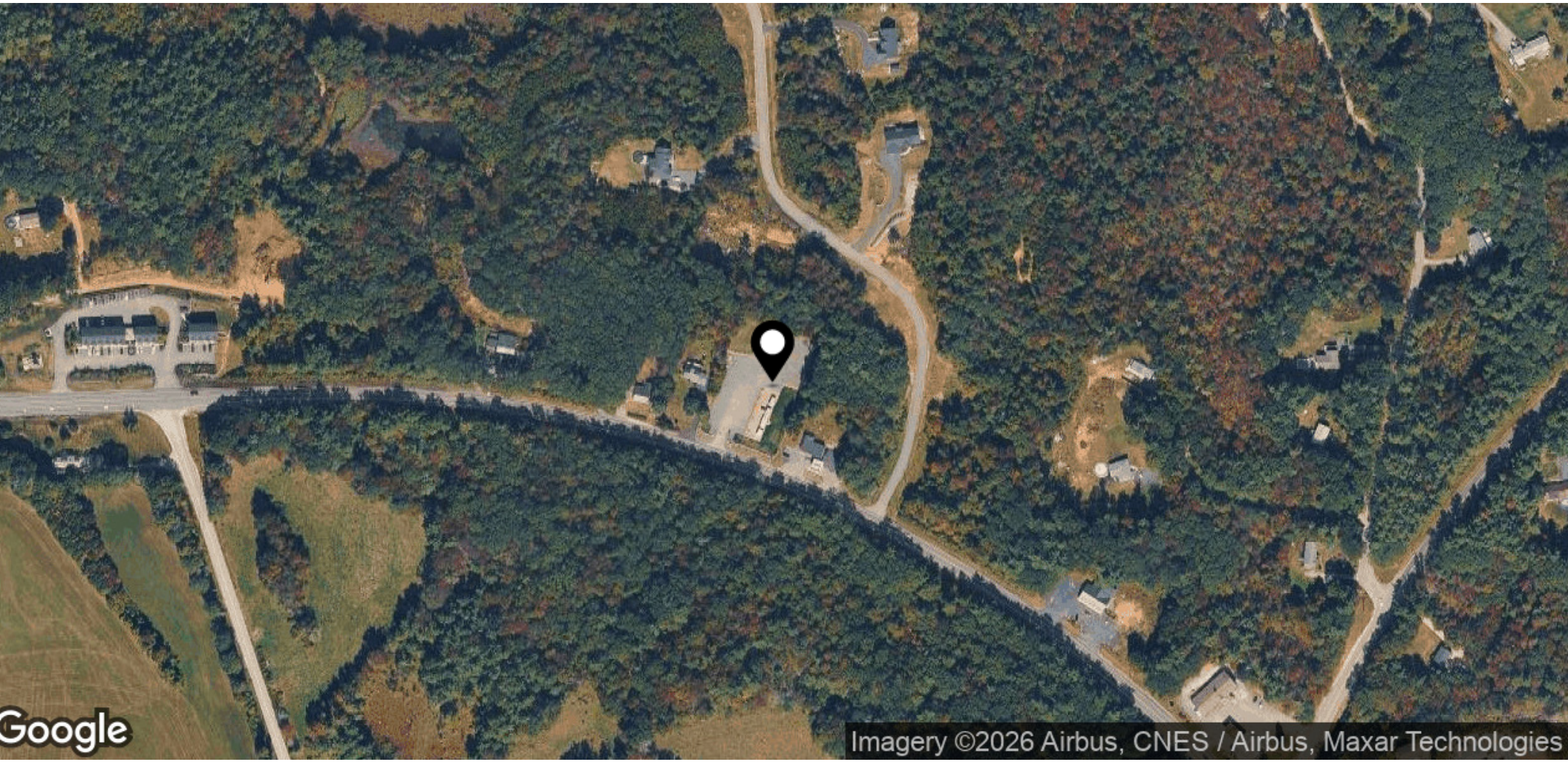
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Location Map

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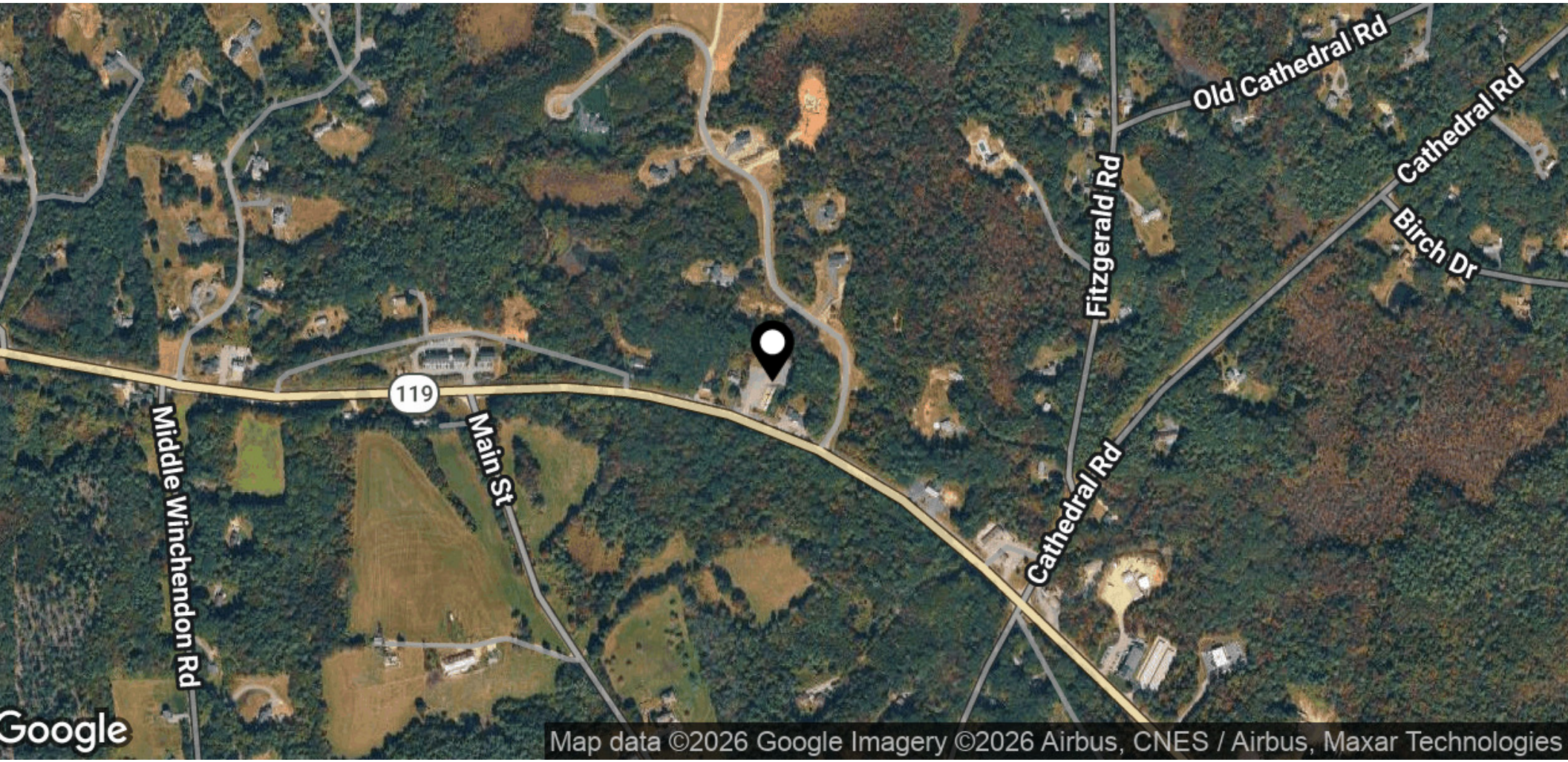
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Aerial Map

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Site Plans

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Financial Analysis

Section 3

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Financial Summary

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Investment Overview

Price	$500,000
Price per SF	$9

Operating Data

Financing Data

Down Payment	$500,000

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Income & Expenses

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Income Summary

Gross Income	$0

Expenses Summary

Operating Expenses	$0
Net Operating Income	$0

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Sale Comparables

Section 4

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Sale Comps

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Sale Comps Map & Summary

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Lease Comparables

Section 5

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Lease Comps

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Lease Comps Map & Summary

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Demographics

Section 6

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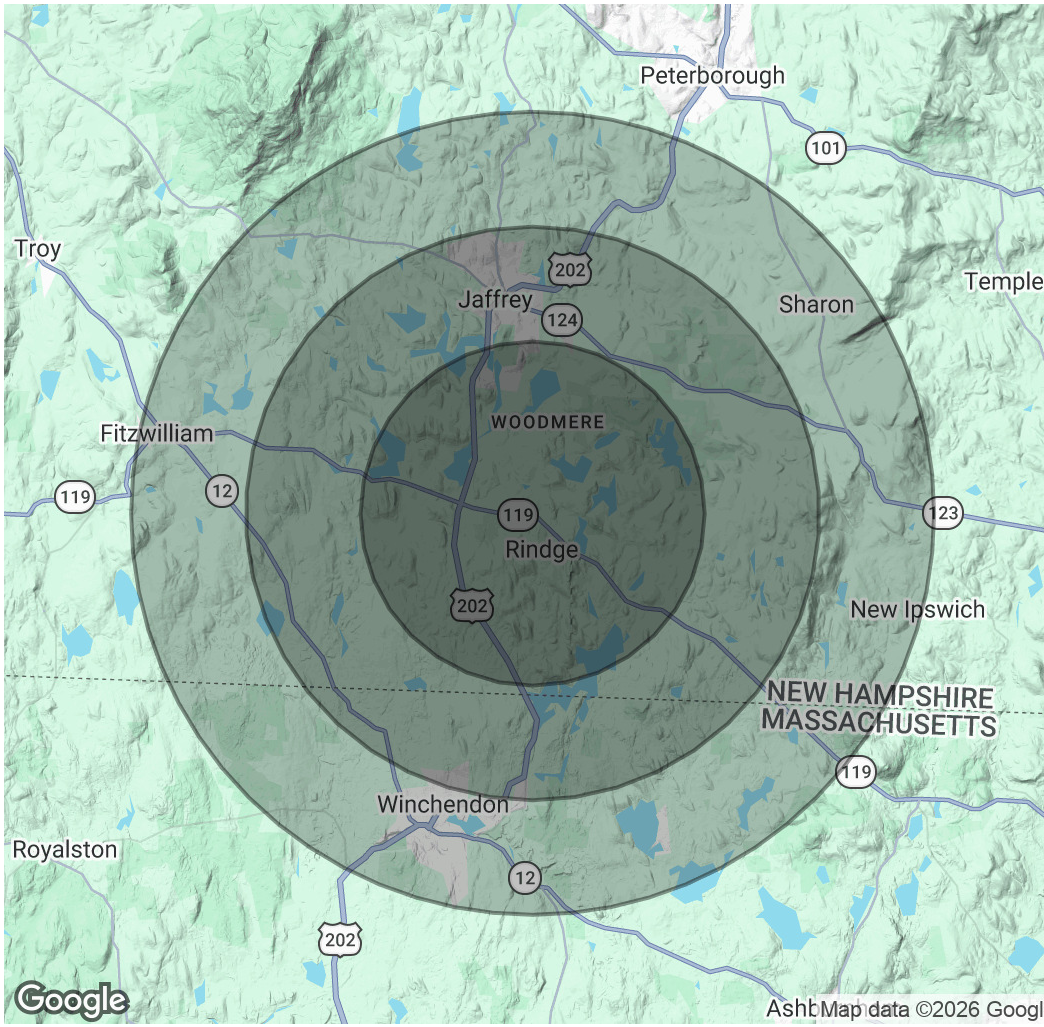
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	5,435	12,898	24,059
Average Age	34.2	38.6	41.4
Average Age (Male)	36.3	38.6	41
Average Age (Female)	33.8	38.9	41.3

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	1,641	4,453	8,711
# of Persons per HH	3.3	2.9	2.8
Average HH Income	$128,752	$117,897	$116,461
Average House Value	$355,577	$336,158	$321,645

2023 American Community Survey (ACS)



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Advisor Bios

Section 7

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Advisor Bio 1

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