

Plymouth NH - Domino's NNN Investment Property, Warehouse and Development Land for Sale

295 Highland St & 5 Adrian's Way, Plymouth, NH 03264

Retail Property For Sale



PROPERTY DESCRIPTION

Opportunity to purchase this Domino's NNN leased investment property located at 295 Highland Avenue in Plymouth, NH. The offering includes two leases, one for the Domino's restaurant and one for a regional warehouse that supports several Domino's locations. This opportunity includes an adjacent 4.39 +/- acre parcel of land for potential future development. A multi-unit franchisee operates this Domino's location which opened for business in 2024 after substantial interior building renovations to this former fast-food restaurant. This Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick grab-and-go option after placing their order online or over the phone. The Dominos lease currently has 10 +/- years remaining with an expiration date in October 2036 plus two (2) five (5) year renewal options. The warehouse lease currently has 3 +/- years remaining with an expiration date in October 2029 plus one (1) three (3) year renewal option. These leases are with a multi-unit operator of Domino's (15 +/- total). An existing conditions survey of the properties was prepared recently and preliminary concepts indicate the possibility of up to a 5,000 +/- sf retail building on the development land.

Property Details

Property Type	Retail
Property Subtype	Freestanding Building
Sale Price	\$1,785,000
NOI	\$102,000
Occupancy	100%
Building Size (Total GLA)	4,700 SF
Traffic Count	6,696
Lot Frontage	444
Utilities Description	Municipal water & sewer, propane
Zoning	Industrial Commercial Development (ICD)
Year Built	1970
Year Renovated	2024

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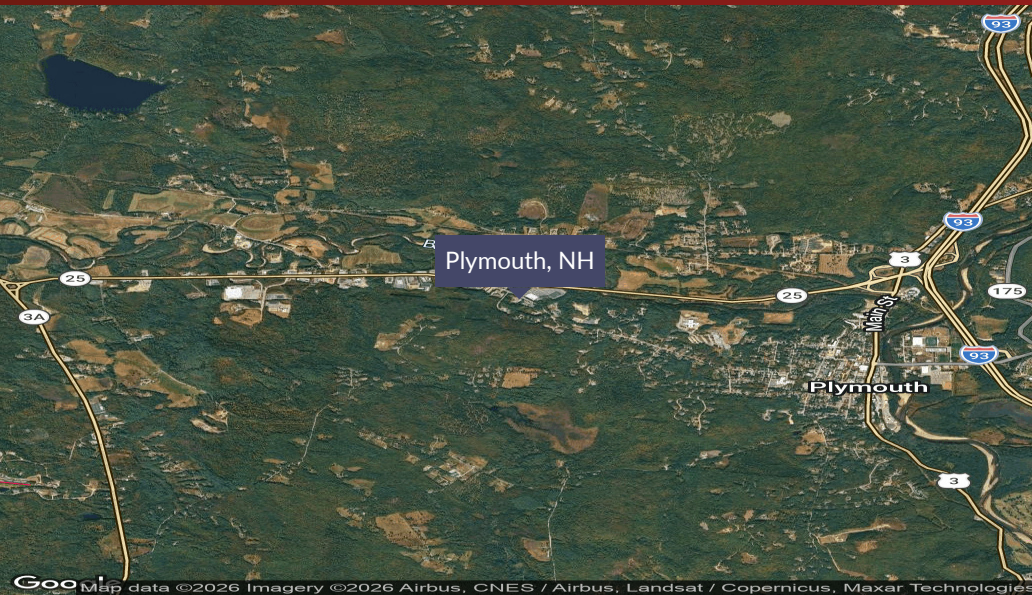
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LOCATION DESCRIPTION

Plymouth, New Hampshire serves as the commercial, educational, and service center of the central Lakes Region and southern White Mountains, drawing consumers from a broad multi-town trade area throughout Grafton County and beyond. Strategically located along Interstate 93, the town provides exceptional regional access while benefiting from its position as a gateway to many of New Hampshire's premier recreational destinations. Home to Plymouth State University, the community enjoys a diverse economic base supported by higher education, healthcare, tourism, and professional services. A vibrant downtown, strong year-round population, and steady influx of students and visitors contribute to Plymouth's role as a regional destination for shopping, dining, entertainment, and essential services. Combined with its four-season appeal, growing investment activity, and central location within one of New England's most popular tourism corridors, Plymouth continues to strengthen its position as a key commercial hub for central New Hampshire.

Location Details

County

Grafton

PROPERTY HIGHLIGHTS

- Net-leased quick-service restaurant and warehouse asset on a standalone parcel with convenient access and parking on-site
- Established neighborhood-serving location with convenient access to surrounding residential community and Plymouth State University.
- Highly visible property with prominent signage located on Highland Street across from Hatch Plaza which is anchored by Hannaford and Marshalls.
- Neighboring businesses include Camden National Bank, Hannaford, Marshalls, Granite Group, Burger King, CVS and many others.



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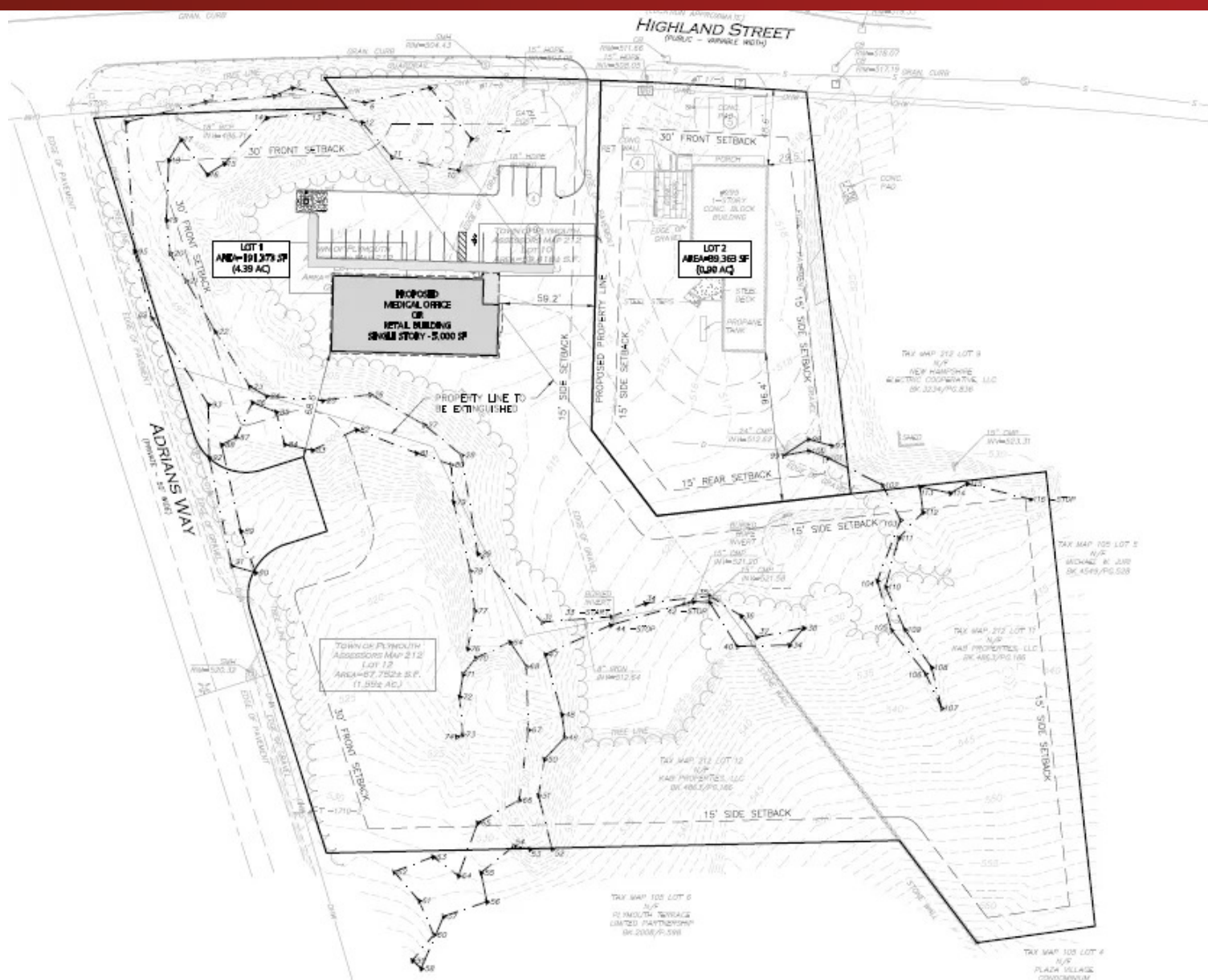
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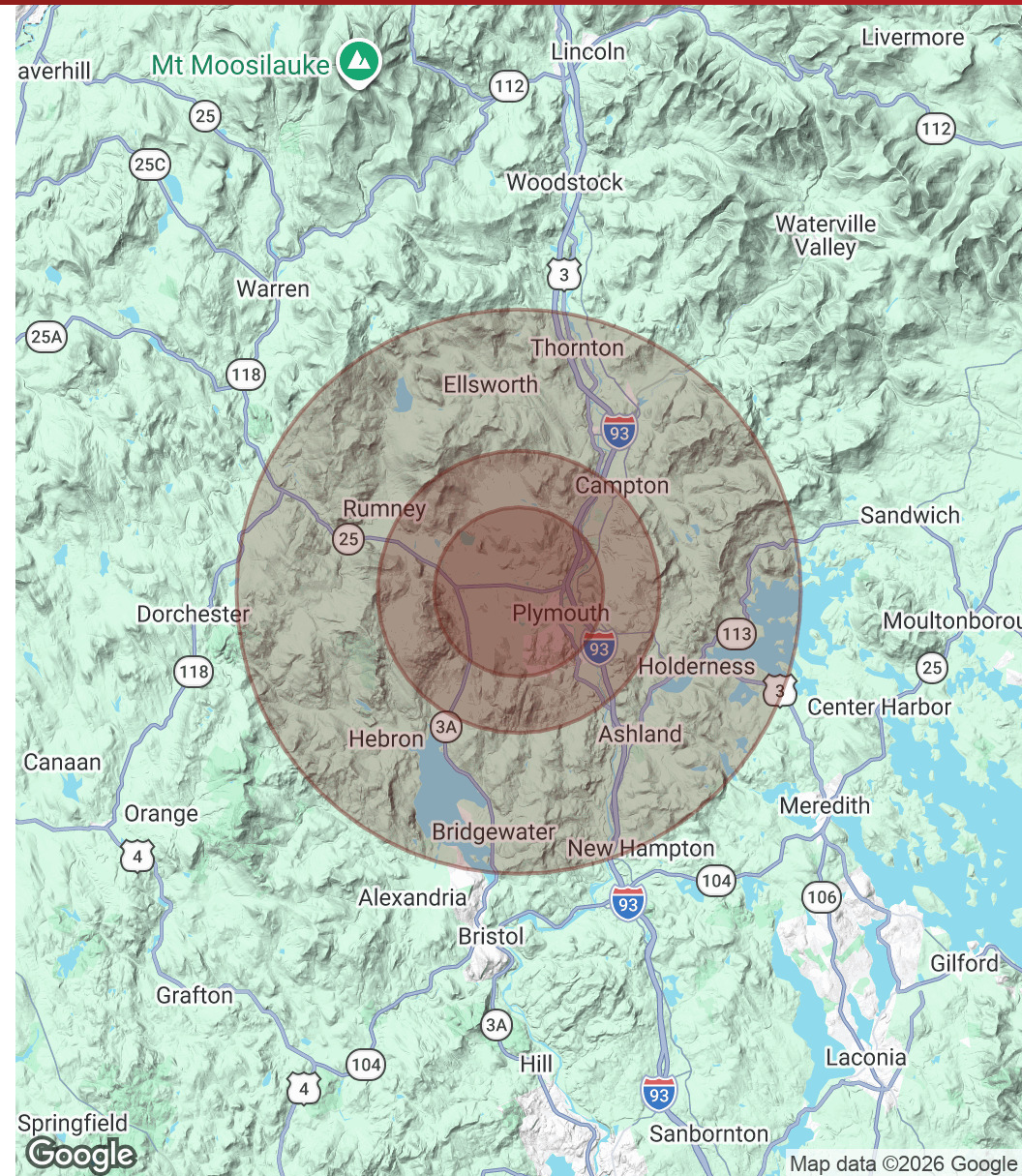
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Population	3 Miles	5 Miles	10 Miles
Total Population	6,248	9,922	20,741
Average Age	34.8	39.3	43.8
Average Age (Male)	31.8	37.1	42.2
Average Age (Female)	37.3	40.7	44.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,819	3,291	7,761
# of Persons per HH	3.4	3.0	2.7
Average HH Income	\$110,064	\$107,752	\$105,739
Average House Value	\$302,913	\$310,015	\$318,961

2023 American Community Survey (ACS)



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