

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Epping Commons

285 Calef Hwy, Epping, NH 03042

Exclusively Represented By:

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OFFERING MEMORANDUM

Table Of Contents

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Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
LEASE SPACES	6
SUITE 12C	7
FLOOR PLAN - SUITE 105	8
SUITE 5	9
FLOOR PLANS	10
LOCATION INFORMATION	11
REGIONAL MAP	12
DEMOGRAPHICS	13

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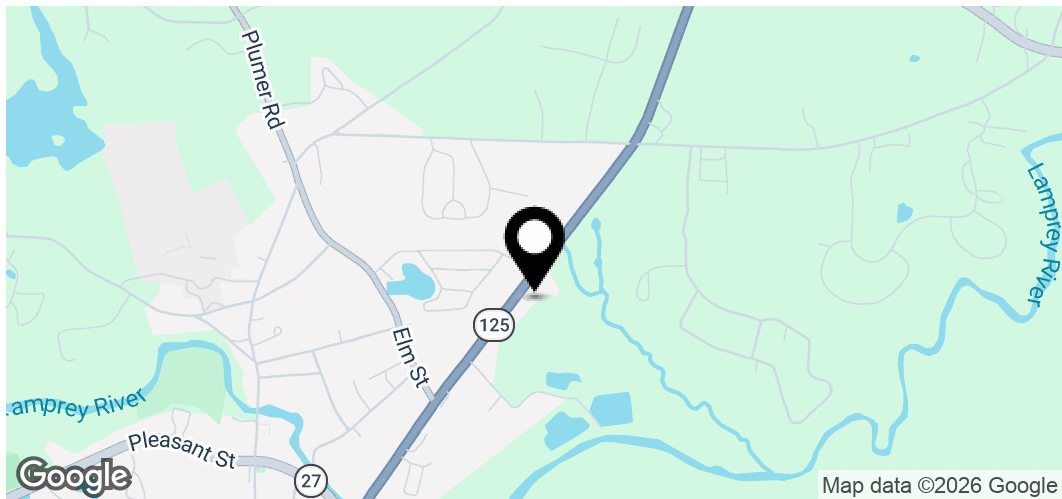


Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$18 - 22 SF/yr
Lease Type	Gross; NNN \$5.50 PSF
GSF	23,320 SF
SF Available	1,088 - 1,200 SF
Zoning	HC

Property Overview

Exceptional leasing opportunity at this prime commercial property on Calef Highway in Epping, NH. Boasting high visibility and easy accessibility, the property offers an ideal location for businesses seeking maximum exposure. With spacious floor plans and modern amenities, this well-maintained space provides a versatile canvas for customization to suit a range of commercial needs. Ample parking and proximity to major roadways ensure convenience for both tenants and clientele. Take advantage of this distinctive property’s potential to elevate your business endeavors and thrive in a vibrant, high-traffic area.

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Property Description

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Location Description

Discover the exciting surroundings of Epping, NH, where the property is located. Just a short drive away, explore the bustling Epping Commons and Brickyard Square, popular retail destinations featuring a variety of shops and dining options. Nearby, the iconic New England Dragway offers thrilling racing events for adrenaline enthusiasts. Embrace the serene beauty of the great outdoors with a visit to the White Mountain National Forest, where hiking, camping, and breathtaking scenic views await. With easy access to major roadways, the area provides an ideal blend of convenience and leisure, making it an attractive location for prospective retail or street retail endeavors.

Property Highlights

- High visibility on Calef Highway
- Modern and spacious floor plan
- Versatile space for customization
- Ample parking for tenants and clientele
- Proximity to major roadways
- Convenient shared common bathrooms
- Freight elevator access
- Contemporary and well-maintained property
- Ideal location for maximum exposure

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Lease Spaces

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Lease Information

Lease Type:	Gross; NNN \$5.50 PSF	Lease Term:	Negotiable
Total Space:	1,088 - 1,200 SF	Lease Rate:	\$18 - \$22 SF/yr

Available / Unavailable Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Professional Office Suite – Epping Commons	Available	1,088 SF	Gross	\$18.00 SF/yr	Bright and inviting second-floor office space featuring four private offices and a spacious open area with plenty of natural light. The space offers a comfortable and professional work environment with a flexible layout suitable for a variety of office users. Included in the rent: utilities, heat and air conditioning, CAM, real estate taxes, insurance, and common-area janitorial services. Tenant is responsible for internet/Wi-Fi.
Professional Retail/Office Suite – Epping Commons	Available	1,200 SF	NNN \$5.50 PSF	\$22.00 SF/yr	First-floor retail/office space featuring a welcoming reception and waiting area, three spacious private offices, a storage closet, and one ADA-compliant bathroom. NNN estimated at \$5.50 PSF. Tenant is responsible for all utilities, including water, gas, electricity, and internet/Wi-Fi.

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Suite 12C

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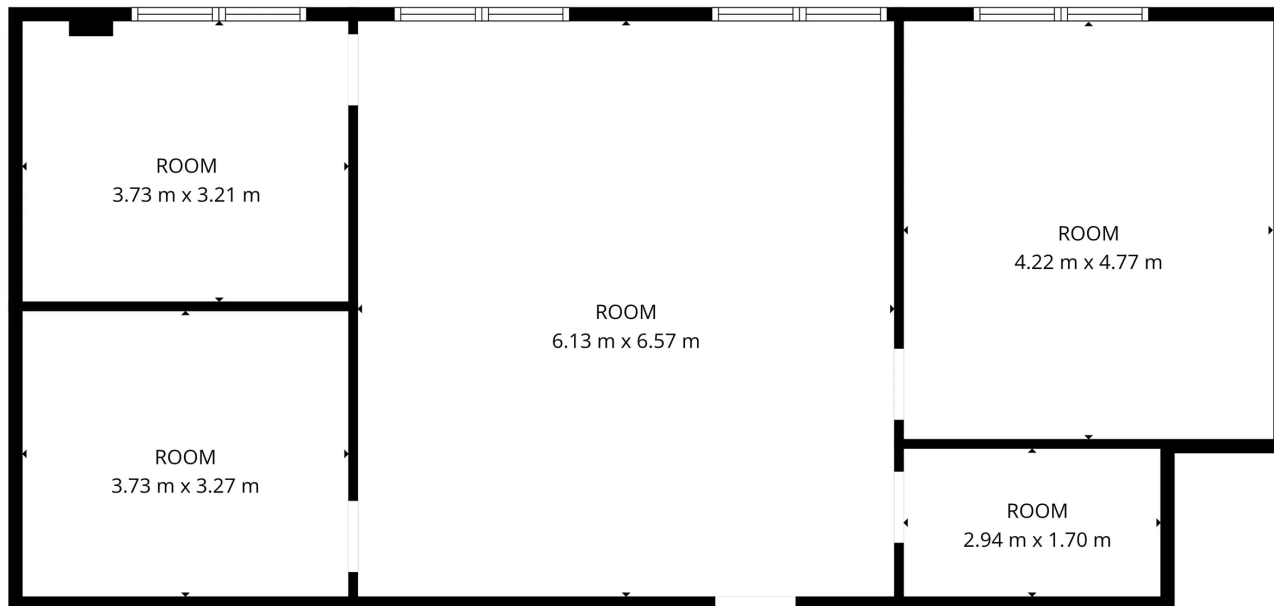
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Floor Plan - Suite 12C

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Suite 5

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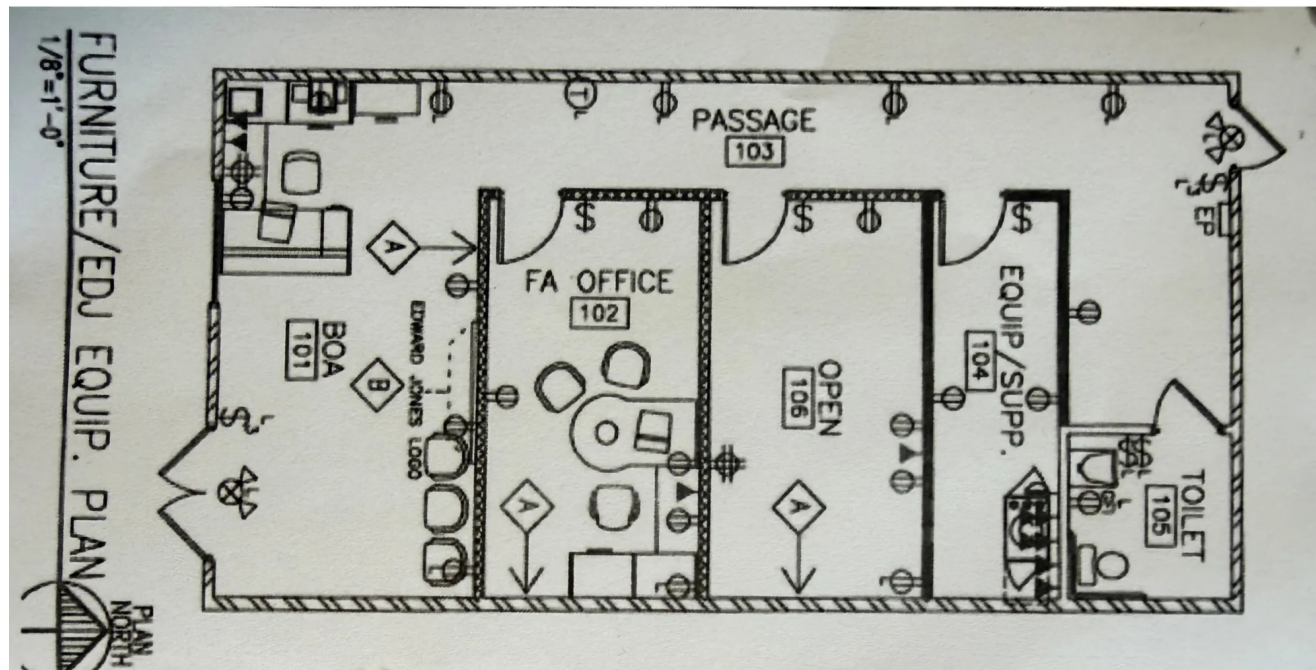
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Floor Plan - Suite 5

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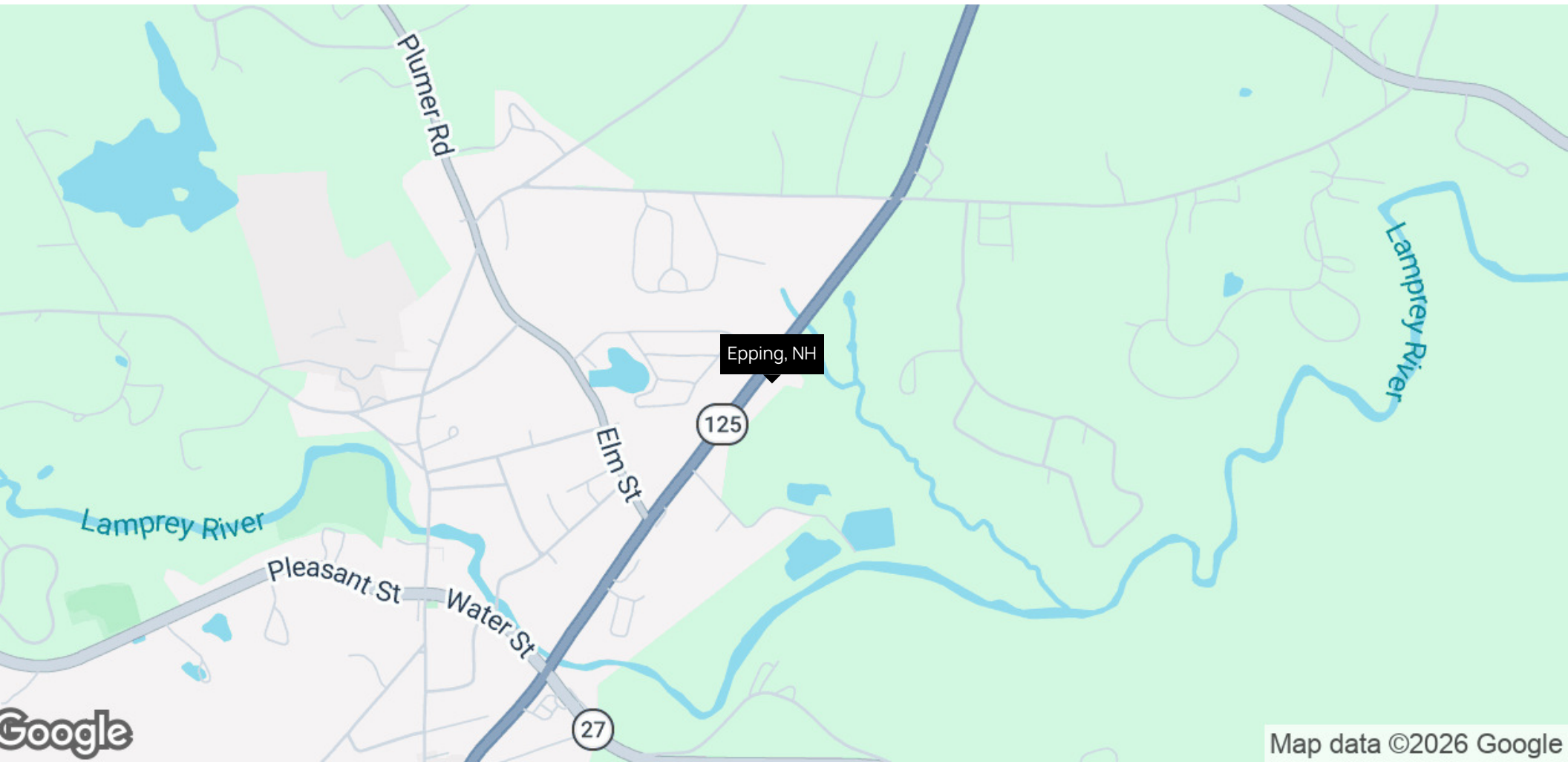
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Location Information

Section 2

Regional Map

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Demographics

Section 3

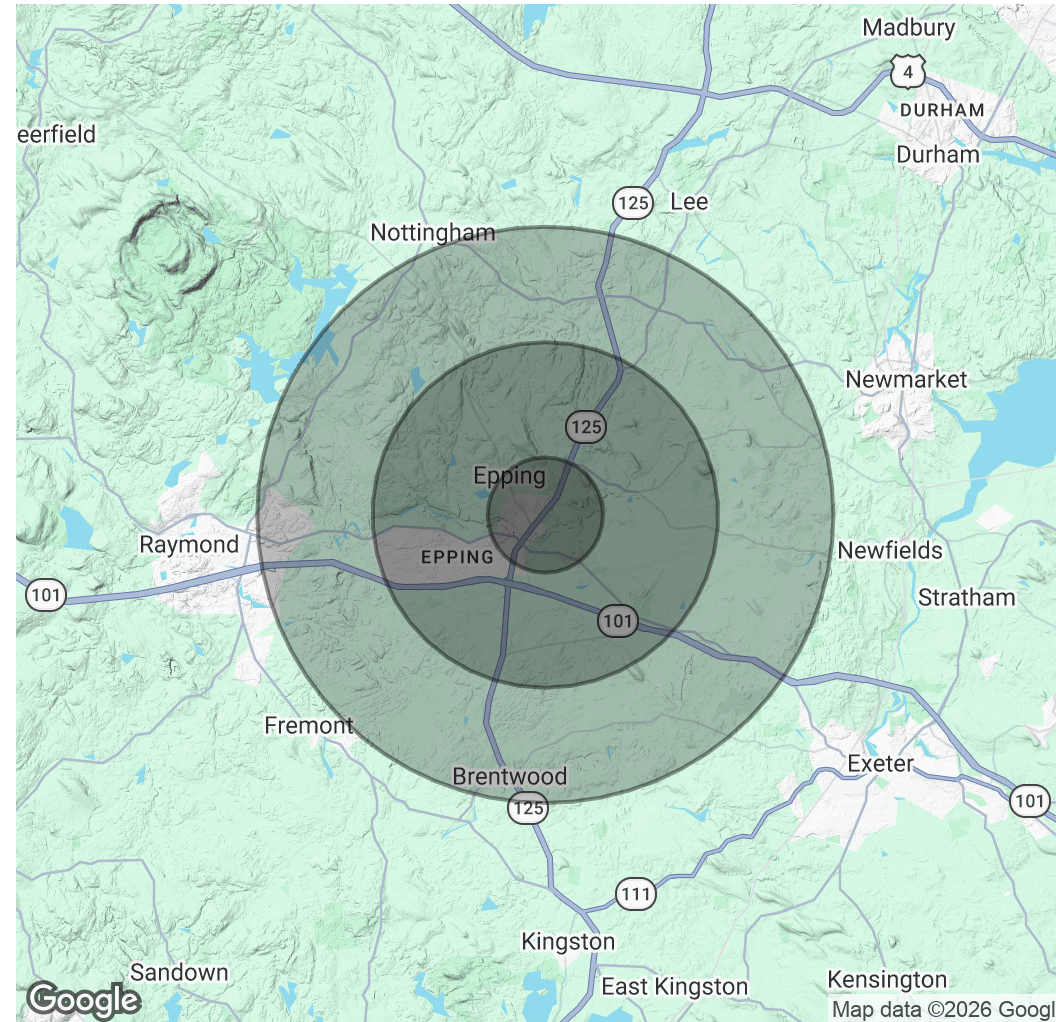
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	861	7,447	20,239
Average Age	46.7	45.9	45.4
Average Age (Male)	44.1	42.8	42.7
Average Age (Female)	52	51.3	49.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	350	2,943	7,729
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$126,712	\$141,613	\$148,677
Average House Value	\$386,510	\$407,917	\$445,085

2023 American Community Survey (ACS)



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Meet The Team

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