

PRIME RETAIL FOR LEASE: Unit 100: 1,840 SF

North Country Plaza is a locally owned, 20,860 SF neighborhood center anchored by a Panera Bread, and adjacent to the NH Wine & Liquor Outlet, Walmart, Best Buy and BJ's.



UNIT A
1,840 SF
Available

Just
Leased

Just
Leased

Just
Leased

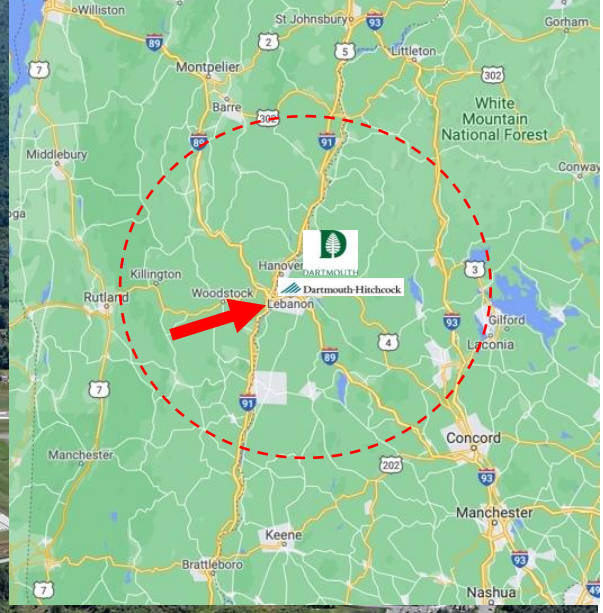


PRIME RETAIL FOR LEASE:

Unit 100: 1,840 SF

MIRACLE MILE PLAZA

POWERHOUSE MALL



newbury comics, **SIERRA**, **T.J. Maxx**, **TARGET**, **JOANN**, **Hannaford**, **Shau's**, **ups**, **HomeGoods**, **OLD NAVY**, **PET SMART**, **Kohl's**, **OLYMPIA Sports**, **FAMOUS footwear**, **GameStop**, **SALLY BEAUTY**, **Party City**, **GAP**, **FIVE GUYS**, **Staples**, **BJ's**, **BEST BUY**, **Applebees**, **GOLF & SKI**, **THE FRAME**, **Citizens Bank**, **AT&T**, **Starbucks**, **Aspen Dental**, **Walgreens**, **McDonald's**, **BURGER KING**, **AAA**, **Miracle Ear**, **Verizon**, **Panera Bread**, **Outlet**, **Walmart**, **Price Chopper**, **Michaels**, **DOLLAR TREE**, **Valley Square Shopping Center**

Market Draw:

30-mile radius, Super-regional retail corridor of I-89/I-91

Demographics:

170,000 population within 30-mile radius

72,000 population within 15 mil radius with an average household income of \$102,000

Traffic Counts:

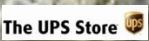
NH Route 12a: +/-14,000 per day

Interstate I-89: +/-39,000 per day



North Country PLAZA

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+/- 39,00 VPD



Lebanon Municipal Airport

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Site

Address: 267 Plainfield Road

Zoning: General Commercial

Parking: 5.0 spaces /1,000 SF

Signage: Pylon Monument
along Rt 12A

Frontage: 315' along Rt 12a and
399' on Weathervane Drive

Building, & Services

Year Built: 1987

Roof: Carlisle rubber roofing membrane
installed 2008. Metal decking over open-
web steel joist structure.

HVAC: Heated and cooled by individual
direct expansion constant volume gas
fired packaged rooftop units.

Electrical: 100amp-400amp 120/208
Volt. Service provided by Liberty Utilities.

Life Safety: Wet and Dry pipe sprinkler
system

Water/Sewer: City of Lebanon

Floor-Deck Ceiling Height: 14'-10"



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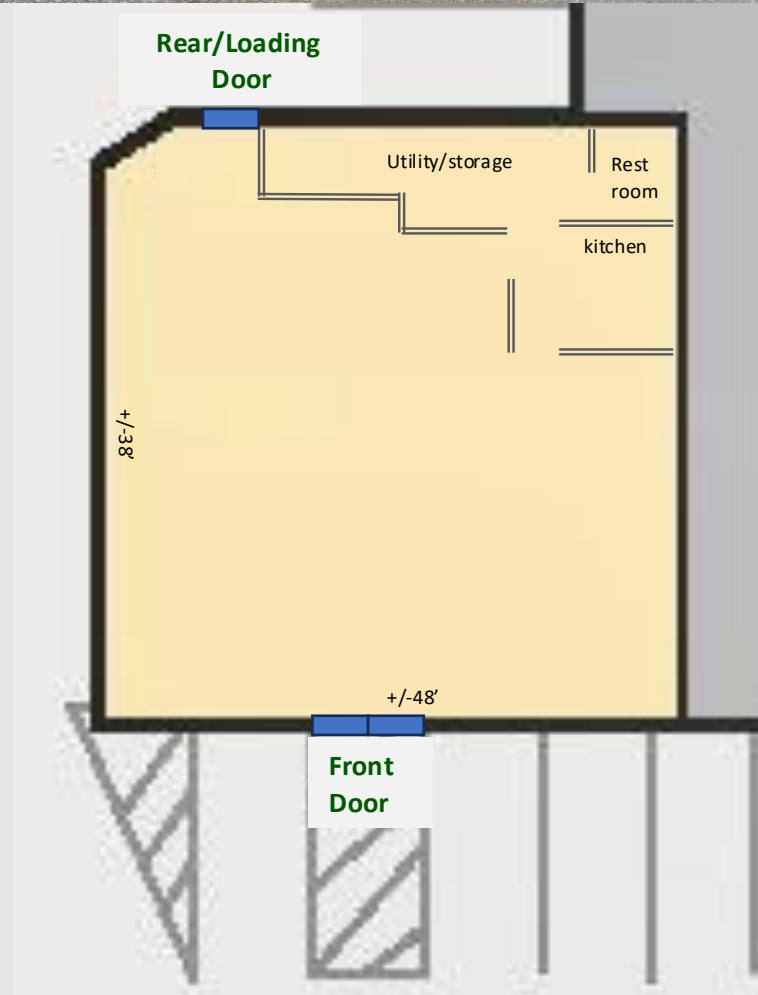


Site

Address: 267 Plainfield Road
Zoning: General Commercial
Parking: 5.0 spaces /1,000 SF
Signage: Pylon Monument along Rt 12A
Frontage: 315' along Rt 12a and 399' on Weathervane Drive

Building, & Services

Year Built: 1987
Roof: Carlisle rubber roofing membrane installed 2008. Metal decking over open-web steel joist structure.
HVAC: Heated and cooled by individual direct expansion constant volume gas fired packaged rooftop units.
Electrical: (2) 200amp, 3 phase. Service provided by Liberty Utilities.
Plumbing: 4"-6" pipe.
Life Safety: Wet and Dry pipe sprinkler system
Water/Sewer: City of Lebanon
Floor-Deck Ceiling Height: 14'-10"



Economics

BASE RENT: Unit 100: 1,840 SF
\$26.50/SF/YR NNN.
Base Rent is escalated at the greater of 3% or CPI.

CAM: For calendar year 2026 estimated at \$10.44/SF/Year, which includes everything except propane and electric which is bill separately

GROSS RENT
\$36.94/SF/YR plus utilities x 1,840 SF =
\$67,969.60/year
= **\$5,664.13/month+ utilities**

Term: 5-10 years preferred





NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print) _____

Name of Consumer (Please Print) _____

Signature of Consumer _____

Date _____

Signature of Consumer _____

Date _____

Provided by: _____ Licensee _____ Date _____

(Name of Real Estate Brokerage Firm)

(Licensees Initials) _____ Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

BCR represents the Owner/Landlord for this offering and no other parties

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-d)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.