



98 Calef Highway, Epping, NH

Retail Space for Lease

EppiCenter

Andrew Robbins
Senior Associate
+1 857 366 1891
andrew.robbs@colliers.com

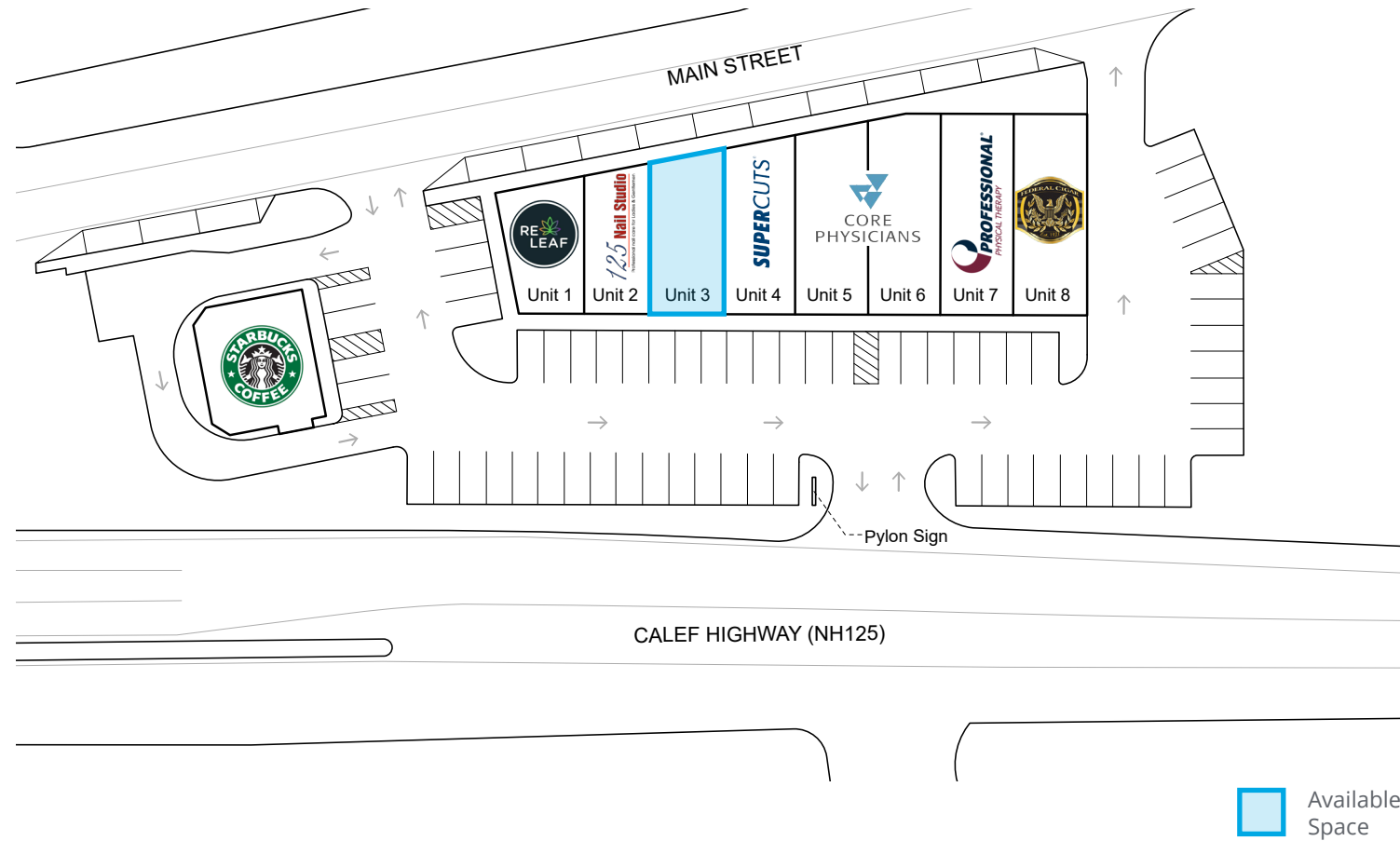
175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliers.com

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

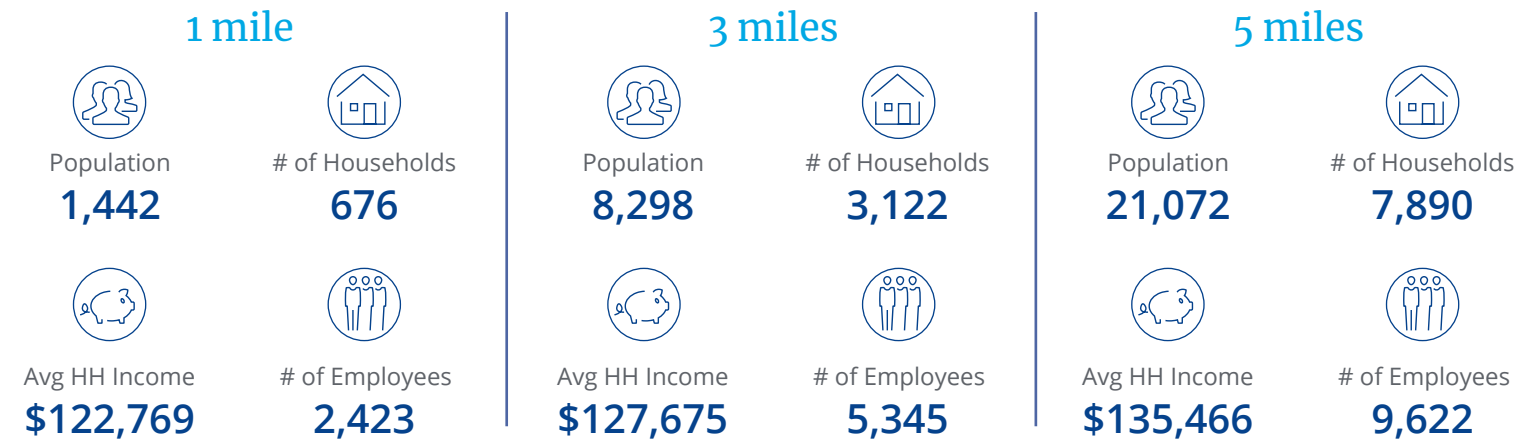
98 Calef Highway, Epping, NH

Specifications

Floor Plan



Demographics



Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2022.



Quick access from Exit 7, Route 101



Highly visible



Excellent co-tenancy



Surrounding retailers include Starbucks, Core Physicians & Supercuts



Specifications

Address:	98 Calef Highway
Location:	Epping, NH 03042
Building Type:	Retail strip center
Year Built:	2006
Total Building SF:	11,740±
Available SF:	1,375±
Utilities:	Municipal water & sewer Propane heat
Zoning:	CBD
Road Frontage:	232± on Calef Highway
Parking:	80± on-site
2022 NNN Expenses:	\$6.37 PSF
Accessibility:	Conveniently located off Exit 7, Route 101 and just 30 minutes from the Seacoast and Manchester
Lease Rate:	\$20.00 NNN



For Lease



Property Highlights

- Highly visible retail strip center located on Calef Highway in Epping with 17,250± AADT per NHDOT 2022
- 1,375± SF inline unit is available for lease
- Great window line creating high visibility
- Join strong tenants that draw a lot of traffic in and out of the EppiCenter: Starbucks, Professional Physical Therapy, Core Physicians, Federal Cigar, Supercuts, and CBD Re Leaf
- Conveniently located off Exit 7, Route 101 and just 30 minutes from the Seacoast and Manchester
- Situated in a busy retail area home to Walmart, Lowe's, Brickyard Square, and many other national tenants



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100

500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100

215 Commercial Street, Suite 202
Portland, ME 04101
+1 207 560 8000