



For Sale

Retail Redevelopment Opportunity

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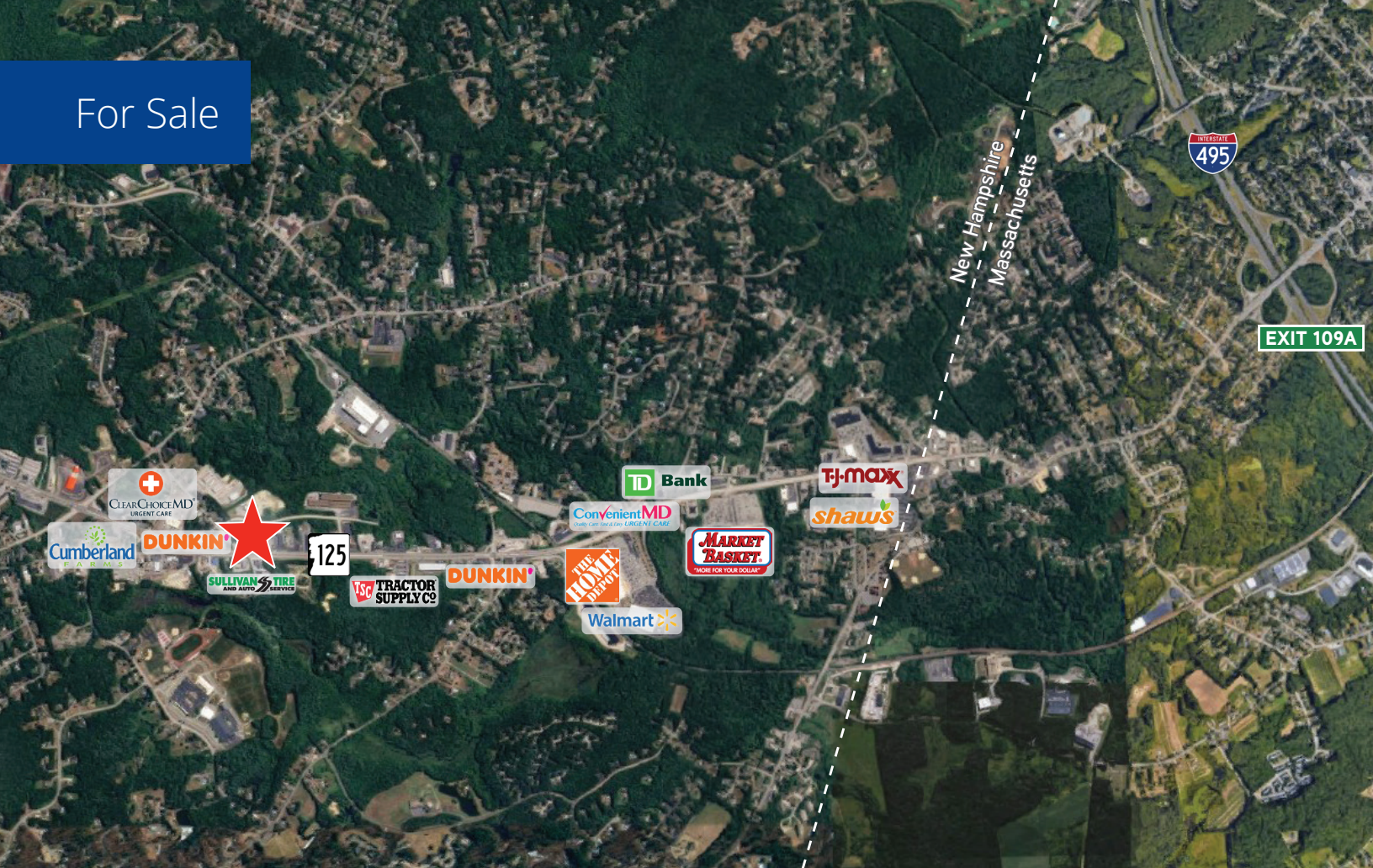
111 Plaistow Road Plaistow, NH

Property Highlights

- 18,000± SF 10-unit retail strip center available for sale on Route 125/ Plaistow Road in sales tax-free Plaistow, NH
- Value-add opportunity: owners obtained planning board approval for a site plan that includes a 5,420± SF restaurant with a drive-thru, additional parking in the rear, and new chamber septic system
- Two current at-will tenants, Studio 125 and Rugs Rolls & More, at below market rents
- Area businesses include Plaistow Regional Health Center (Core Physicians, Exeter Hospital, ClearChoiceMD Urgent Care), Dunkin', Cumberland Farms, Sullivan Tire, Plaistow Power Sports, Tractor Supply, Allen Wayside Furniture, and many more
- Located on a busy retail corridor with 13,850± AADT per NHDOT 2025 and just 2.5± miles to the MA border

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Specifications

Address:	111 Plaistow Road
Location:	Plaistow, NH 03865
Building Type:	Retail strip center
Year Built:	1980
Year Renovated:	2026
Total Building SF:	18,000±
Floors:	1
Acreage:	1.9±
2025 Traffic Count:	13,850± AADT
Road Frontage:	284'± on Plaistow Road/Route 125
Utilities:	Municipal water (at street); septic Natural gas; HVAC
Zoning:	C-1
Parking:	77± on-site spaces
2025 Taxes:	\$18,728
List Price:	\$1,700,000



Contact us:

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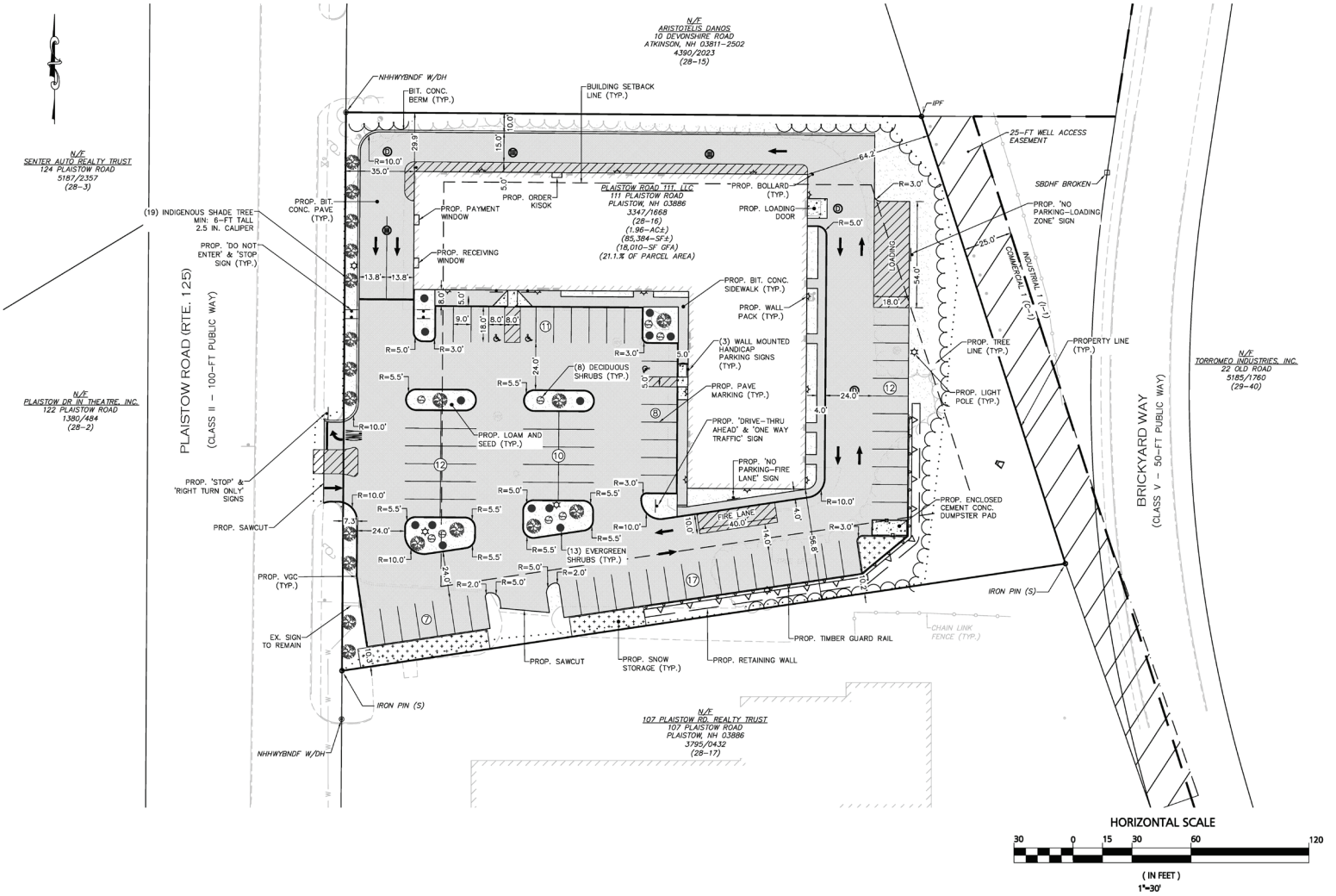
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Site Plan

PARKING CALCULATIONS:	MEPVIROUS AREA:
RESTAURANT (SIT-DOWN) (5,420-SF): 1 SPACE PER 3 SEATS 1 SPACE PER EACH EMPLOYEE	EXISTING: 60,677-SF PROPOSED: 63,300-SF
94-SEATS / 3 SEATS = 32 SPACES 8 EMPLOYEES = 8 SPACES	INTERIOR LANDSCAPE CALCULATIONS: PAVED PARKING AND DRIVE AREAS: 42,278-SF INTERIOR LANDSCAPING: 2,161-SF (2,361-SF / 42,278-SF) * 100% = 5.6%
RETAIL STORAGE (1,390-SF): 1 SPACE PER 2,000-SF OF GFA 1 SPACE PER EACH EMPLOYEE	LOT COVERAGE CALCULATIONS: PROPOSED IMPERVIOUS AREA: 63,955-SF LOT AREA: 85,384-SF (63,955-SF / 85,384-SF) * 100% = 74.9%
1,390-SF / 2,000-SF = 1 SPACE 1 EMPLOYEE = 1 SPACE	
BEAUTY PARLOR (1815-SF): 1 SPACE PER 200-SF GFA OR 3 SPACES PER BEAUTICIAN WHICHEVER IS GREATER	
5 BEAUTICIANS * 3 = 15 SPACES	
RETAIL STORES (CUSTOMER TRAFFIC) (9,385-SF): SPACE PER 500-SF GFA 9,385-SF / 500-SF = 19 SPACES	
TOTAL SPACES REQUIRED: 76 EXISTING: 51 PROPOSED: 77 (3 HANDICAP)	

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING AND LANDSCAPING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
4. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT, MAY BE DEEMED UNACCEPTABLE.
5. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
6. ALL PLANTS SHALL BE INSTALLED AS DETAILED.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
8. FIELD ADJUST ALL PLANTINGS AS NECESSARY TO AVOID CONFLICT WITH UTILITIES.



APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD CERTIFICATE OF ACTION DATE OF ENDORSEMENT	APPLICATION: DAVE ABARE 96 MILK STREET METHUEN, MA 01844	PROJECT: TAX MAP 28 LOT 16 111 PLAISTOW ROAD (NH RTE. 125) PLAISTOW, NH 03865	DATE ISSUED: APRIL 30, 2025 PROJECT #: 24-10558 PREPARED BY: TJS	PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.	DRAWING TITLE: "111 PLAISTOW ROAD, RESTAURANT & RETAIL" SITE PLAN	DRAWING #: C-3
	REVISIONS:					
	COMMENTS:					
	PER PLANNING BOARD AND FINAL COMMENTS:					