

PAD Site Available for Ground Lease or Build to Suite Opportunity

NAI Norwood Group

Celebrating 50 Years Of Excellence

PROPOSED BUILDING DESIGN



14 Main Street

Epping, NH

Property Features

- Approvals in place for a 10,314± SF retail building
- Additional concept for two retail pad sites including a drive thru
- Highly visible location with 19,000+ VPD
- Conveniently located off Exit 7, Route 101 and just 30 minutes from the Seacoast and Manchester
- Adjacent to Walgreens, Starbucks, and ProEx Fitness

LEASE RATE: \$25 PSF NNN
GROUND LEASE AVAILABLE:
Call for details

[Click here for more information.](#)



Chris Norwood
603 657 1928
cnorwood@nainorwoodgroup.com

Deana Arden
603 682 3440
darden@nainorwoodgroup.com

116 South River Road
Bedford NH 03110
+1 603 668 7000
nainorwoodgroup.com

28 Deer Street Suite 301
Portsmouth NH 03801
+1 603 431 3001
nainorwoodgroup.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

14 Main Street Epping, NH



Approved PAD site available for a ground lease or build to suite opportunity. Highly visible location along bustling Route 125 and Route 101, the major travel corridor between Portsmouth and Manchester. 10,314+/- square feet available for you to bring your ideas and make your business a success, joining great traffic generators such as Starbucks, and ProEx Fitness along with neighboring retailers Lowe's, Walmart and Market Basket. This is one of the fastest growing corridors in the seacoast. All infrastructure is in place and ready for site approval.

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2019 Demographics by Drive Time*			
	5 min	10 min	15 mins
Population	1,955	13,398	47,050
Average Household Income	\$99,154	\$108,774	\$112,679
Total Households	860	4,944	18,383

*Source: US Census Bureau, Census 2010 Summary File Esri forecasts for 2019