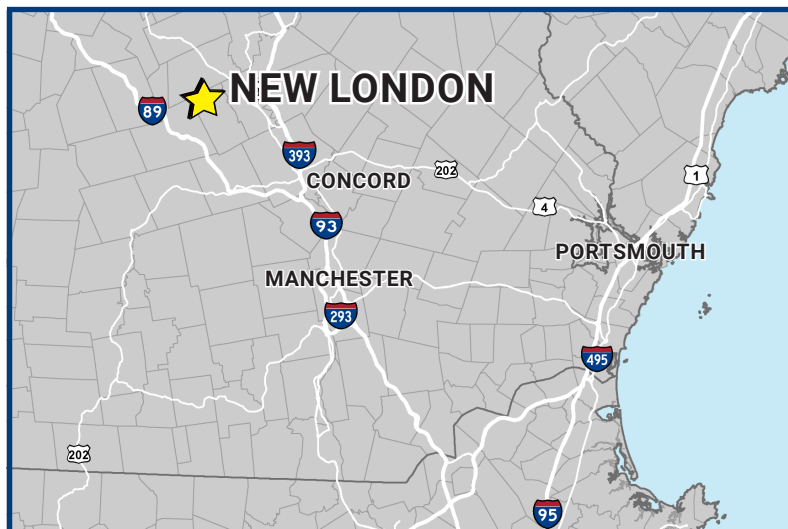
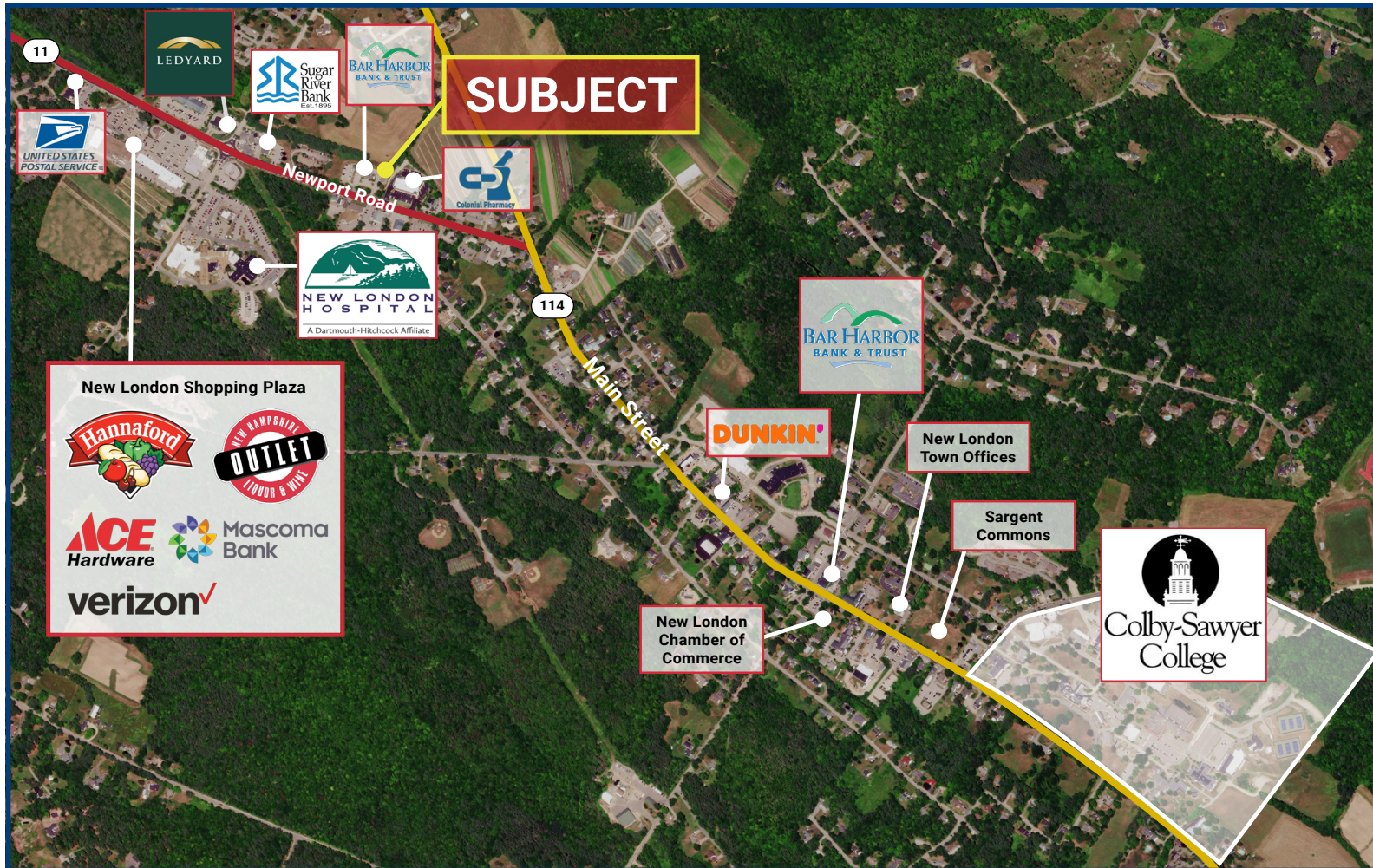


INVESTMENT SALE OPPORTUNITY

MULTI-TENANT RETAIL / OFFICE

116 Newport Road/Route 11, New London, NH 03257



Highlights:

- Rare investment opportunity in highly desirable college town
- Well-maintained property with below market rents
- Good demographics, MHHInc higher than Merrimack County and State of NH
- Strategically situated on primary arterial through New London
- Benefits from proximity to major daily needs retailers

INVESTMENT SALE OPPORTUNITY MULTI-TENANT RETAIL / OFFICE

116 Newport Road/Route 11, New London, NH 03257

4,452 SF



Property Profile:

Building Type:	Multi-Tenant Retail/Office
Land Area:	14,830 SF
Building GLA:	4,452 SF
Year Built:	1987
Zoning District:	Commercial © (Planned Unit Development Overlay District)
Services:	Municipal Water & Sewer
On-Site Parking:	10
Availability:	Immediate

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	1,280	4,859	8,357
Total Households	704	1,867	3,393
Med. HH Income	\$80,720	\$78,178	\$77,062
Owner Occ. Housing	558	1,465	2,683
Renter Occ. Housing	145	402	710
Total Businesses	215	311	451
Total Employees	2,158	3,091	4,135

To Receive Offering Memorandum, Contact:

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