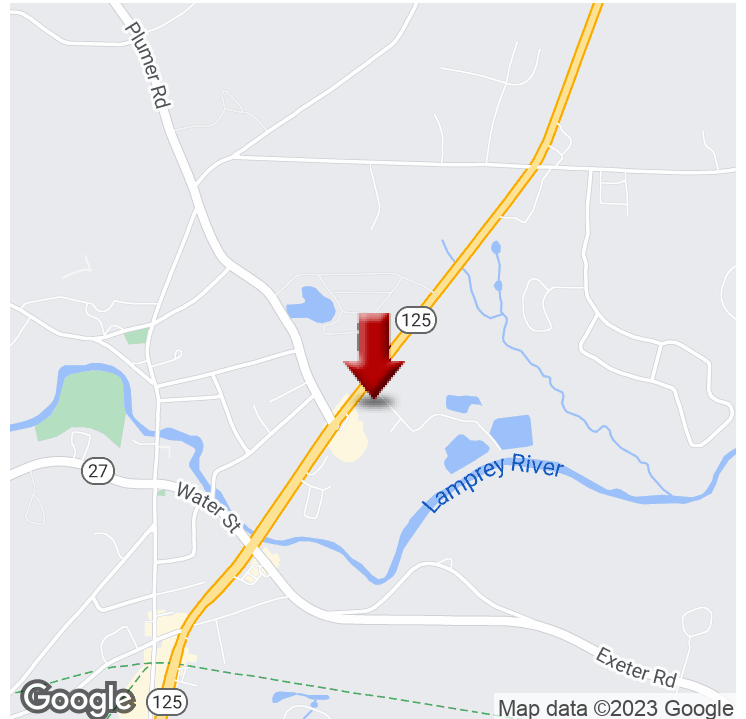


COMMERCIAL LAND & BUILDING

253 Calef Highway, Epping, NH 03042



OFFERING SUMMARY

| | |
|-------------------------|--------------------|
| SALE PRICE: | \$999,999 |
| NUMBER OF UNITS: | 1 |
| CAP RATE: | 7.4% |
| NOI: | \$74,000 |
| AVAILABLE SF: | |
| LOT SIZE: | 1.96 Acres |
| BUILDING SIZE: | 7,400 SF |
| RENOVATED: | 1996 |
| ZONING: | Highway Commercial |
| TRAFFIC COUNT: | 23,000 |
| PRICE / SF: | \$135.14 |

PROPERTY OVERVIEW

Located in the heart of the action, this property has great visibility with its corner location. It is just north of the intersection of Route 101 and 125, with all of the major retailers located in the area. The site is level and fully paved already, making re-development potentially easier.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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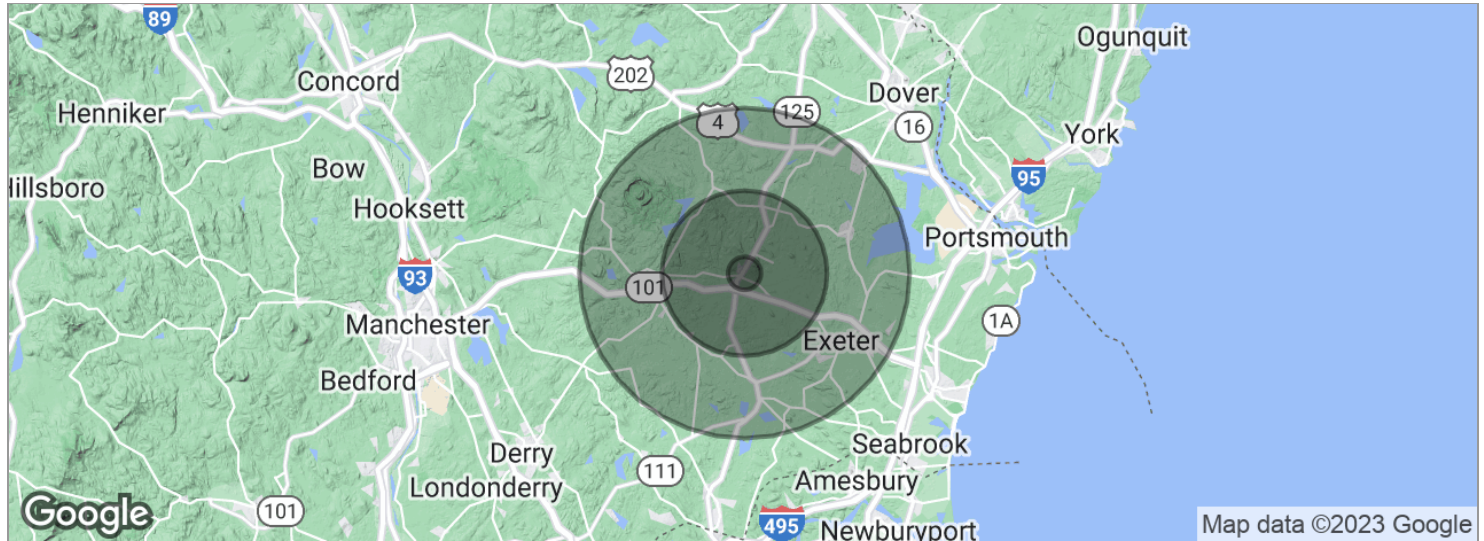
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 754 | 19,011 | 87,067 |
| Median age | 39.3 | 39.4 | 40.1 |
| Median age (male) | 38.4 | 38.1 | 39.3 |
| Median age (Female) | 40.3 | 40.8 | 40.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 293 | 6,866 | 32,870 |
| # of persons per HH | 2.6 | 2.8 | 2.6 |
| Average HH income | \$87,756 | \$95,473 | \$88,823 |
| Average house value | | \$364,581 | \$310,906 |

* Demographic data derived from 2020 ACS - US Census

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