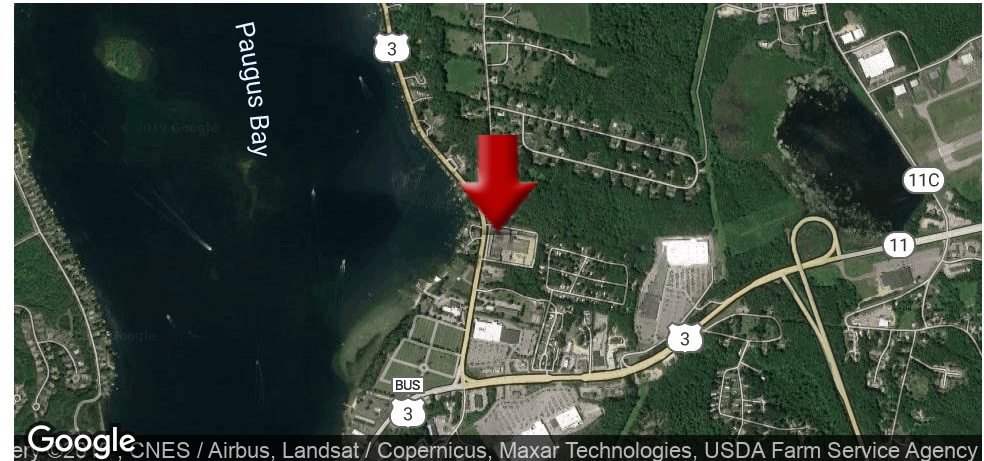


131 LAKE ST

131 Lake St., Gilford, NH 03249



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
AVAILABLE SF:	2,000 SF
LEASE RATE:	\$6.00 SF/yr (NNN)
LOT SIZE:	7.37 Acres
YEAR BUILT:	1977
BUILDING SIZE:	63,383
ZONING:	Commercial-Residential
MARKET:	Laconia
PRICE / SF:	\$39.44

PROPERTY OVERVIEW

This large commercial and industrial building is right along the Paugus Bay in Gilford, NH. This site has excellent visibility, plenty of on site parking, with loading docks and garage doors. In the heart of the Lakes Region, this property has already been set up as 29 commercial condos that are all owned in a single package. Opportunity to further develop the site is available as well, discussions with the town officials have been very positive. Gilford sits right next to city of Laconia and is one of the most populated communities in the area. With easy access to Route 3 & Route 11, the location is in the heart of all of the action, but still has a Gilford address.

PROPERTY HIGHLIGHTS

- Available for Lease and for Sale
- Directly across the street from Paugus Bay
- Seconds from Major shopping !
- Seconds from the Major Intersection of Rt 11 and Rt 3
- Great 7.37 acre site available for mixed use and further development.

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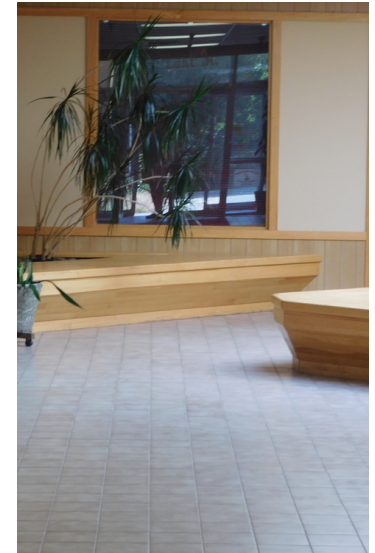
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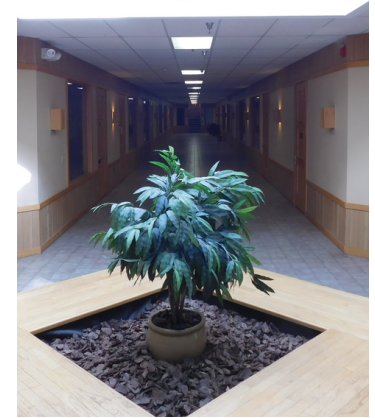
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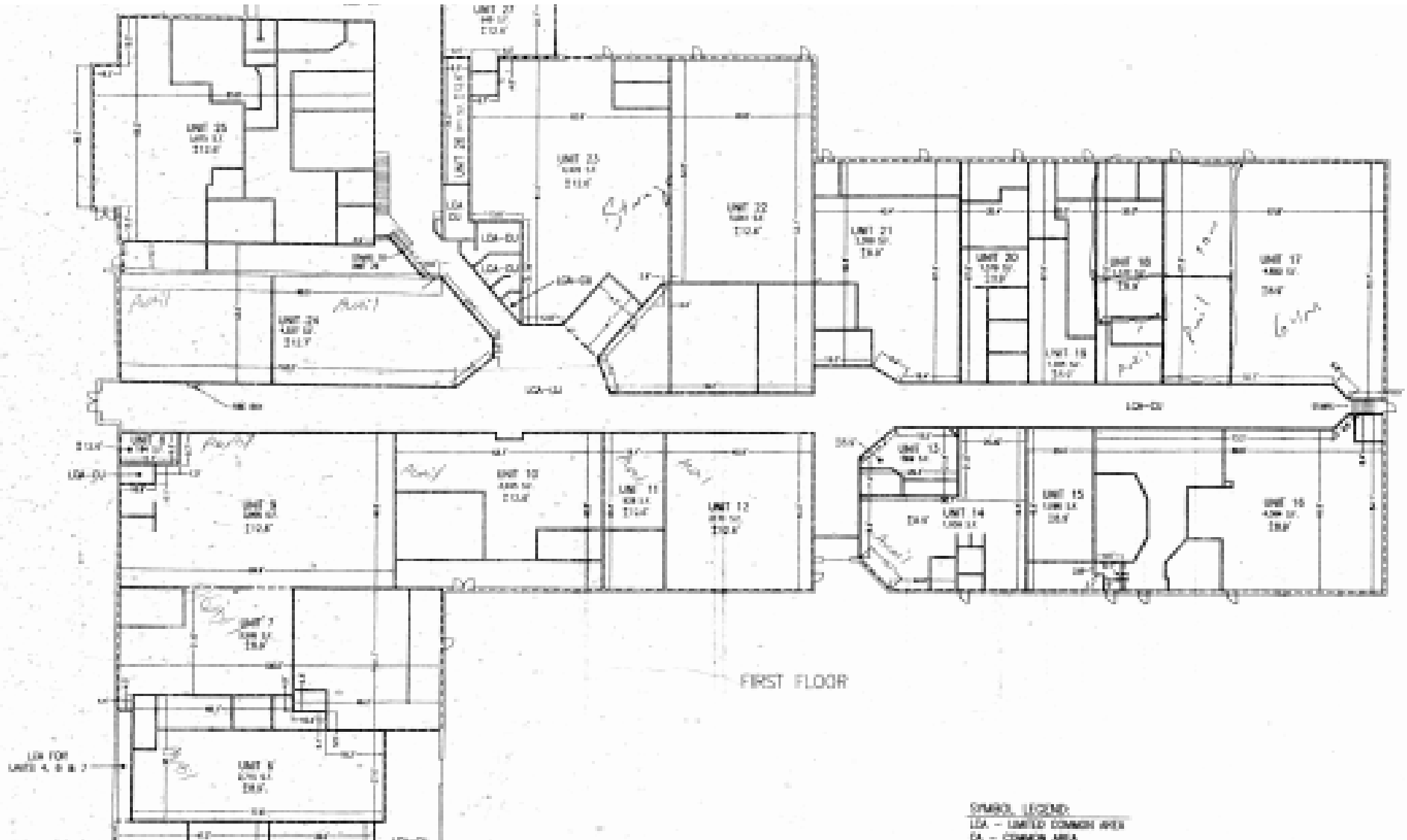
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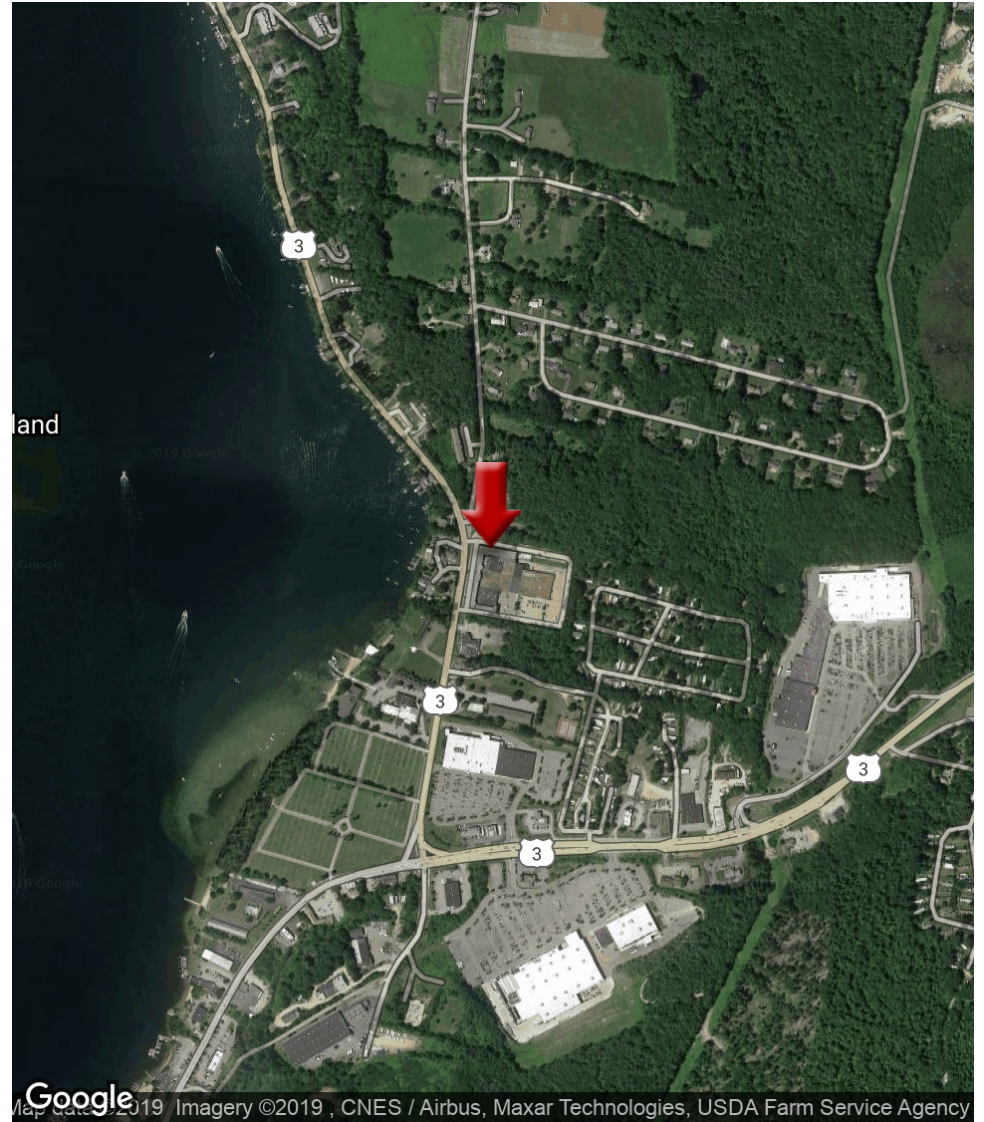
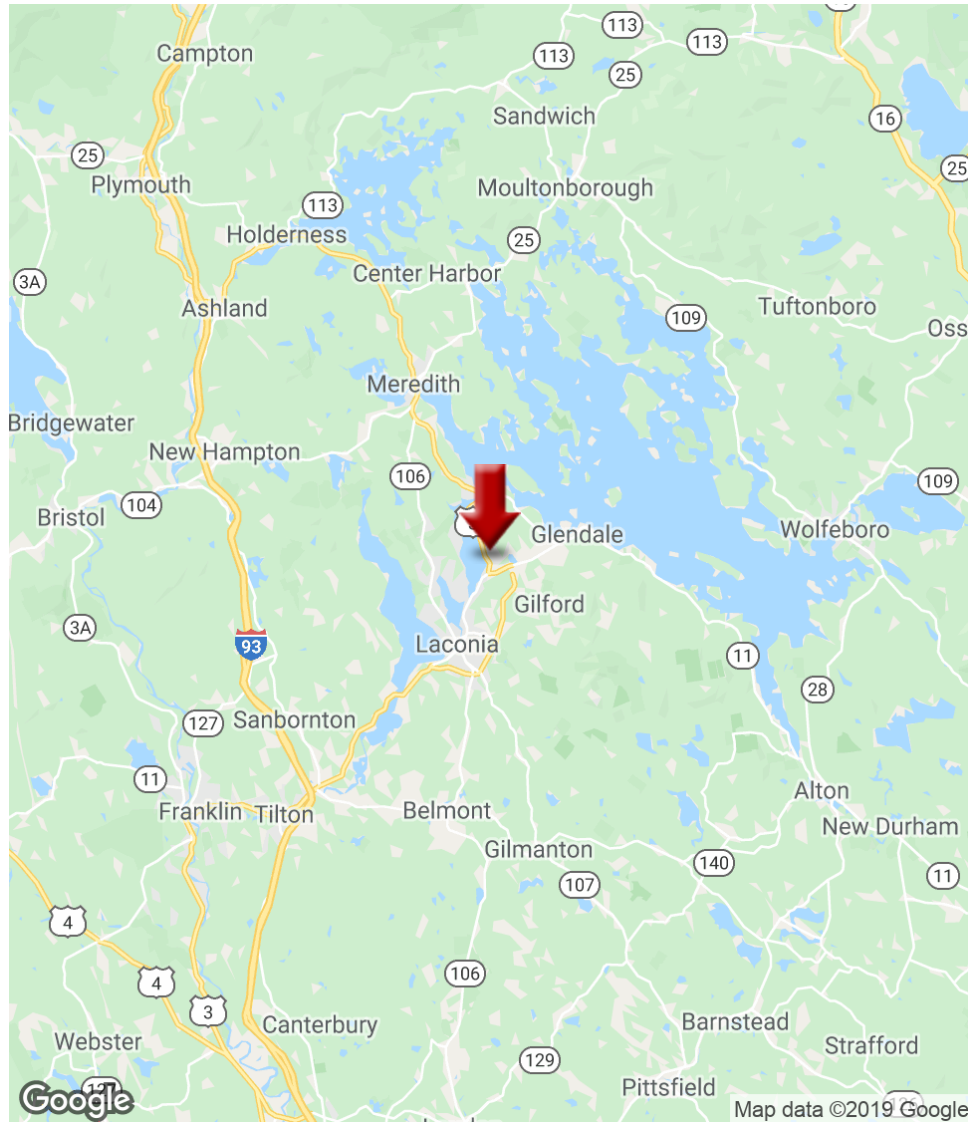
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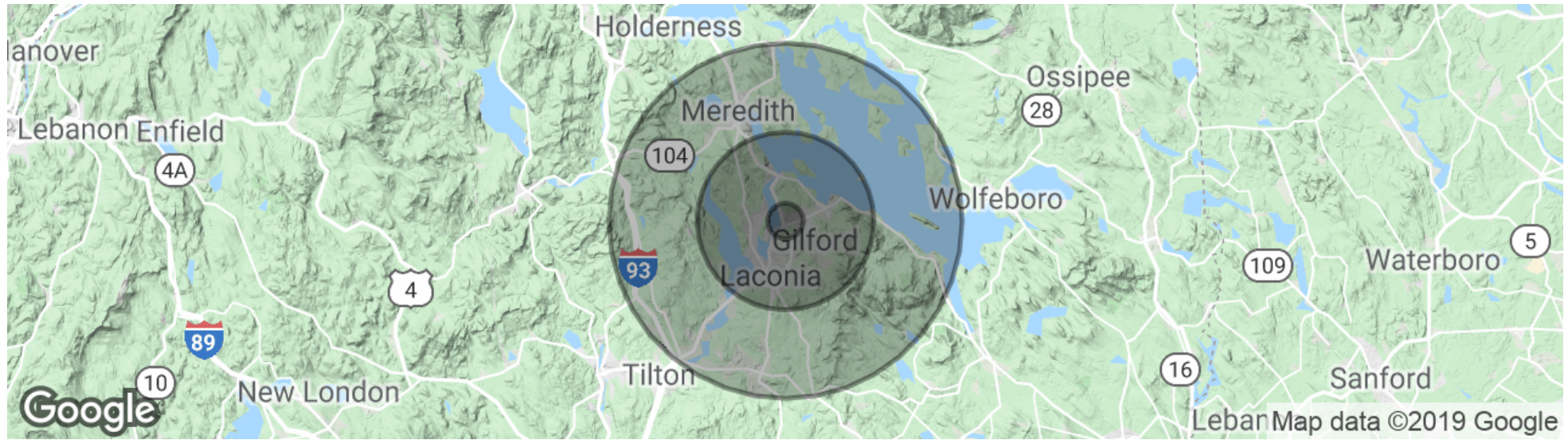
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,068	27,222	56,238
Median age	46.4	43.4	44.1
Median age (Male)	42.5	41.4	42.6
Median age (Female)	47.5	44.1	44.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	484	11,961	24,118
# of persons per HH	2.2	2.3	2.3
Average HH income	\$67,746	\$65,214	\$69,064
Average house value	\$292,839	\$299,356	\$282,705

* Demographic data derived from 2010 US Census

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FINANCIAL ANALYSIS

1

RENT ROLL

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Hair Salon	1	979	\$7,803	1.54	\$7.97
	2	611		0.96	
Landromat	3	1,420	\$7,197	2.24	\$5.20
Band Space	4	1,384		2.18	
	5	939		1.48	
	6	2,597		4.1	
	7	3,569		5.63	
	8	104		0.16	
	9	3,806		6.0	
	10	3,045		4.8	
	11	928		1.46	
	12	2,171		3.43	
	13	569		0.9	
	14	1,843		2.91	
	15	1,080		1.7	
JSSwain	16	4,364	\$27,319	6.89	\$6.26
	17	4,650		7.34	
	18	1,372		2.16	
Rafferty Chiropractic	18A	400	\$6,600	0.63	\$16.50

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
JSSwain	19	1,385		2.19	
	20	1,379		2.18	
	21	2,358		3.72	
Self-Storage	22	5,041		7.95	
Self-Storage	23	4,476		7.06	
	24	4,527		7.14	
Restaurant	25	5,675	\$28,772	8.95	\$5.07
	26	311		0.49	
Self-Storage	27	849		1.34	
	28	735		1.16	
Totals/Averages		62,567	\$77,691		\$1.24

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