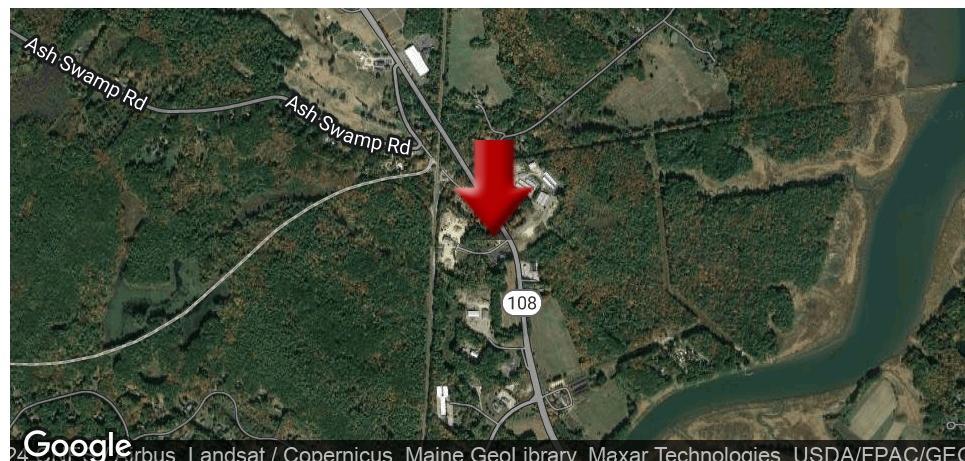


# NEWFIELDS +

65 Newmarket Rd., Newfields, NH 03856



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$659,000
<b>LOT SIZE:</b>	2 Acres
<b>ZONING:</b>	03 -C-COMMERCIAL
<b>MARKET:</b>	Seacoast
<b>SUBMARKET:</b>	108 Corridor
<b>PRICE / SF:</b>	\$7.56
<b>TRAFFIC COUNT:</b>	18,623

## PROPERTY OVERVIEW

This site is one of the most heavily trafficked areas in Newfields, abutting a Dunkin' Donuts and across from a gas station. The Dunkin' Donuts is one of the highest performing sites in the seacoast. With so few commercial options in the area, this site is ideal for development. This site on Route 108 is less than 1/2 a mile from Route 85 & 33, centrally located on the southwest side of the Great Bay. Owner is selling the land and improvements to the land, which include survey, engineering, and previously approved plans for commercial development, which have lapsed. Those approvals had nearly 8000 SF of space approved. The traffic counts are over 18,000, and both morning and evening are very busy.

## PROPERTY HIGHLIGHTS

- Average daily vehicle count of 18,623 per the Steve Pernaw traffic report
- Previously approved plans have 4000 sqft of retail and 4000 sqft of office
- Previously approved plans have 62 spaces of parking
- High visibility intersection
- Ideal site for development

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

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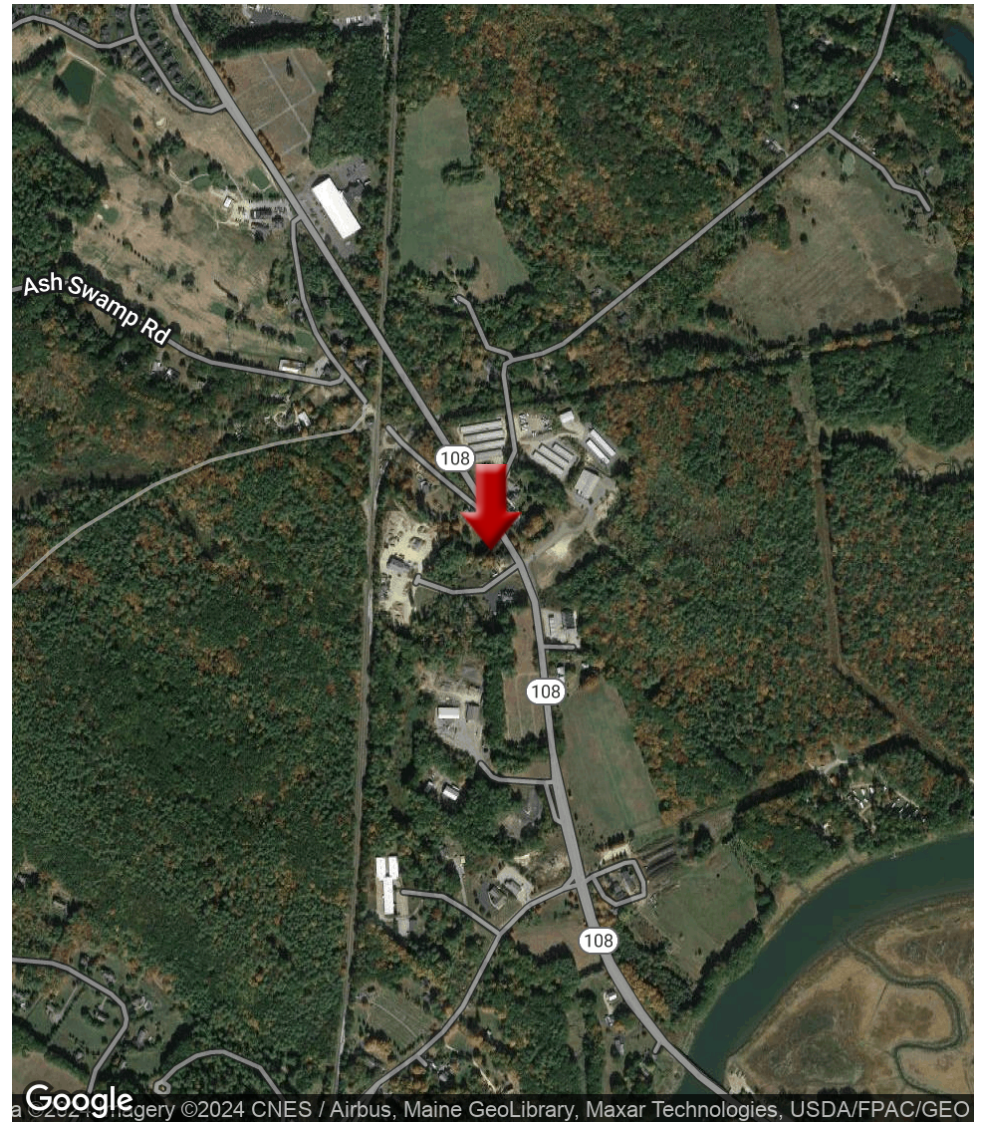
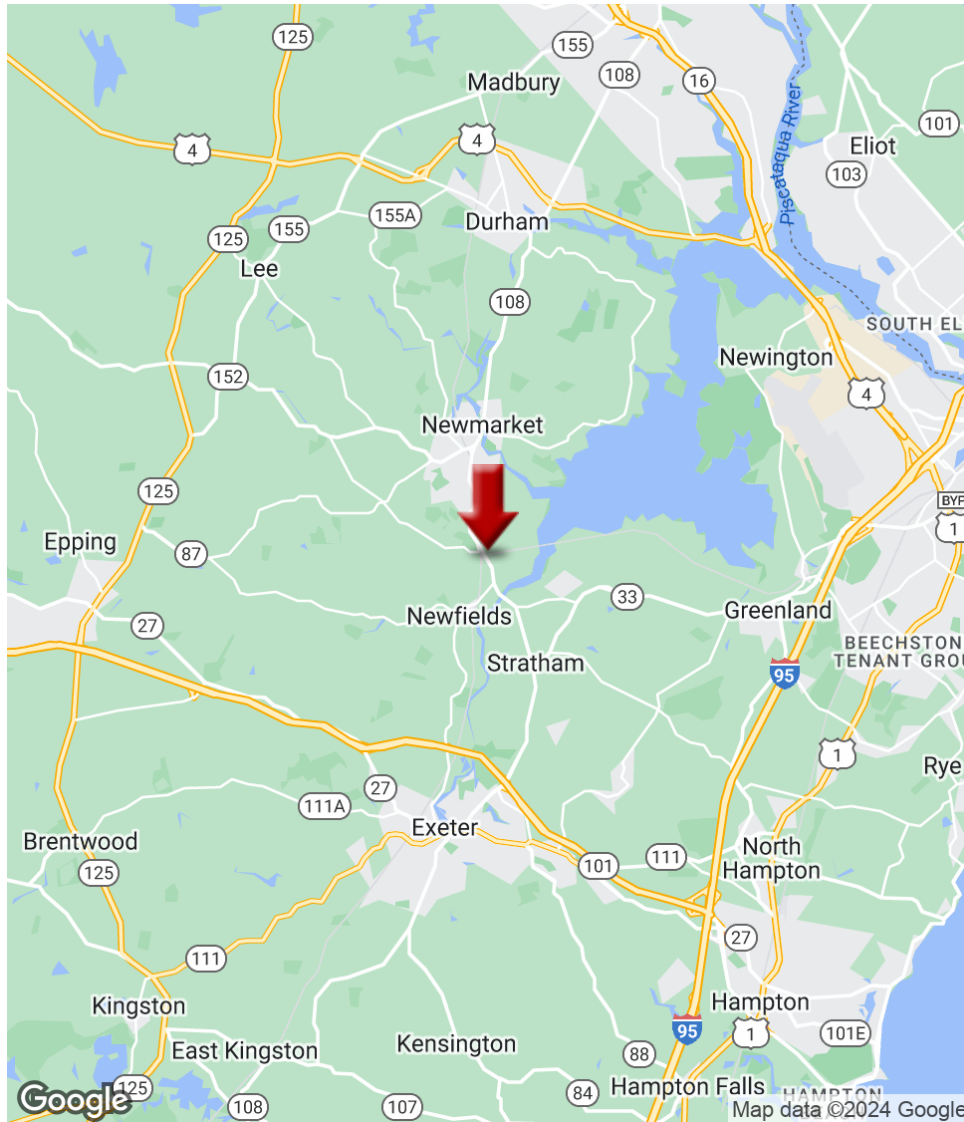
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# NEWFIELDS +

65 Newmarket Rd., Newfields, NH 03856



## LOCATION DESCRIPTION

This small community is centrally located from Newmarket, Exeter, and Stratham. With a population of 1,900, this community sees significant traffic from the more highly populated neighboring communities. Route 108 is a commuter route, funneling traffic from as far north as Dover and Durham, to Exeter. This town has excellent demographics and very high median income per household, and per capita. With easy access to the seacoast, this community could certainly use more commercial space to serve the area. The Dunkin' Donuts located next to the site is one of the highest performing units in the seacoast.

## LOCATION DETAILS

Market	Seacoast
Sub Market	108 Corridor
County	Rockingham
Cross Streets	Route 85
Signal Intersection	No

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DEMOGRAPHIC SUMMARY

Dunkin' Donuts



Drive time of 20 minutes

KEY FACTS

106,245

Population



41,573

Households

40.6

Median Age

\$66,783

Median Disposable Income

EDUCATION

4%

No High School Diploma



19%

High School Graduate



23%

Some College



54%

Bachelor's/Grad/Prof Degree

INCOME



\$84,000

Median Household Income



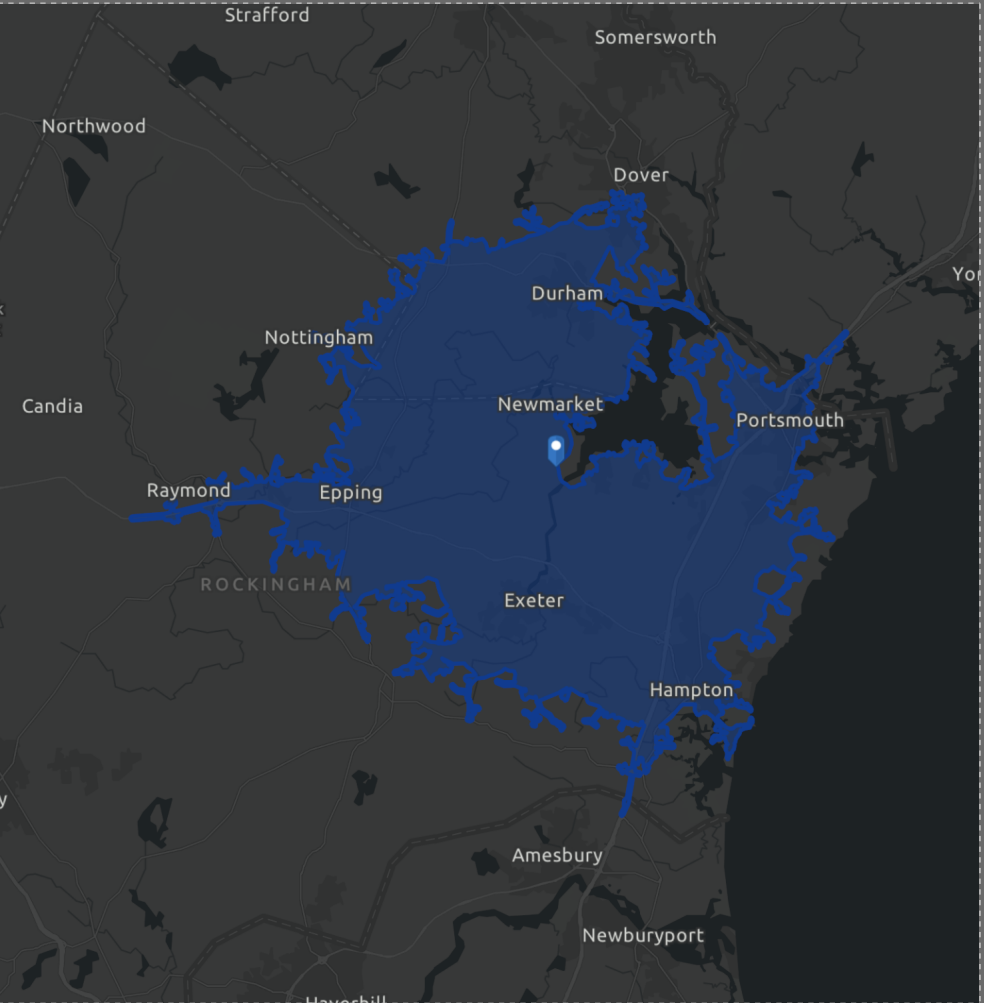
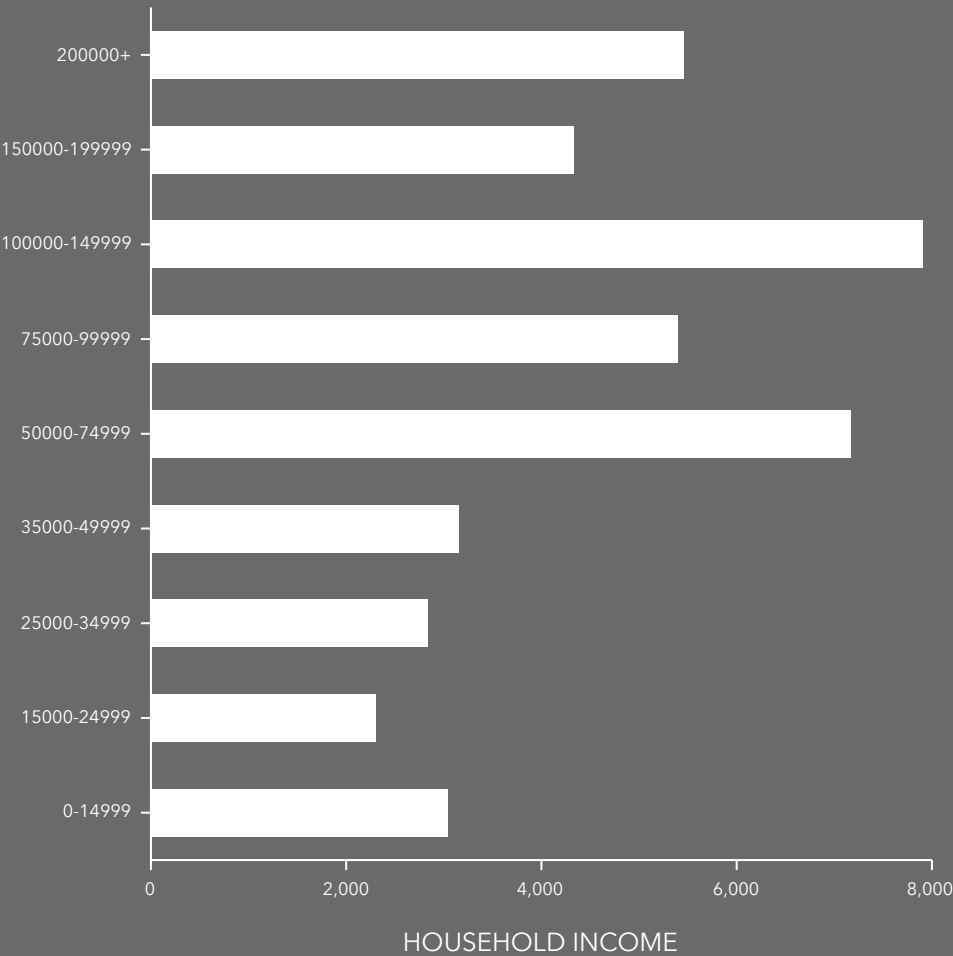
\$45,243

Per Capita Income



\$213,939

Median Net Worth



EMPLOYMENT



71%

White Collar



14%

Blue Collar



Services

15%

2.3%

Unemployment Rate

# OFFICE MARKET PROFILE

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

Data sources include: Esri Consumer Spending and Esri Market Potential data.

Learn more about this data: [www.esri.com/data/esri\\_data](http://www.esri.com/data/esri_data)



## PROJECTED ANNUAL GROWTH RATE



0.76%

Population



2.86%

Generation Z



0.62%

Generation X



-1.71%

Millennial



## INTERNET ACCESS (INDEX)



107

Access to Internet at home



107

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



134

Meals at Restaurants



134

Entertainment/ Recreation



133

Retail Goods



135

Apparel & Services



134

Home Services



## INCOME AND HOME VALUE



\$86,930

Median Household Income



\$45,543

Per Capita Income

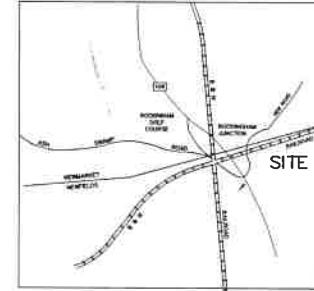
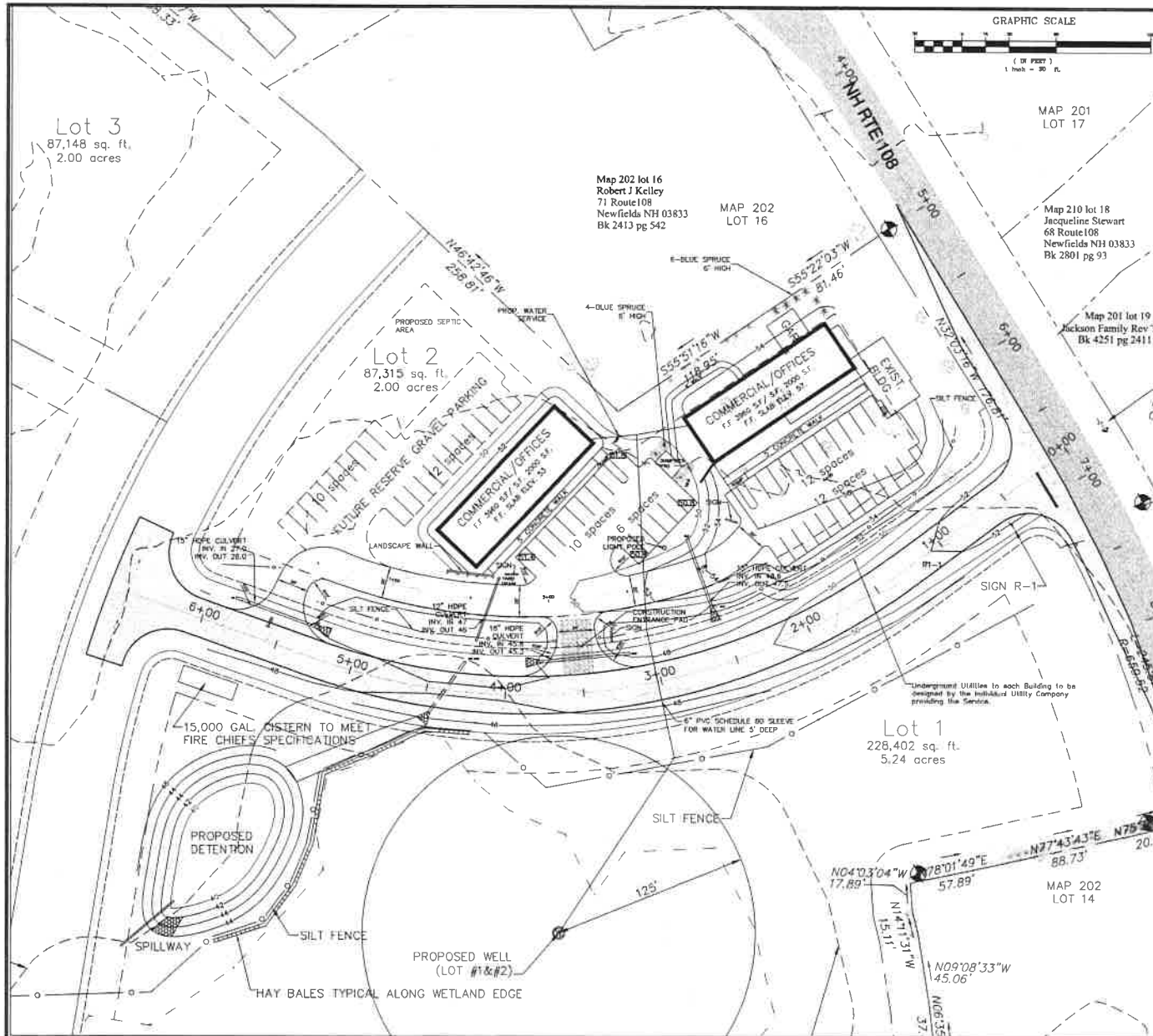


\$362,178

Median Home Value



Previous Approval



VICINITY MAP

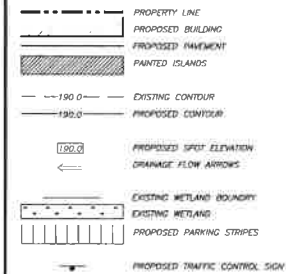
**BASE PLAN NOTES:**

1. EXISTING CONDITION PLAN & NOTES - Reference Plan entitled "WINKLER WAY ROADWAY & GRADING PLAN, WINKLER COMMERCIAL CENTER Newfields, New Hampshire"
2. Subject parcel shown as Lot 15 on the Town of Newfields Assessor's Map 202.
3. Subject parcel is located in the Town of Newfields Commercial District.
4. Owner of Record: Franklin F. Winkler, Rev. Trust  
P.O. Box 83  
Newfields, NH 03854  
RCRD IS 956 Pg 107
5. Subject parcel is located in a Flood Hazard Zone see above referenced plan.
6. Wetland boundaries shown herein are from the above referenced plan.
7. Total Lot Area: Lot 15=12.98 Acres.

**SIGN LEGEND**



**LEGEND**



**PRELIMINARY NOT FOR CONSTRUCTION**

AMERICAN ENGINEERING  
CONSULTANTS, CORP.

12 Meserve Road, Durham, NH 03824 (603)868-1227

**WINKLER WAY  
LOT 2 - SITE PLAN  
WINKLER COMMERCIAL CENTER  
Newfields, New Hampshire**

DESIGNED: JWB  
DATE: 12-01-07  
JOB FILE: Aug. 2007  
JOB FILE: Newfields  
SCALE: H 1"=30'  
V: n/a  
SHEET: 2 OF 4