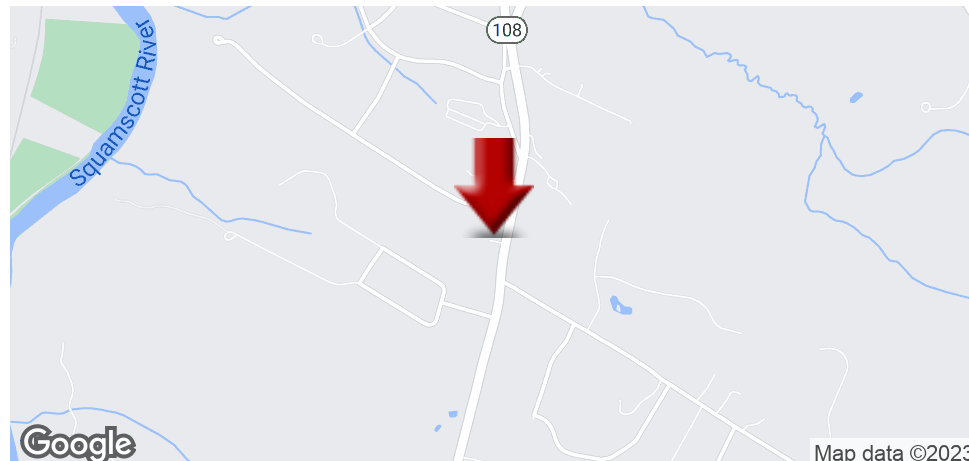


OFFICE FOR SALE



91 Portsmouth Ave., Stratham, NH 03885



OFFERING SUMMARY

SALE PRICE:	\$799,900
LOT SIZE:	1.68 Acres
BUILDING SIZE:	8,370
RENOVATED:	2004
ZONING:	Commercial
MARKET:	Portsmouth
SUBMARKET:	Stratham
PRICE / SF:	\$95.57

PROPERTY OVERVIEW

This office building is in excellent condition and has excellent visibility. The building could be divided into several separate units, or have occupancy that is a single-user tenant. There are four floors divisible within the property into different configurations. The large addition was built in 2004, which has a substantial amount of usable space, as well as attic storage space. It has handicap access via the rear entry, and kitchen facilities on the first floor. Parking spots fit approximately 35 vehicles.

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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Each Office Independently Owned and Operated [kwclcg.com/](https://www.kwclcg.com/)

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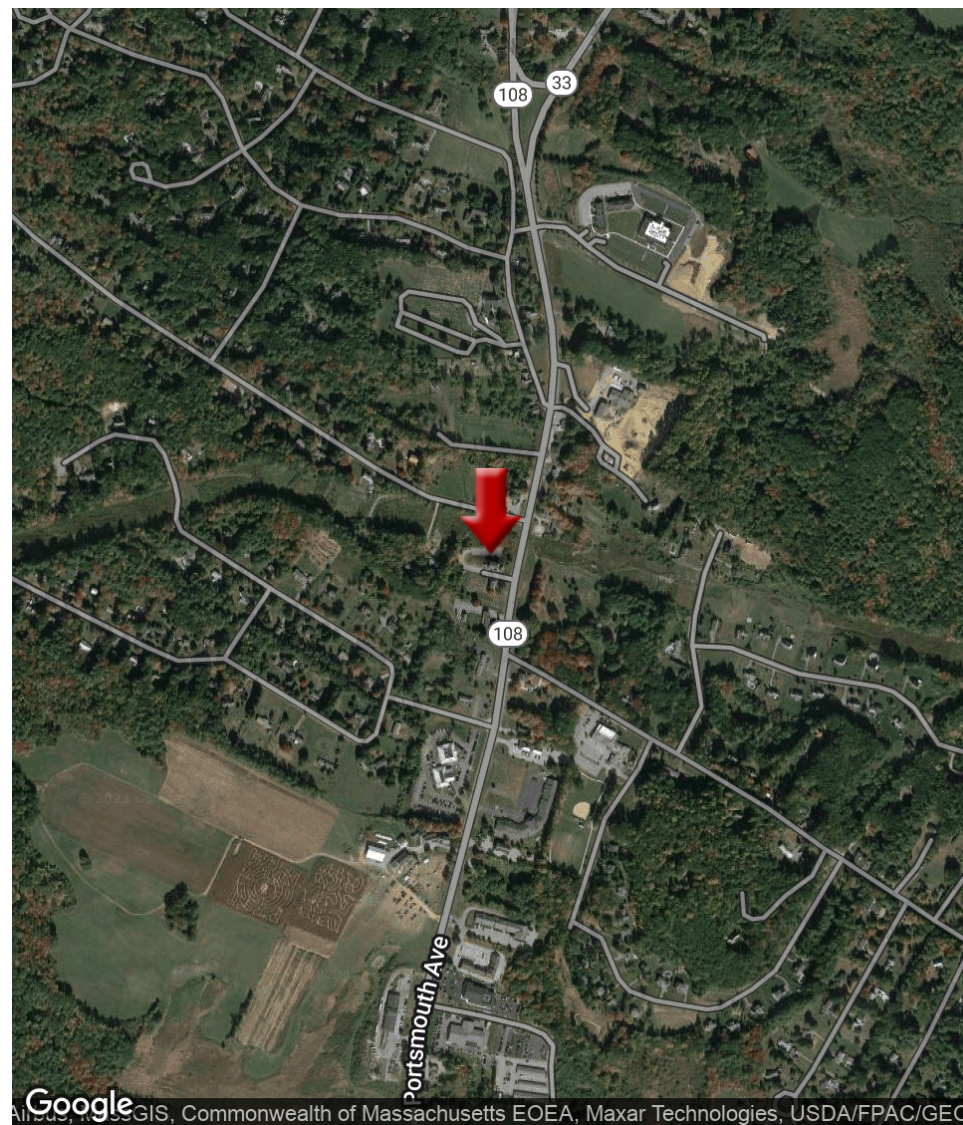
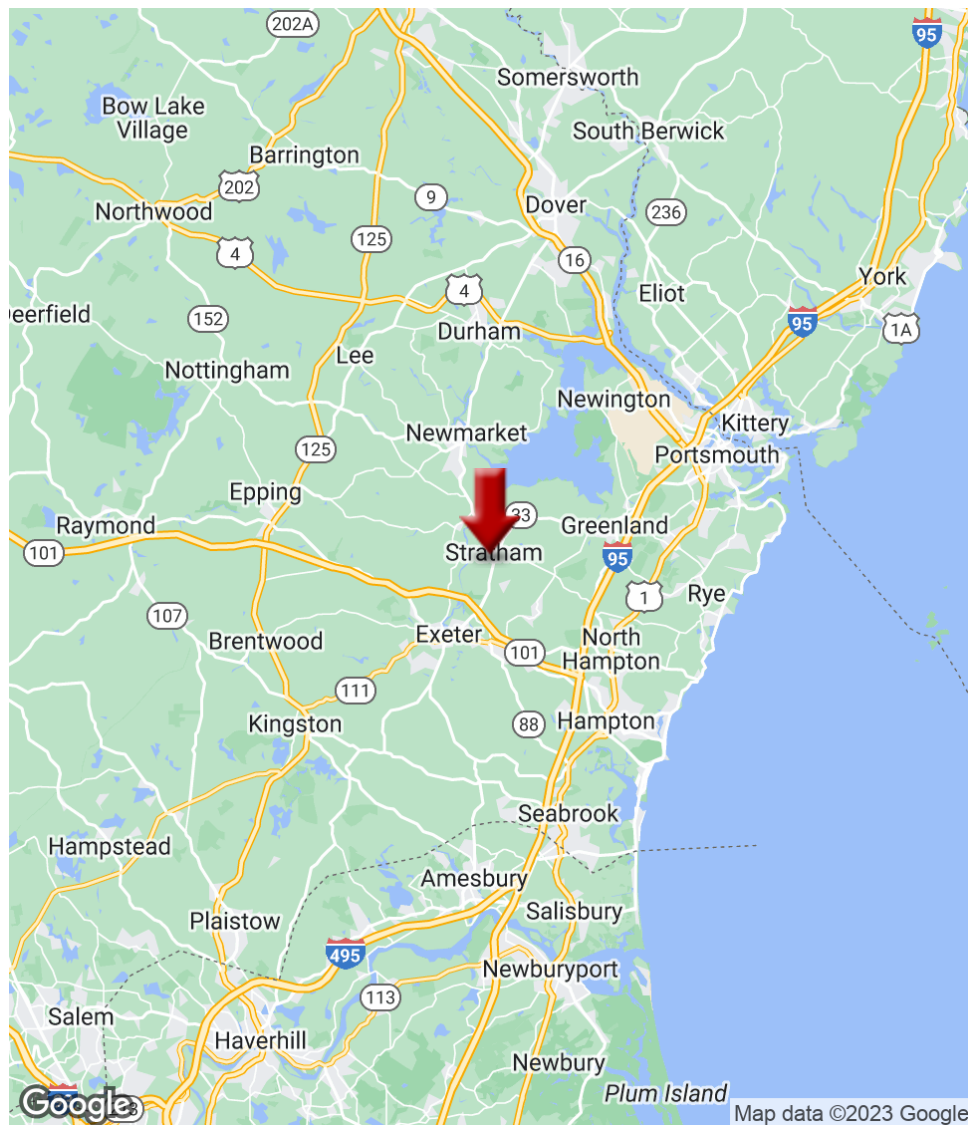
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91 Portsmouth Ave., Stratham, NH 03885

LOCATION INFORMATION

Street Address	91 Portsmouth Ave.
City, State, Zip	Stratham, NH 03885
County	Rockingham
Market	Portsmouth
Sub-market	Stratham
Signal Intersection	Yes

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Corner Property	Yes
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

Building Class	B
Occupancy %	20.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	4
Year Built	1985
Year Last Renovated	2004
Framing	Wood
Free Standing	Yes
Number of Buildings	1

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	30

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes

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LOCATION DESCRIPTION

Stratham is a medium-sized community on the seacoast adjacent to Exeter and Newmarket. With over 7,000 residents with an affluent demographic makeup, this community has been a stable community for generations. The high commercial locations in the area are Route 108, which is right off Route 101, as well as Route 33, which connects Stratham with Portsmouth.

LOCATION DETAILS

Market	Portsmouth
Sub Market	Stratham
County	Rockingham
Signal Intersection	No



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OFFICE MARKET PROFILE



www.esri.com/data/esri_data

PROJECTED ANNUAL GROWTH RATE



0.77%
Population



-0.43%
Generation Z



0.65%
Generation X



2.25%
Millennial

INTERNET ACCESS (INDEX)



106

Access to Internet at home



107

Internet at home via high speed
connection

ANNUAL HOUSEHOLD SPENDING



\$2,849
Apparel &
Services



\$226
Computers &
Hardware



\$4,890
Eating Out

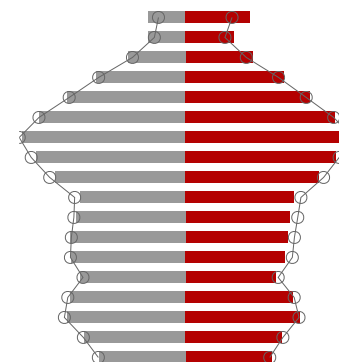


\$6,811
Groceries



\$7,933
Health Care

Age Pyramid



2019 Female Population
Age 55-59 (Esri)

2019 Male Population Age
80-84 (Esri)

Rockingham County

KEY FACTS

53,403

Population



Average
Household Size

45.5

Median Age

\$84,413

Median Household
Income

EDUCATION

4%

No High
School
Diploma



20%

High School
Graduate



24%

Some College



53%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,263

Total Businesses



35,941

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

15%



Services

12%

2.2%

Unemployment
Rate

INCOME



\$84,413

Median Household
Income



\$49,759

Per Capita Income



\$259,499

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: \$15,000 - \$24,999 (4.9%)

Indicator	Value	Difference	
<\$15,000	6.9%	+1.4%	
\$15,000 - \$24,999	4.9%	-0.6%	
\$25,000 - \$34,999	7.1%	+0.8%	
\$35,000 - \$49,999	7.8%	-0.6%	
\$50,000 - \$74,999	17.5%	+0.9%	
\$75,000 - \$99,999	13.0%	-0.7%	
\$100,000 - \$149,999	17.1%	-3.0%	
\$150,000 - \$199,999	10.4%	-0.5%	
\$200,000+	15.2%	+2.1%	

Bars show deviation from
Rockingham County