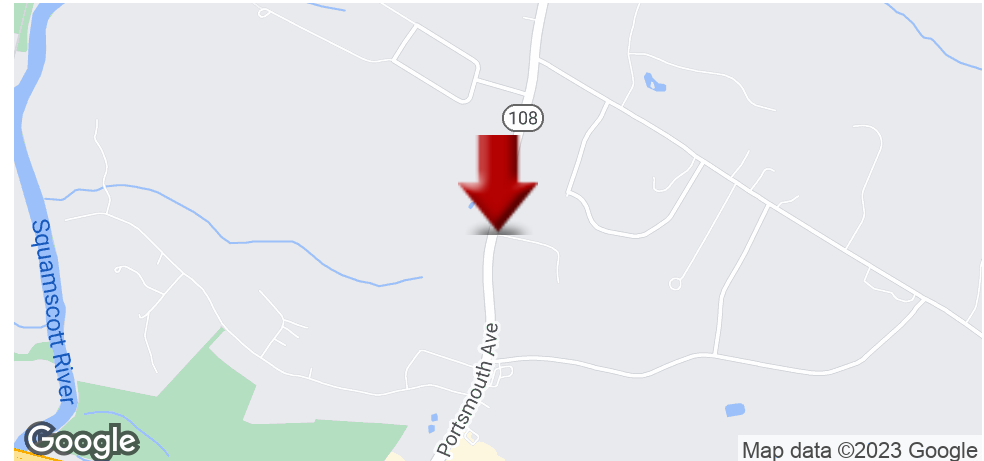


# CONDO UNIT (FORMER DENTIST OFFICE) FOR SALE

62 Portsmouth Avenue, Unit #5, Stratham, NH 03885



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$160,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	2.96 Acres
<b>BUILDING SIZE:</b>	1,500
<b>RENOVATED:</b>	2012
<b>ZONING:</b>	05 GCBD - Gateway Commercial Business District
<b>MARKET:</b>	Portsmouth
<b>SUBMARKET:</b>	Stratham
<b>PRICE / SF:</b>	\$106.67

## PROPERTY OVERVIEW

Located in Stratham, this property is a very usable small-to-medium size unit for the professional. Route 108 is a high traffic road, in a very commercial area. It is currently utilized as a dental office with three separate operatories, as well as reception patient waiting/seating and staff/filing room on the second floor. The space is quite nicely fit up, and that cost is a sunk cost that a new dentist would not have to worry about. This is an updated modern fit up with digital set up. The operatories are a bonus for a dentist looking to set up a practice, but the Seller cannot provide clear title to any of the equipment, a Buyer will have to clear any liens. Plenty of parking is available for clients and staff and the location is easily accessible from Portsmouth, Exeter, Greenland, and Newmarket.

## 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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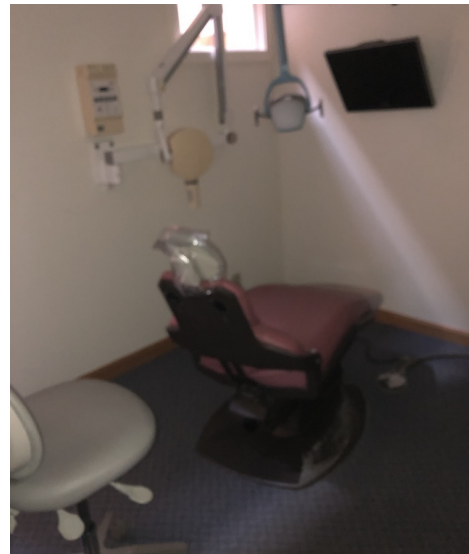
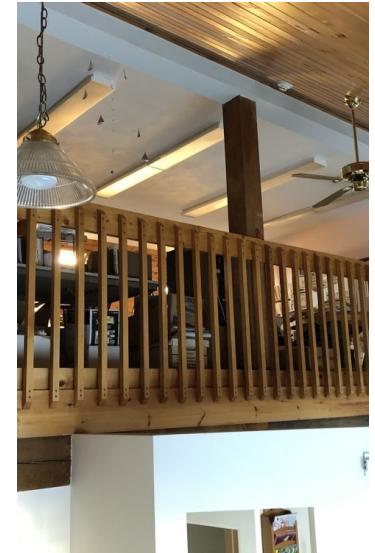
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OFFICE FOR SALE

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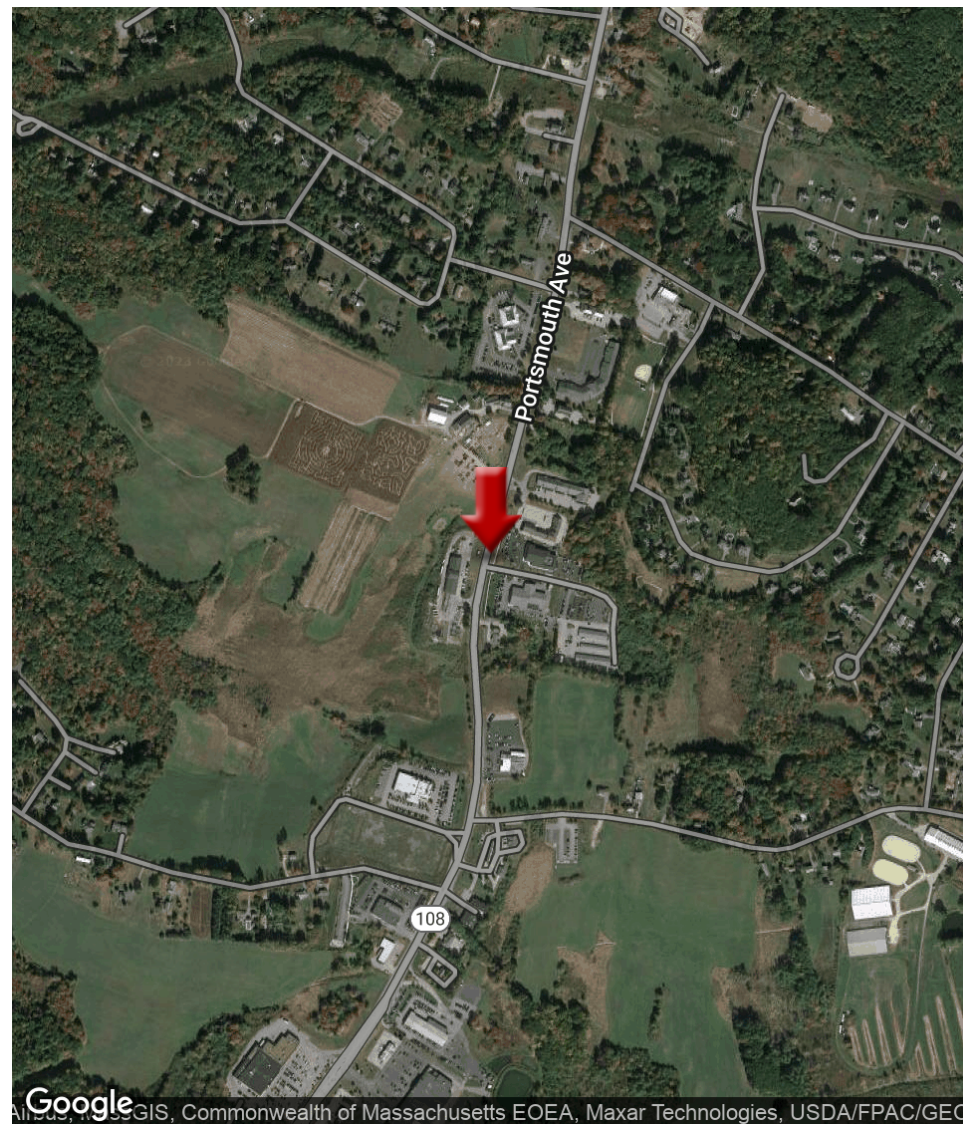
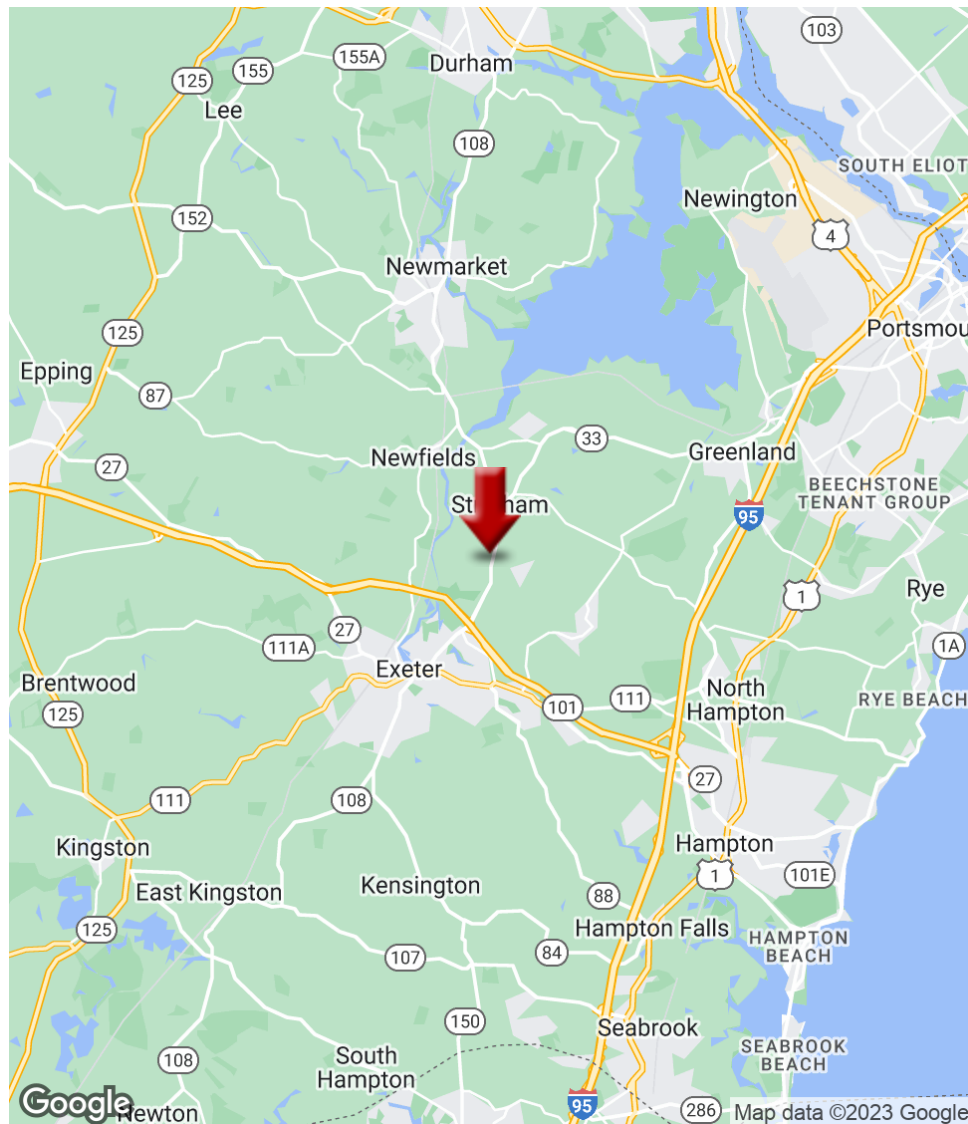
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## LOCATION DESCRIPTION

Stratham and Exeter are part of the vibrant seacoast community that is rapidly growing. The location on Portsmouth Avenue is incredibly convenient for everyone, as it is close to Exeter, and the area has seen a growth of new business both in Exeter & Stratham on the Portsmouth Avenue corridor. Surrounded by retail and other business, there is also a very high-vehicle count per day. Route 108, minutes to Route 101, and about eight minutes to I-95 for ease of access to both Massachusetts and Maine!

## LOCATION DETAILS

Market	Portsmouth
Sub Market	Stratham
County	Rockingham
Cross Streets	Route 108
Road Type	Paved
Market Type	Small
Nearest Highway	Route 101
Nearest Airport	Pease International (Portsmouth)



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# OFFICE MARKET PROFILE



[www.esri.com/data/esri\\_data](http://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

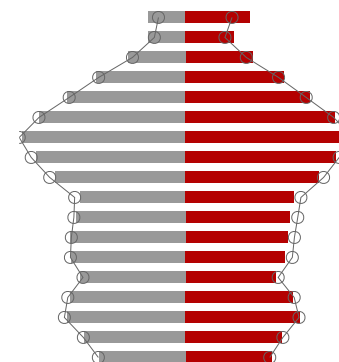


\$6,811  
Groceries



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

Bars show deviation from  
Rockingham County