

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
LOT SIZE:	1.96 Acres
BUILDING SIZE:	7,400
RENOVATED:	1996
ZONING:	Highway Commercial
PRICE / SF:	\$135.14
TRAFFIC COUNT:	23,000

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

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	293	6,866	32,870
TOTAL POPULATION	754	19,011	87,067
AVERAGE HH INCOME	\$87,756	\$95,473	\$88,823

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

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

Each Office Independently Owned and Operated kwclcg.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COMMERCIAL, OFFICE, OTHERS FOR SALE

COMMERCIAL LAND & BUILDING

253 Calef Highway, Epping, NH 03042



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

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

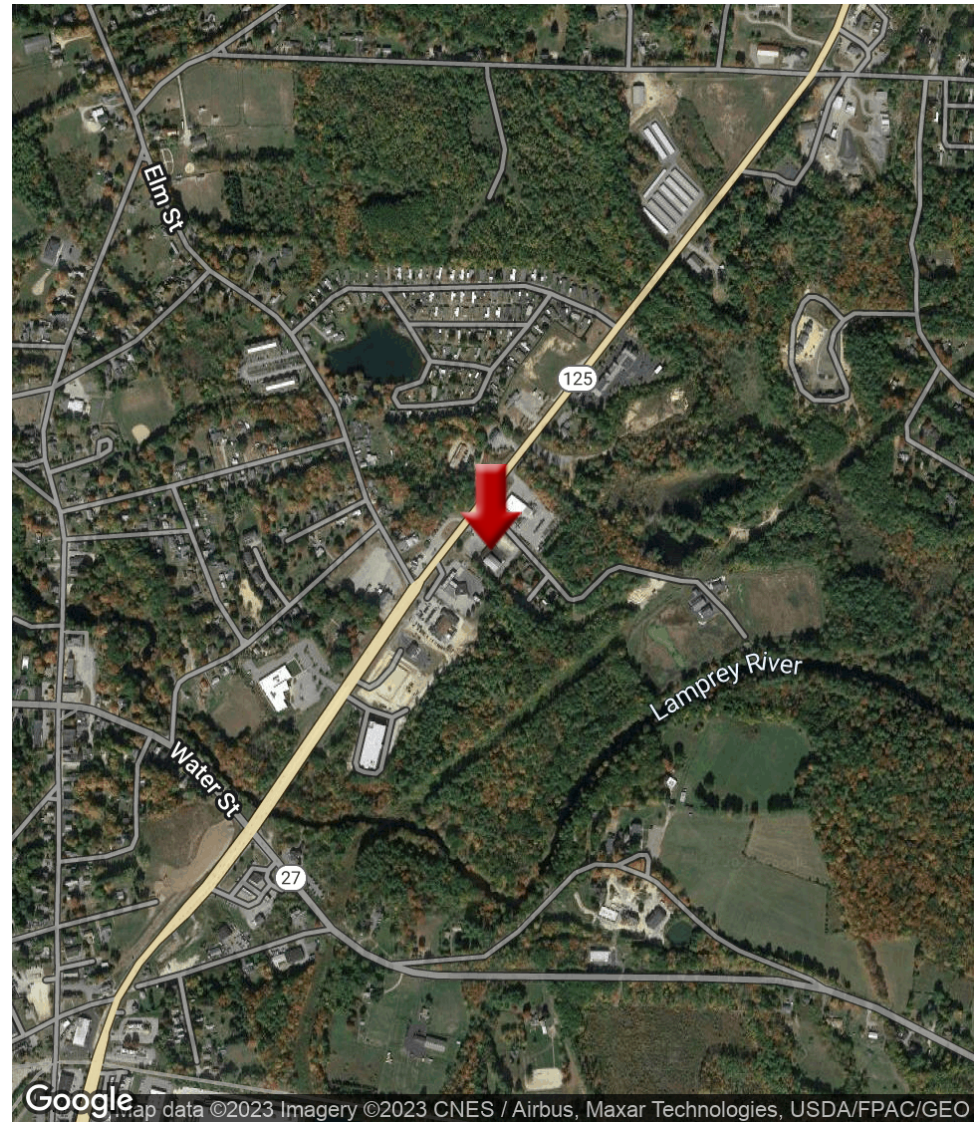
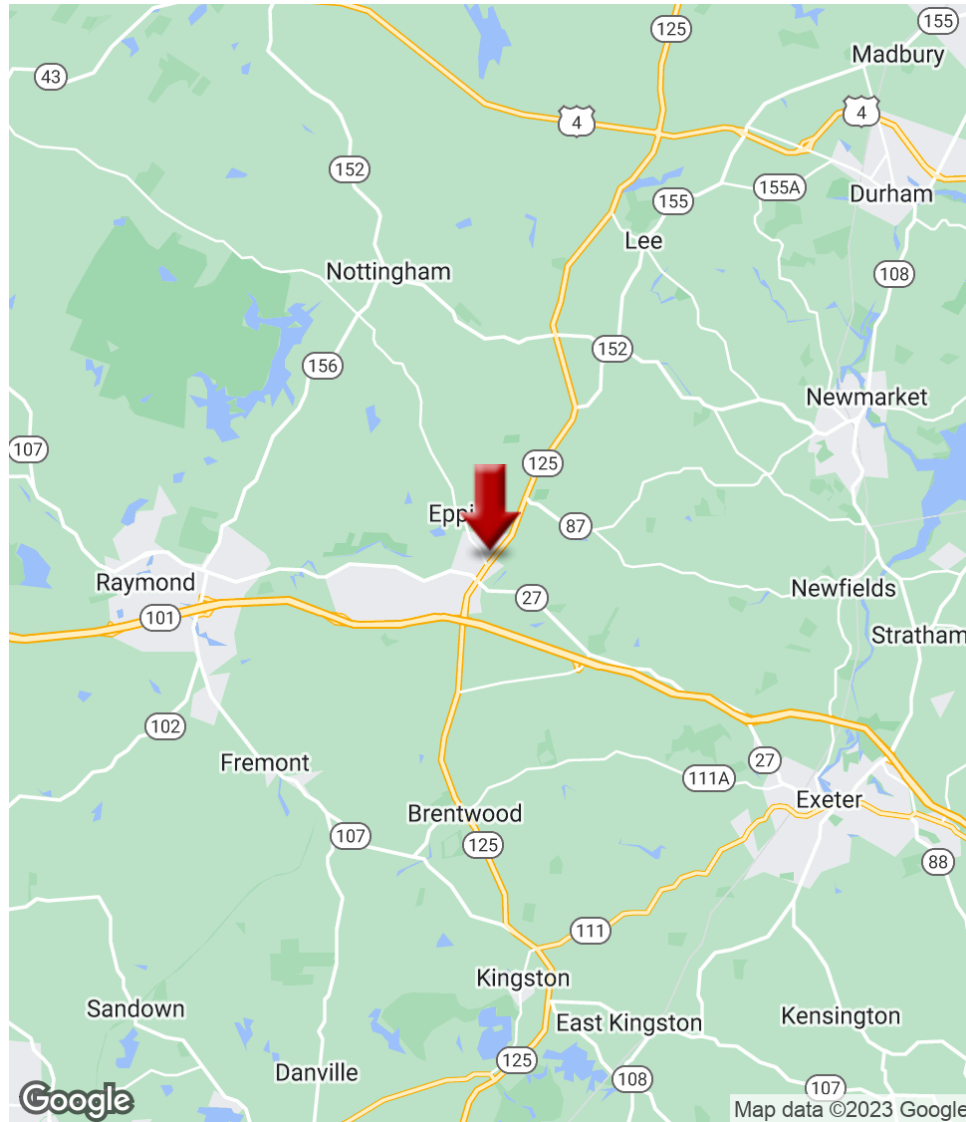
VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

Each Office Independently Owned and Operated kwclcg.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COMMERCIAL LAND & BUILDING

253 Calef Highway, Epping, NH 03042



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

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

Each Office Independently Owned and Operated kwclcg.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COMMERCIAL LAND & BUILDING

253 Calef Highway, Epping, NH 03042



LOCATION DESCRIPTION

Established since 1741 and originally part of Exeter, Epping is a commercial location on busy Route 125, located adjacent to Route 101, the major east-west highway for connecting the seacoast with the interior. The town is 26 square miles, 26 of that being land and the remaining 0.2 is water. This property is surrounded by retail and commercial, with many new business & commercial properties, and several new retail centers. Within just the past few years Epping has seen the development of a new Lowes Home Improvement Center, a Super Wal-Mart, several restaurants, a Walgreen pharmacy and many other smaller stores. For entertainment, Epping offers Star Speedway (a NASCAR sanctioned oval racetrack), the New England Dragway (a quarter-mile dragstrip), and the Leddy Center for the Performing Arts. The center of town is quaint and often busy on the weekends.

LOCATION DETAILS

County	Rockingham
Cross Streets	Lagoon Road
Road Type	Highway
Market Type	Small
Nearest Highway	Route 101
Nearest Airport	Manchester Regional Airport

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

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

Each Office Independently Owned and Operated kwclcg.com

COMMERCIAL LAND & BUILDING

253 Calef Highway, Epping, NH 03042



Imagery ©2022 , CNES / Airbus, Maine GeoLibrary, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA/FPAC/GEO

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

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

Each Office Independently Owned and Operated kwclcg.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHIC SUMMARY

253 Calef Hwy, Epping, New Hampshire, 03042



Drive time of 15 minutes

KEY FACTS

41,285

Population



16,139

Households

43.5

Median Age

\$72,815

Median Disposable Income

EDUCATION

6%

No High School Diploma



25%

High School Graduate



29%

Some College



41%

Bachelor's/Grad/Prof Degree

INCOME



\$91,253

Median Household Income



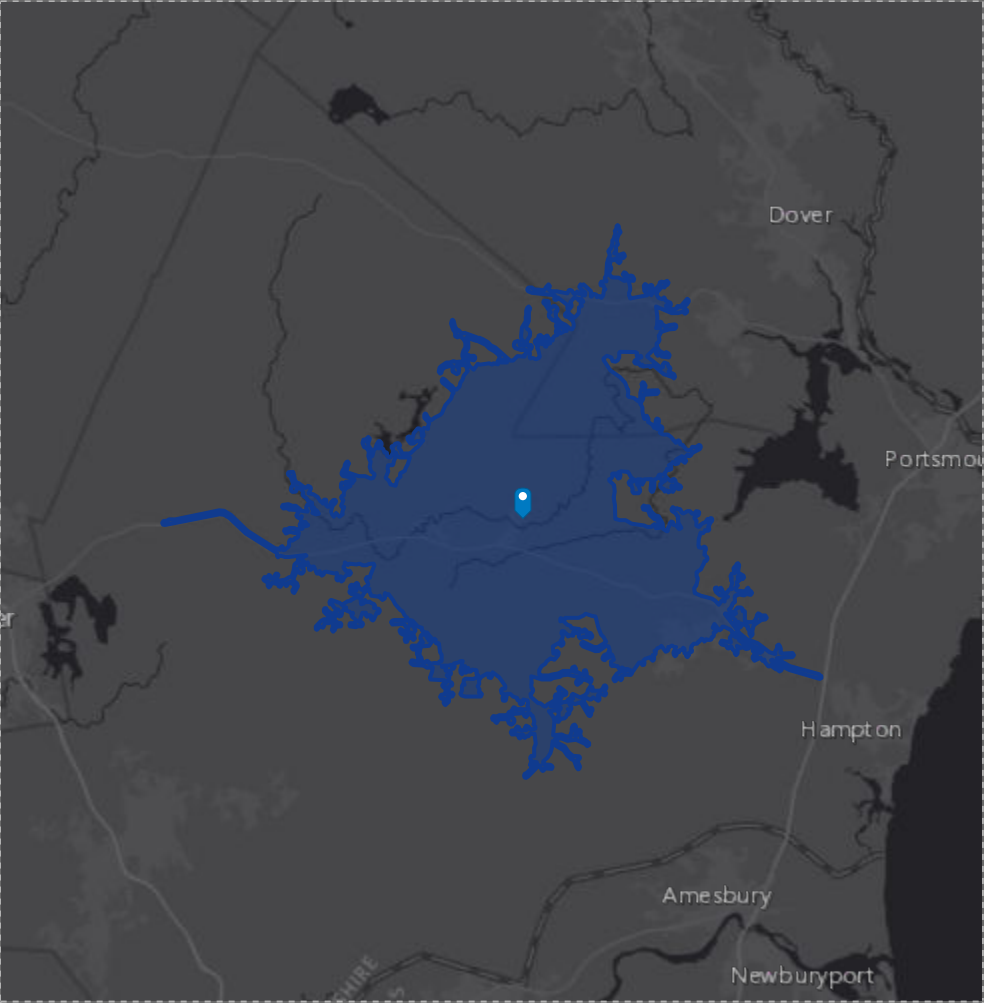
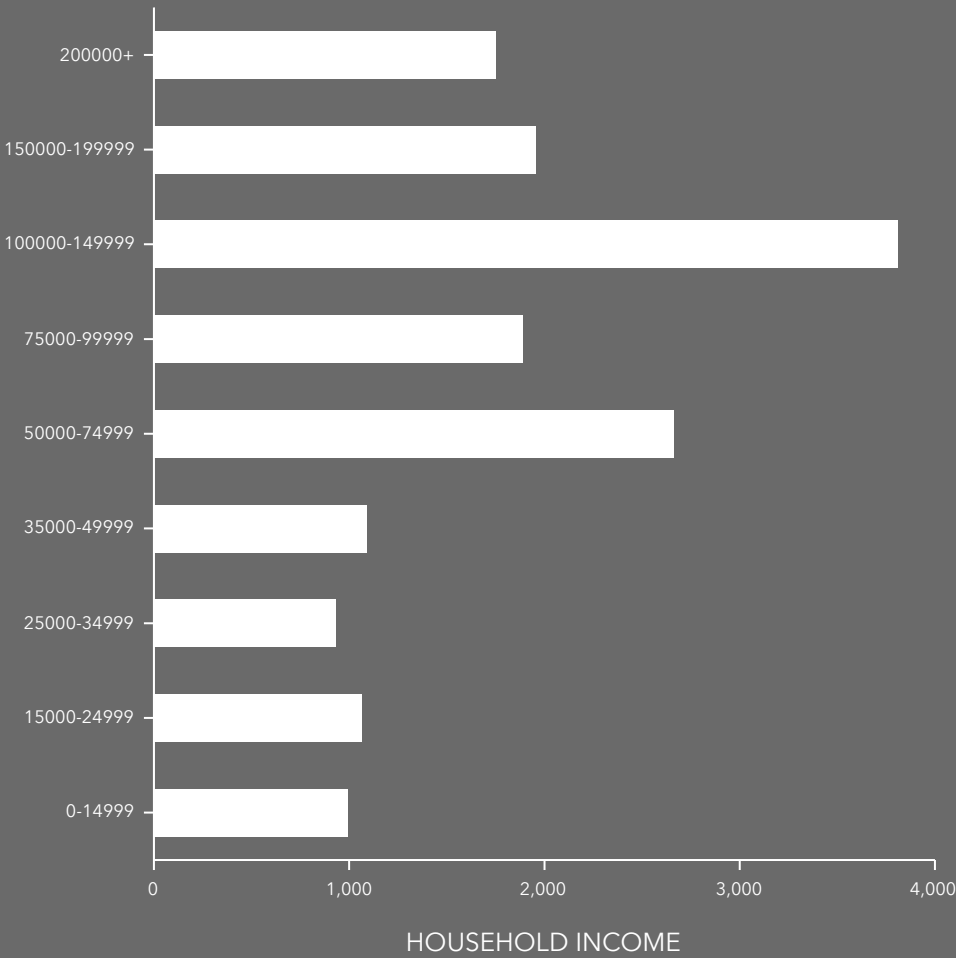
\$43,441

Per Capita Income



\$223,377

Median Net Worth



EMPLOYMENT



70%

White Collar



19%

Blue Collar



10%

Services

13.5%

Unemployment Rate