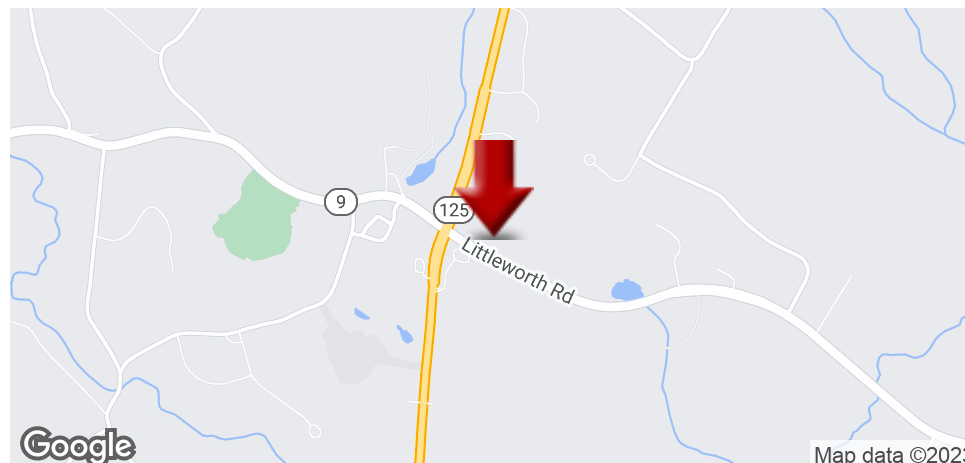


LAND FOR SALE



565 Franklin Pierce Highway, Barrington, NH 03825



OFFERING SUMMARY

SALE PRICE:	\$299,900
LOT SIZE:	2.1 Acres
ZONING:	Commercial 1 (Village overlay district)
MARKET:	Seacoast
SUBMARKET:	Barrington village
PRICE / SF:	\$3.28

PROPERTY OVERVIEW

Developable land, great potential, and a busy location. Level-site with what are believed to be very good soils - mostly sands and gravels. Located just seconds from a major lighted intersection of Route 125 and Route 9, known as Calef's Corners. This is a very high volume intersection. The building on the site will likely need to be demolished. This property is surrounded by a number of local & national retailers, banks, gas stations, and restaurants.

PROPERTY HIGHLIGHTS

- Good access with excellent proximity/visibility to Rt 9 and Rt 125 intersection
- Central location in the Seacoast - ease of access Portsmouth, Rochester and Dover
- Barrington is a very desirable destination
- Level site with good soils for a development
- No costs obtained on DEMO

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LAND FOR SALE



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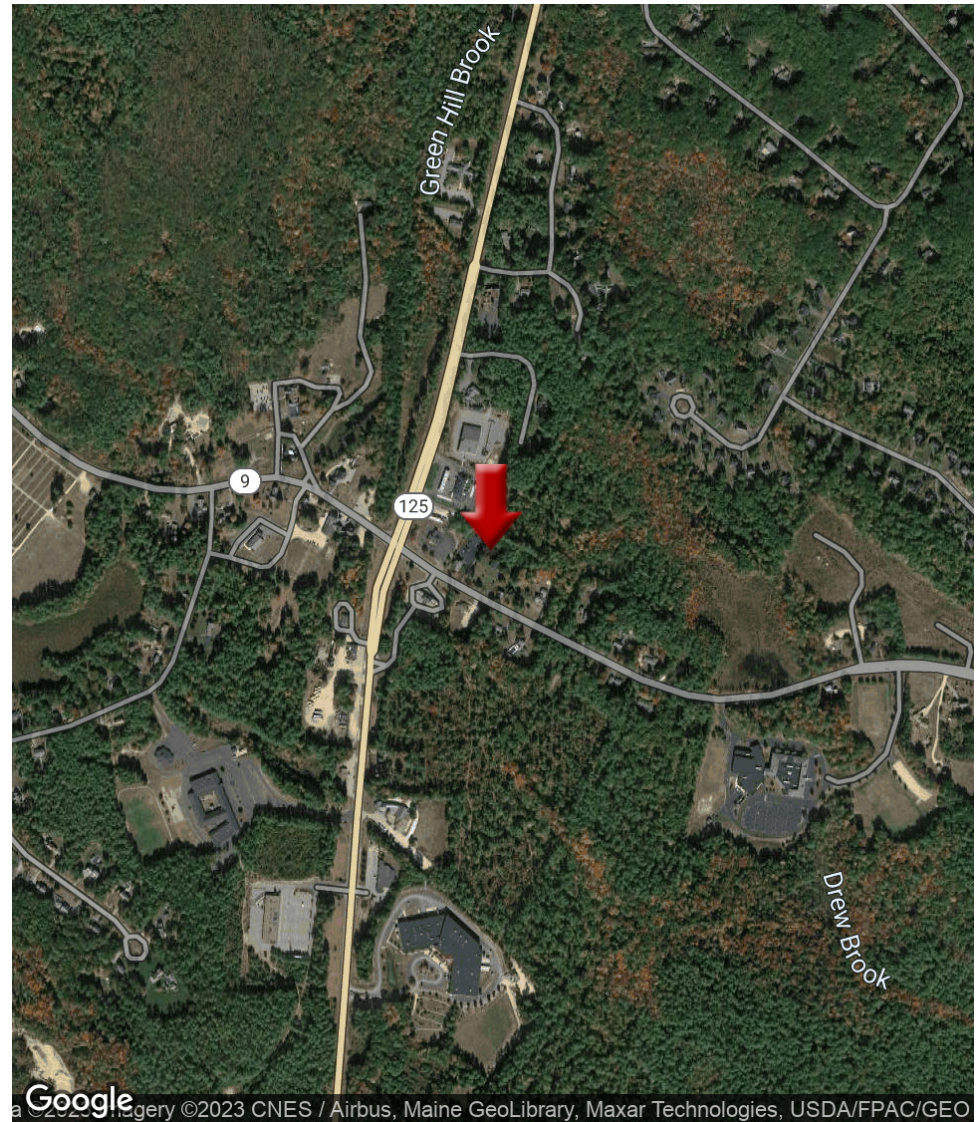
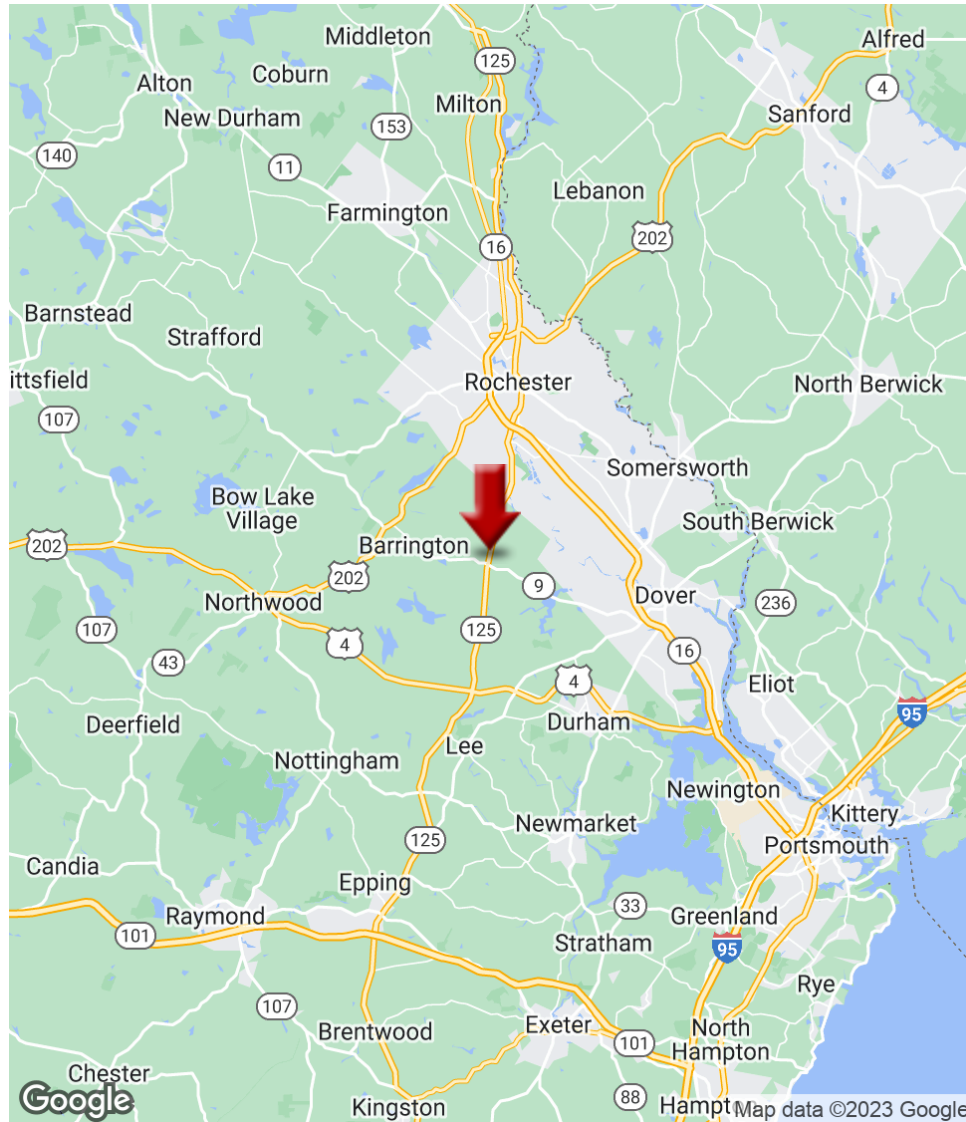
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LAND FOR SALE



565 Franklin Pierce Highway, Barrington, NH 03825



LOCATION DESCRIPTION

Barrington is more family-centric than the surrounding county with 32% of households with children, a suburban/rural mix and most residents in this town own their home.

There are multiple parks, hiking trails, and easily accessible four-wheel trails to choose from. There's also multiple lakes & ponds for great swimming, water sports, boating, and fun for all ages.

The largest industrial manufacturing employer in town, "Turbocam International", is located less than a 1/4 mile away.

Easy commute to Dover, Portsmouth, Rochester, Concord, or Manchester.

LOCATION DETAILS

Market	Seacoast
Sub Market	Barrington village
County	Strafford
Cross Streets	RT 9 & RT 125
Signal Intersection	No
Nearest Highway	Route 125

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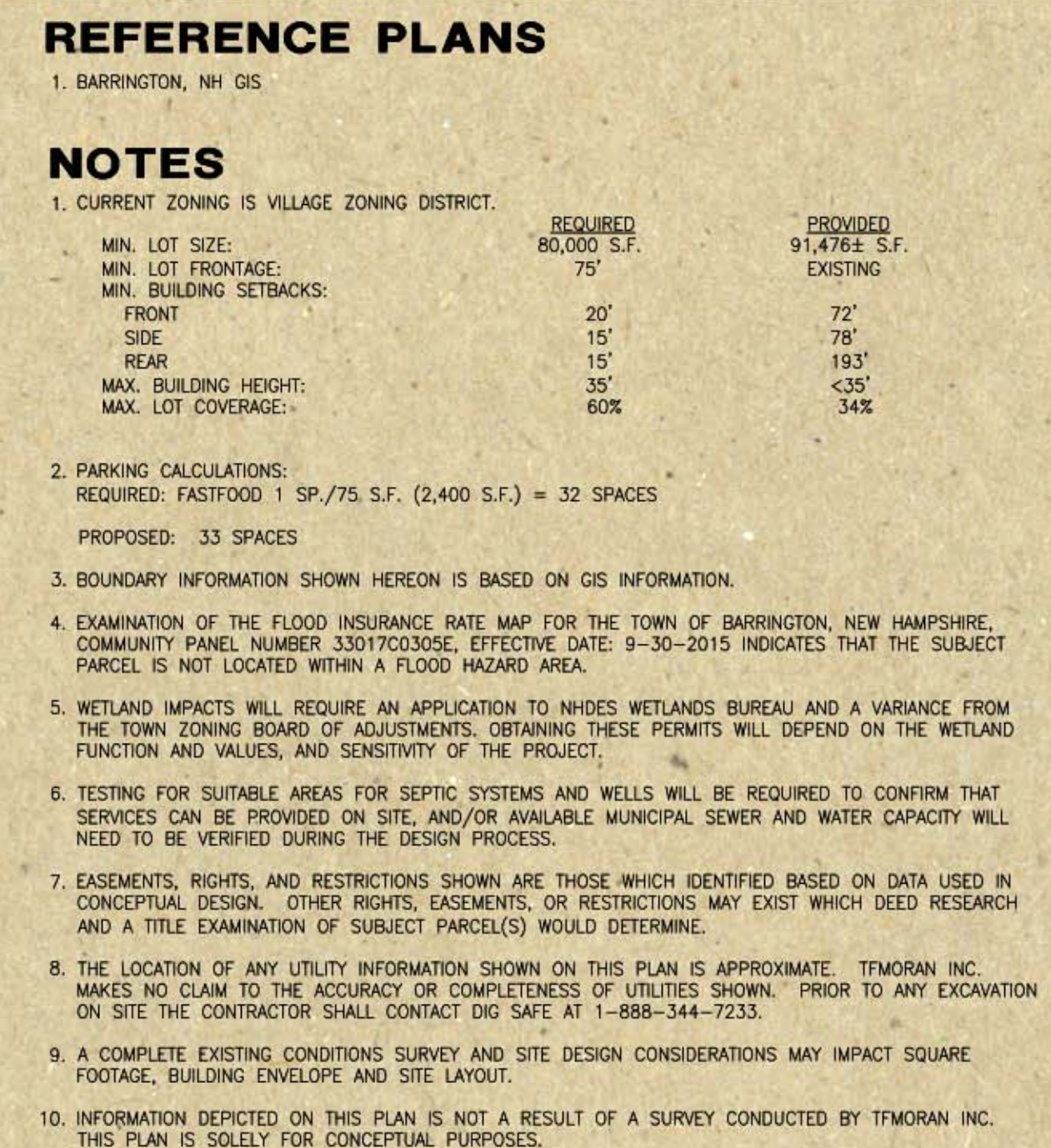
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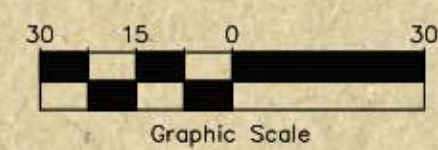


This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

[illegible]

<p>TAX MAP 28 LOT 8</p> <p><u>CONCEPTUAL SITE PLAN 'A'</u></p> <p>565 FRANKLIN PIERCE HWY</p> <p>BARRINGTON, NH</p> <p>OWNED BY</p> <p>JAMES A. & GRACE L. YOUNGREN</p> <p>PREPARED FOR</p> <p>KELLER WILLIAMS COASTAL REALTY</p> <p>SCALE: 1"=30' OCTOBER 29, 2020</p>															
<table border="0"> <tr> <td rowspan="4"> <div data-bbox="2508 1778 2638 1860"> </div> </td> <td colspan="2"> <div data-bbox="2648 1778 2784 1860"> <p>Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists</p> </div> </td> <td colspan="2"> <div data-bbox="2790 1778 2952 1860"> <p>48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com</p> </div> </td> </tr> <tr> <td colspan="2"> <div data-bbox="2564 1884 2638 1917"> <p>DR MSK CK JCC</p> </div> </td> <td colspan="2"> <div data-bbox="2648 1884 2818 1917"> <p>FB CADFILE</p> </div> </td> <td colspan="2"> <div data-bbox="2828 1884 2952 1917"> <p>— 565 FRANKLIN PIERCE HWY</p> </div> </td> </tr> </table>					<div data-bbox="2508 1778 2638 1860"> </div>	<div data-bbox="2648 1778 2784 1860"> <p>Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists</p> </div>		<div data-bbox="2790 1778 2952 1860"> <p>48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com</p> </div>		<div data-bbox="2564 1884 2638 1917"> <p>DR MSK CK JCC</p> </div>		<div data-bbox="2648 1884 2818 1917"> <p>FB CADFILE</p> </div>		<div data-bbox="2828 1884 2952 1917"> <p>— 565 FRANKLIN PIERCE HWY</p> </div>	
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	FILE	B/D				CONCEPT A									

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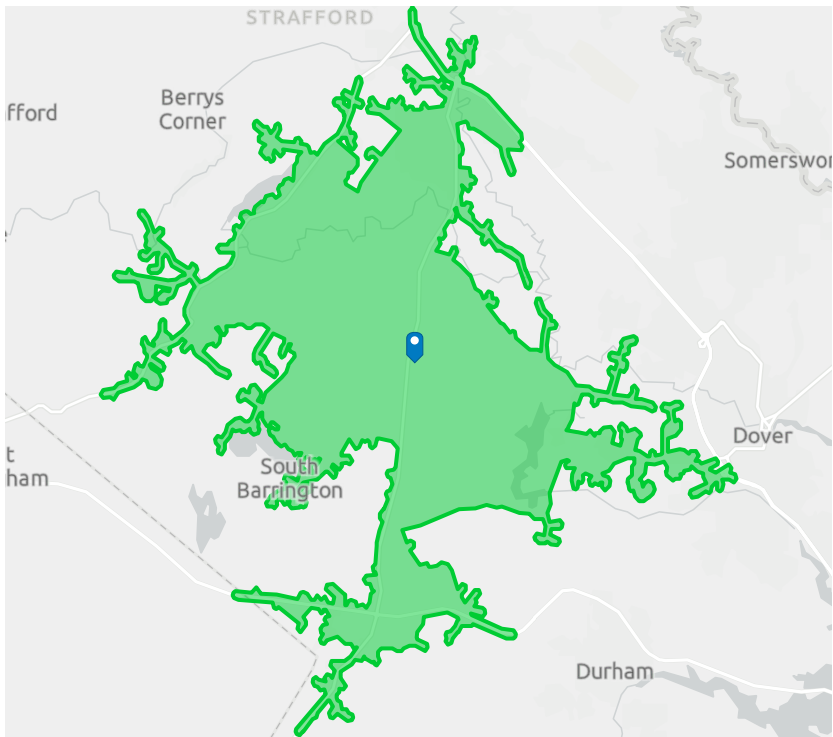
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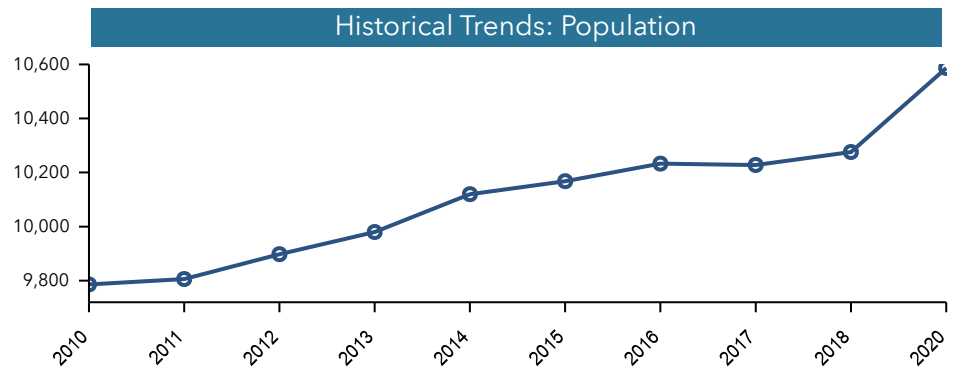


POPULATION TRENDS AND KEY INDICATORS

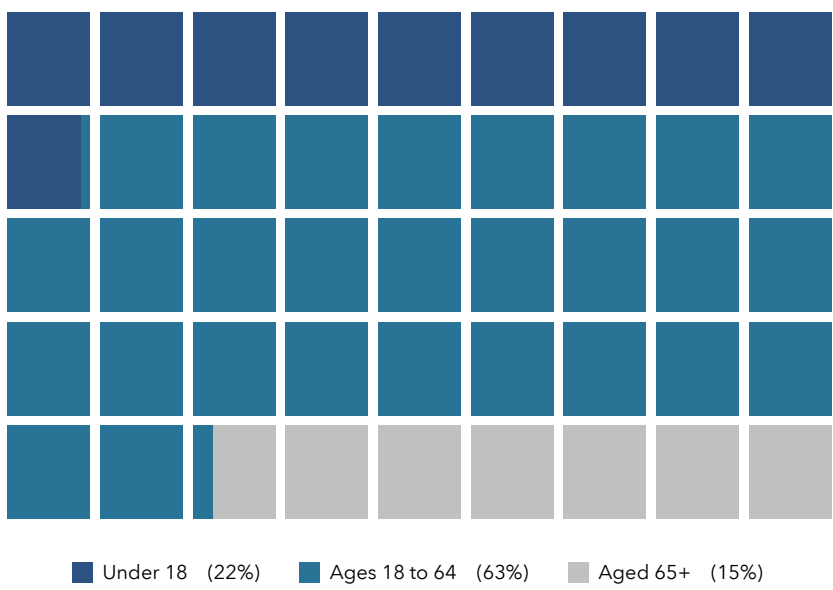
565 Franklin Pierce Hwy, Barrington, New Hampshire, 03825

10,587	4,179	2.53	41.0	\$80,214	\$287,758	117	118	17
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

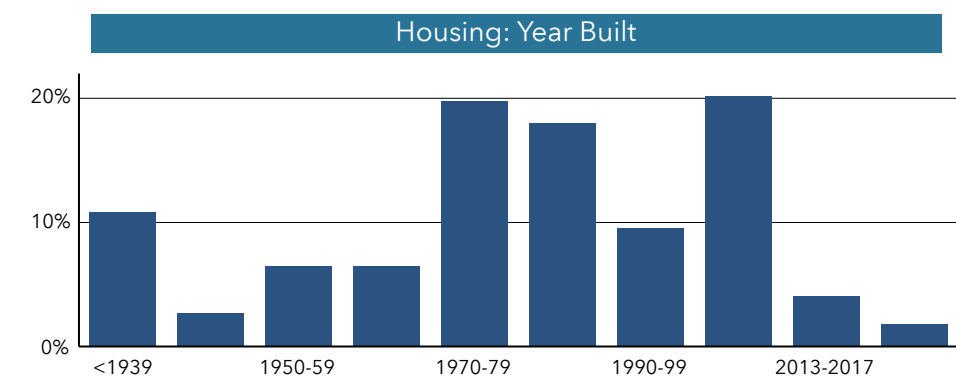
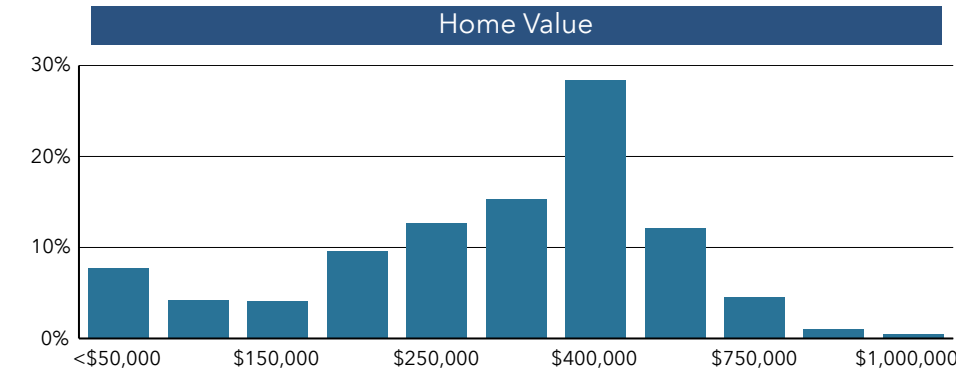
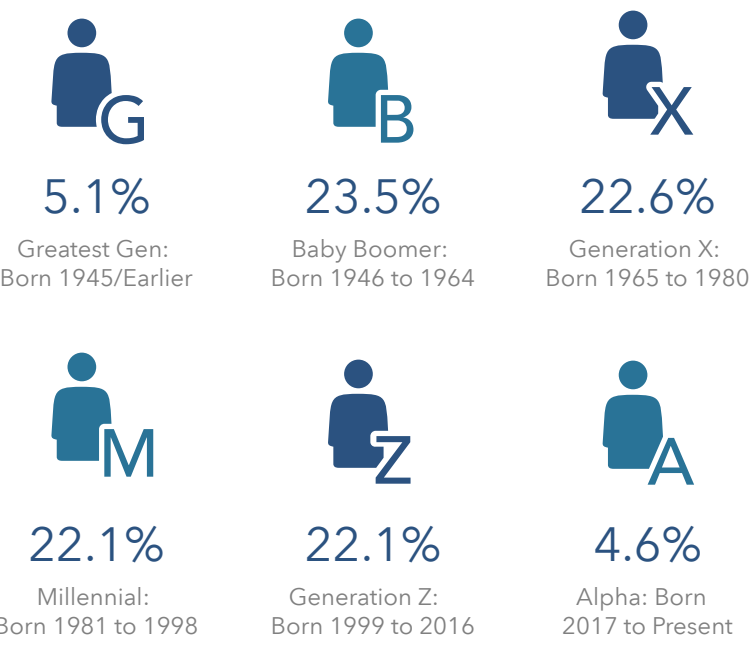
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



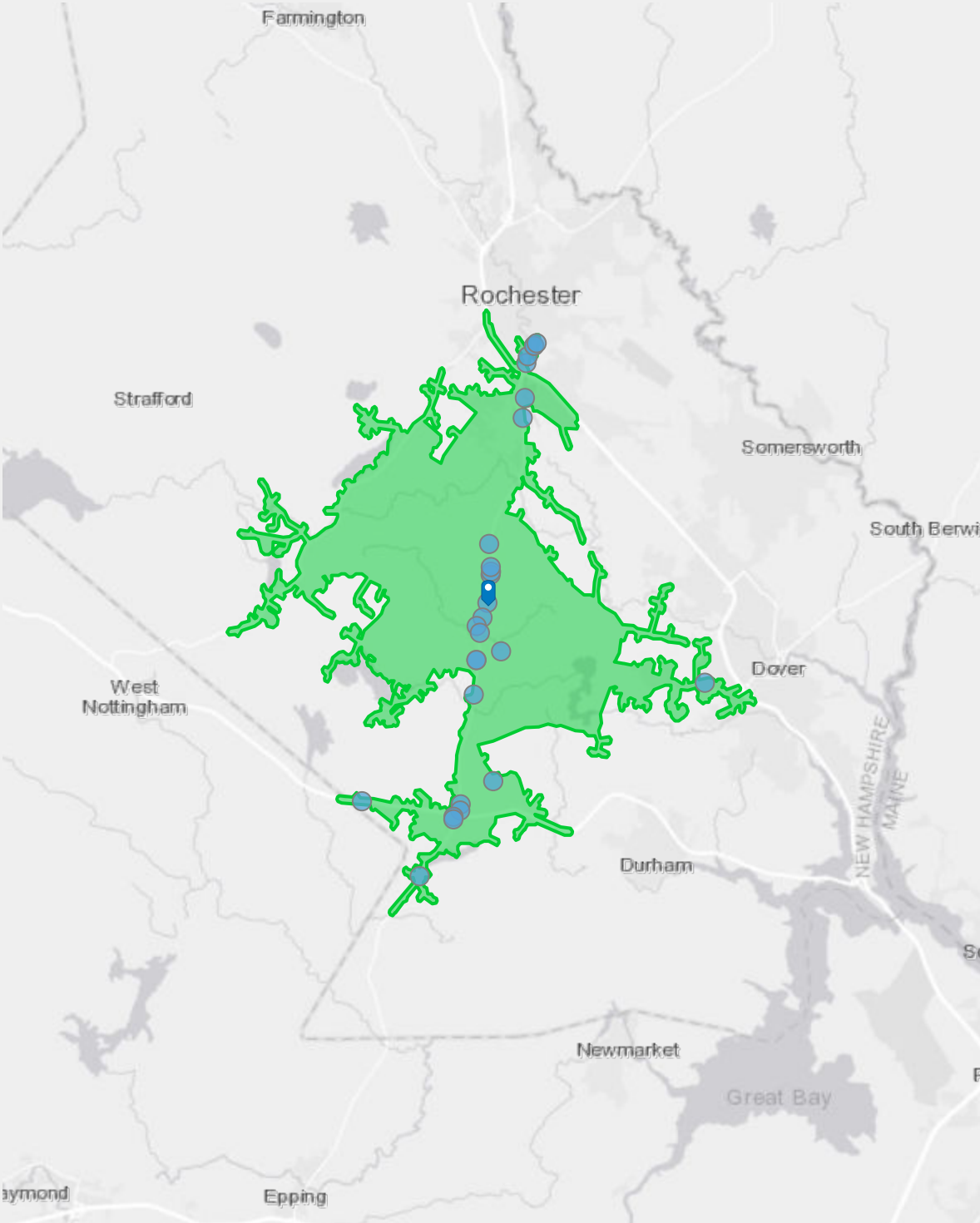
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.
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NEARBY RESTAURANTS

565 Franklin Pierce Hwy, Barrington, New Hampshire, 03825, Drive time of 10 minutes



Company/Business Name	Sales Volume/Assets (\$000)	Direction	Distance
MILLOS PIZZA & GRILL	434	NW	0.1
DANTE'S PASTA & VINO	1,040	SW	0.3
SPRING GARDEN	434	SW	0.5
PHIL'S RESTAURANT	44	SW	0.6
FRANK JONES RESTAURANT & PUB	434	NE	0.6
SPRING GARDEN	130	NE	0.7
DANTE'S PASTA & VINO	434	NE	0.8
MOUNTAIN VIEW RESTAURANT	434	SE	1.0
KOZY'S PIZZA	130	SW	1.2
AMORITA SOPHIA LLC	434	SW	1.2
OUTDOOR GEAR PLACE	434	NE	1.3
GOOD & PLENTY RESTAURANT	607	SW	1.9
THREE WAY LLC	434	SE	3.7
ROCHESTER COUNTRY CLUB MNTNC	520	NE	4.0
SUBWAY	217	SW	4.2
WENDY'S	867	SW	4.3



Closest 27 locations



KEY FACTS

10,587

Population

41.0

Median Age

2.5

Average
Household Size

\$80,214

Median Household
Income

ANNUAL SPENDING PER HOUSEHOLD



\$3,963

Meals at Restaurants



\$661

Food & Drink on Trips

BUSINESS



444

Total Businesses



3,787

Total Employees

SPENDING ON EATING OUT



\$390

Breakfast



\$1,250

Lunch

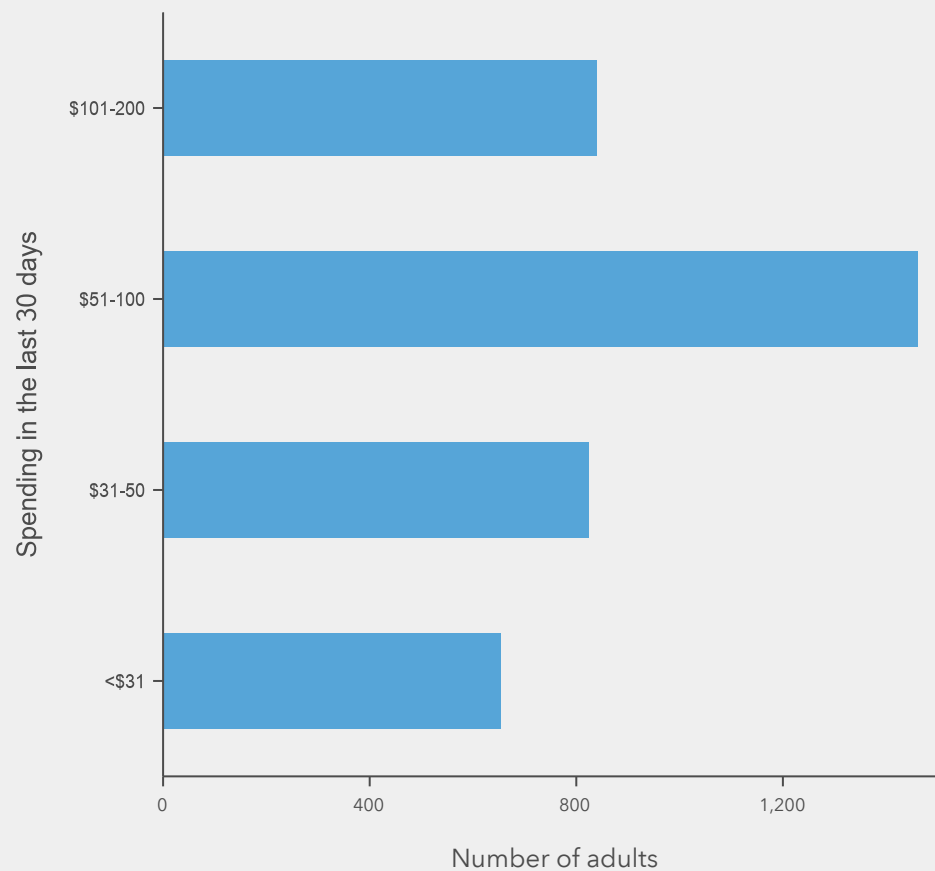


\$1,991

Dinner

(Average spent per household annually)

FAMILY RESTAURANT MARKET POTENTIAL





LifeMode Group Profile



UNITED STATES OF AMERICA

Total Population:330,088,686
Total Households:124,110,001
Median Age:38.3

Median Income:\$58,100
Median Net Worth:\$103,616
Diversity Index:64.3

HomeOwnership Rate63.1%
Average Household Size2.59
Median Home Value\$218,492



Occupation by Industry	5 minutes	10 minutes	15 minutes	Counties Strafford County	States New Hampshire	Entire Country United States
Ag/Forestry/Fishing	1.6%	0.6%	0.5%	0.5%	0.7%	1.3%
Mining/Oil & Gas	0.0%	0.0%	0.0%	0.0%	0.1%	0.5%
Construction	0.8%	4.0%	4.6%	5.0%	7.5%	7.3%
Manufacturing	14.8%	15.1%	13.6%	15.1%	13.8%	10.6%
Wholesale Trade	7.0%	3.0%	2.0%	2.0%	2.5%	2.5%
Retail Trade	5.3%	9.2%	10.5%	10.9%	11.2%	9.7%
Transport & Warehousing	3.5%	4.1%	3.0%	3.1%	2.9%	4.7%
Utilities	2.5%	1.0%	0.6%	0.7%	0.7%	0.9%
Information	1.4%	1.1%	1.3%	1.6%	1.8%	1.9%
Finance & Insurance	5.3%	4.7%	5.8%	5.9%	4.8%	4.9%
Real Estate & Leasing	0.0%	0.5%	1.3%	1.4%	1.7%	2.1%
Prof & Technical Services	2.7%	6.5%	7.9%	7.6%	8.5%	8.2%
Management of Companies	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%
Admin & Waste Mgmt	6.2%	5.8%	4.6%	4.3%	4.0%	3.9%
Educational Services	3.5%	10.7%	14.2%	12.8%	10.4%	9.7%
Health Care & Social Assist	19.9%	16.6%	14.2%	14.5%	16.2%	15.2%
Arts/Entertainment/Recreation	0.0%	0.3%	1.1%	1.0%	1.0%	1.6%
Accom & Food Services	3.1%	3.8%	6.2%	5.6%	4.4%	5.6%
Other Services	4.3%	4.5%	4.3%	4.3%	4.2%	4.6%
Public Administration	18.5%	8.5%	4.2%	3.8%	3.7%	4.8%



Dots show comparison to Strafford County

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



LifeMode Group Profile



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Total Population:330,088,686
Total Households:124,110,001
Median Age:38.3

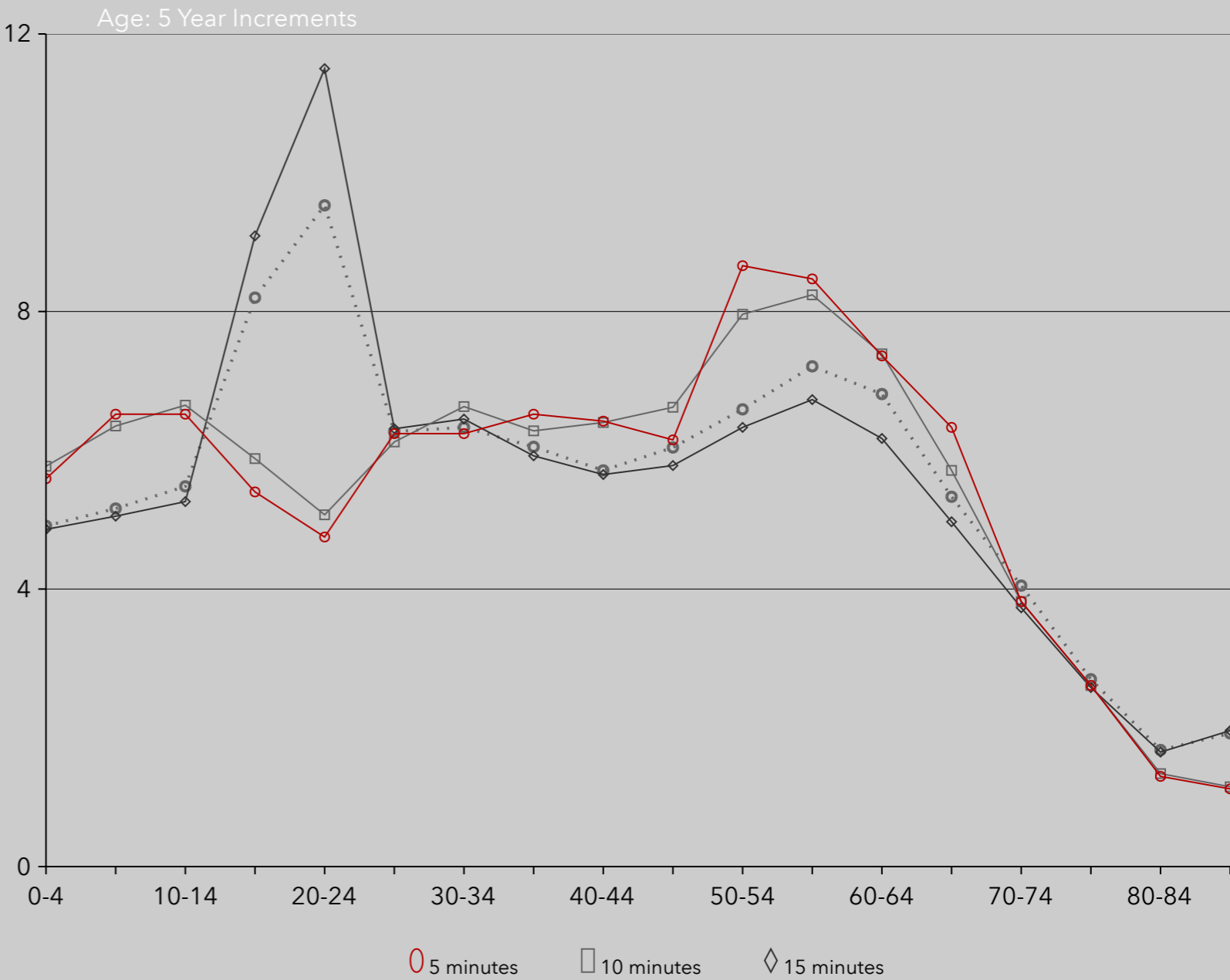
Median Income:\$58,100
Median Net Worth:\$103,616
Diversity Index:64.3

Home Ownership Rate:63.1%
Average Household Size:2.59
Median Home Value:\$218,492



Generations	5 minutes	10 minutes	15 minutes	Counties Strafford County	States New Hampshire	Entire Country United States
Generation Alpha (Aged 0-2)	4.5%	4.6%	3.8%	3.9%	3.7%	4.8%
Generation Z (Aged 3-20)	21.4%	22.1%	27.1%	25.1%	21.0%	22.7%
Millennial (Aged 21-37)	22.0%	22.1%	23.5%	23.0%	21.5%	24.5%
Generation X (Aged 38-54)	22.8%	22.6%	19.1%	19.8%	21.2%	19.8%
Baby Boomer (Aged 55-73)	24.3%	23.5%	20.3%	22.0%	25.3%	21.5%
Silent & Greatest (Aged 73 or more)	5.0%	5.1%	6.2%	6.3%	7.3%	6.8%

Jobs & Education	5 minutes	10 minutes	15 minutes	Counties Strafford County	States New Hampshire	Entire Country United States
Services	8.0%	11.1%	13.6%	12.9%	12.0%	14.1%
Blue Collar	22.0%	21.5%	19.9%	21.9%	20.6%	21.4%
White Collar	70.4%	67.3%	66.6%	65.2%	67.4%	64.5%
No High School Diploma	6.8%	7.4%	7.6%	7.1%	6.7%	11.3%
High School Graduate	17.6%	26.0%	26.1%	28.0%	27.7%	26.7%
Some College	38.8%	30.8%	28.5%	28.7%	28.6%	28.8%
Bachelors/Grad/Prof Degree	36.7%	35.7%	37.9%	36.2%	37.0%	33.1%



Dots show comparison to Strafford County