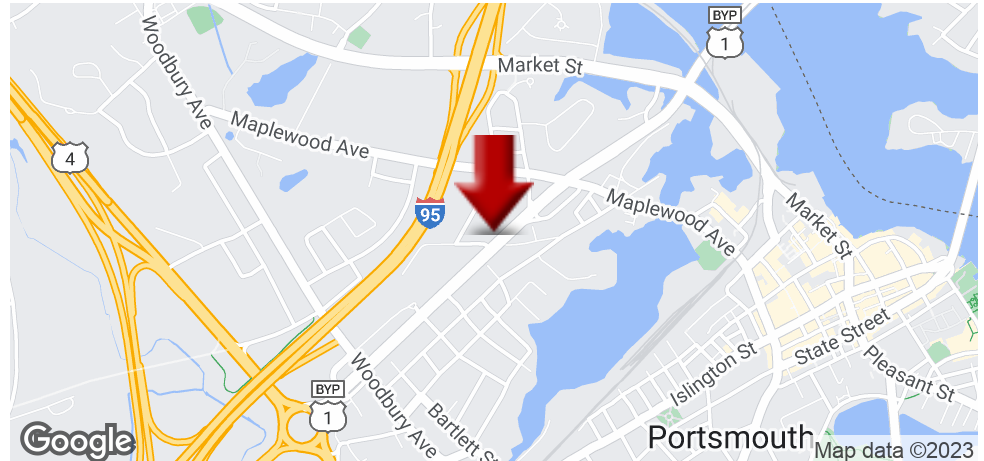


RETAIL FOR SALE



919 US-1 Bypass, Portsmouth, NH 03801



OFFERING SUMMARY

SALE PRICE:	\$449,999
LOT SIZE:	0.29 Acres
BUILDING SIZE:	1,788
ZONING:	B
MARKET:	Seacoast
PRICE / SF:	\$251.68

PROPERTY OVERVIEW

This retail/commercial/industrial building is located in historic Portsmouth, NH and is less than half a mile from the Portsmouth traffic circle, along the bypass which provides many commuters and tourists an entry point from Maine to New Hampshire. This property has excellent visibility on a very busy highway. This is called the US Route 1 bypass, as it is a more direct link than Route 1. This smaller, retro style building has great character as well as serving many different business needs with parking and a loading dock. For any business that wants to call Portsmouth their home, this property is an affordable way to make that happen.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,403	12,261	17,626
TOTAL POPULATION	8,399	25,344	37,987
AVERAGE HH INCOME	\$73,077	\$77,827	\$80,824

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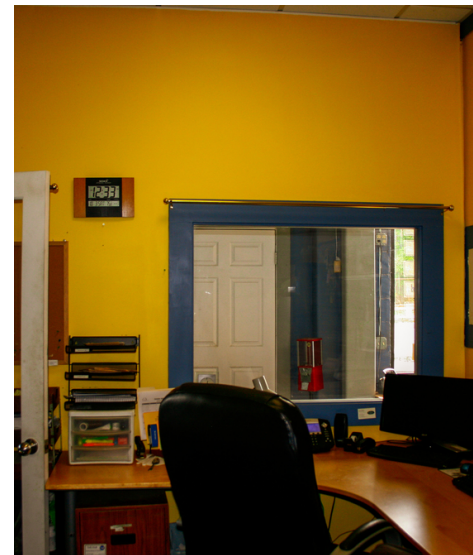
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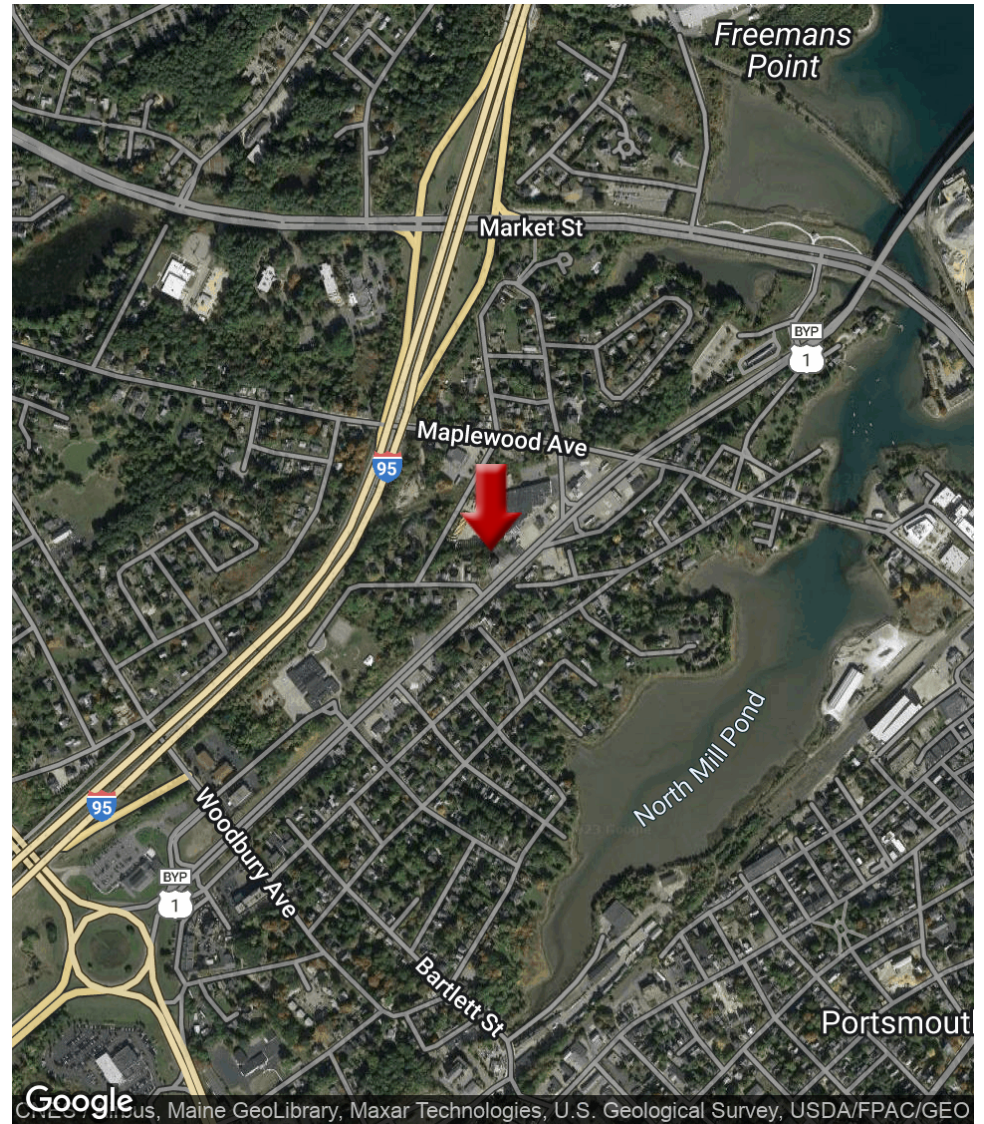
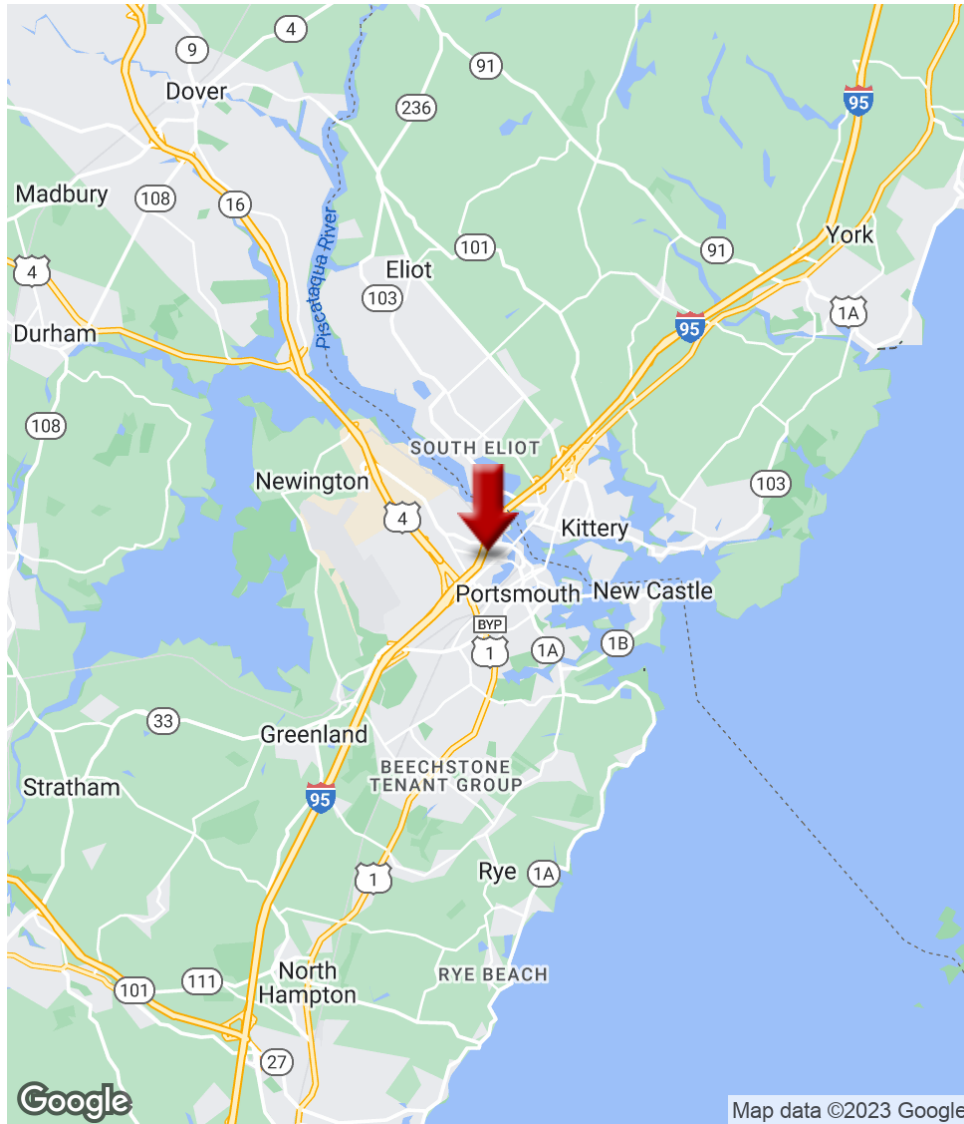
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919 US-1 Bypass, Portsmouth, NH 03801



LOCATION DESCRIPTION

This property is located on the US-1 Bypass in Portsmouth NH, half way between the Portsmouth traffic circle and the Sarah Mildred Long Bridge to Kittery, ME. This highly trafficked area is ideal for businesses that would benefit from visibility as well as service or commerce related businesses that need a central point in the seacoast. Accessibility is the key on this property. Rt 95 access is only a half mile away, and Maine is only a half mile away. Portsmouth draws from many of the surrounding communities in both NH and Maine and with such a historic and vibrant downtown, this community has many people wanting to visit and/or call this home, or their headquarters.

LOCATION DETAILS

Market	Seacoast
County	Rockingham
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	I-95
Nearest Airport	Pease International Airport

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DEMOGRAPHIC SUMMARY

919 US-1-BYP, Portsmouth, New Hampshire, 03801

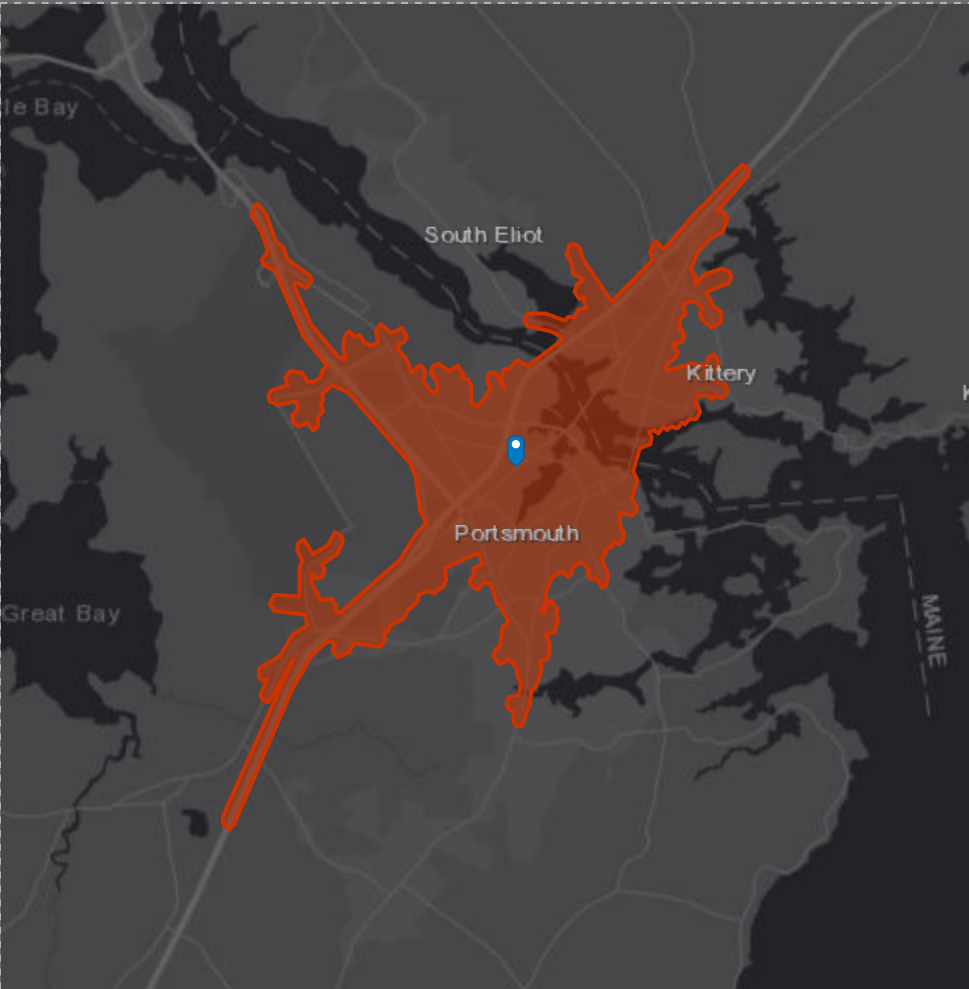
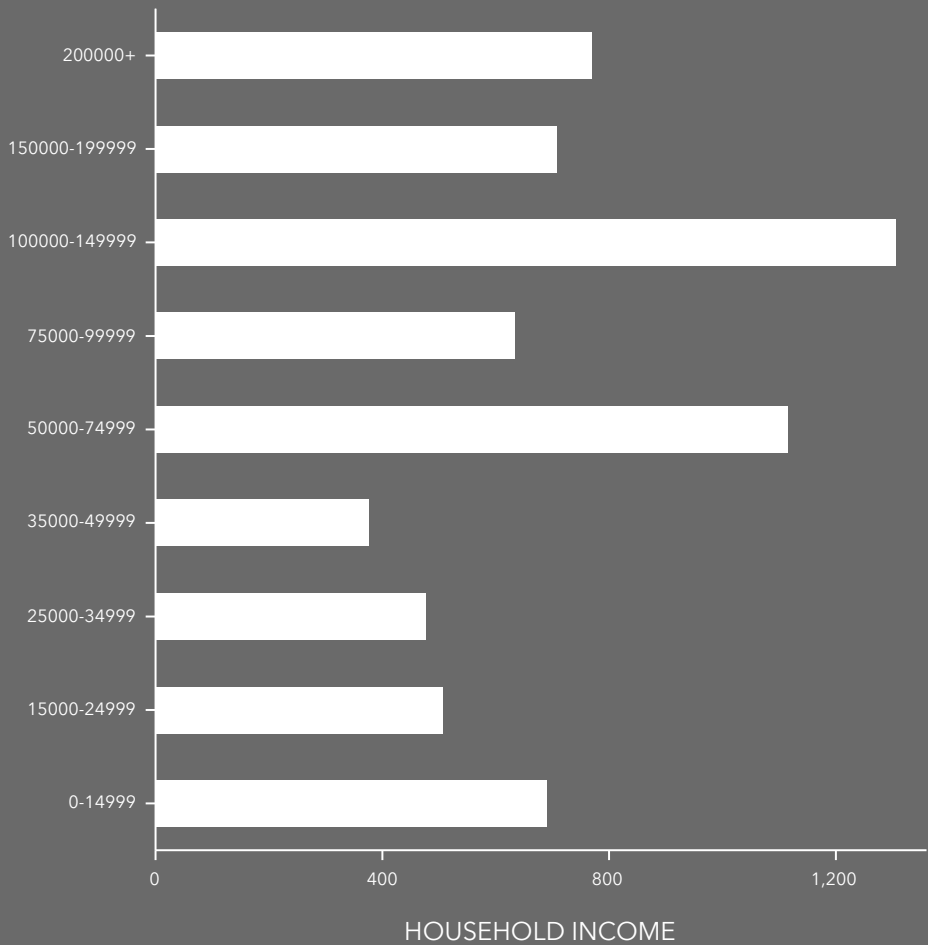
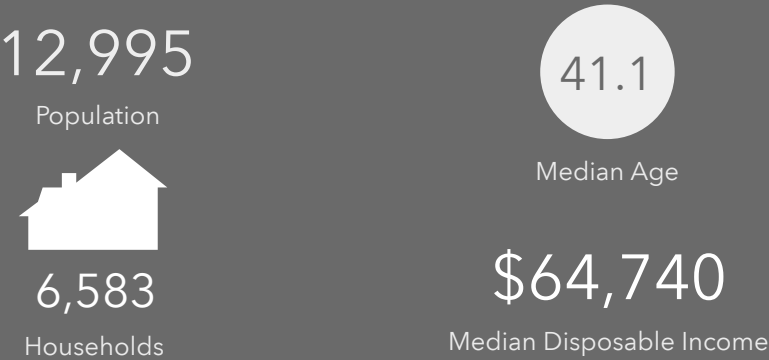


Drive time of 5 minutes

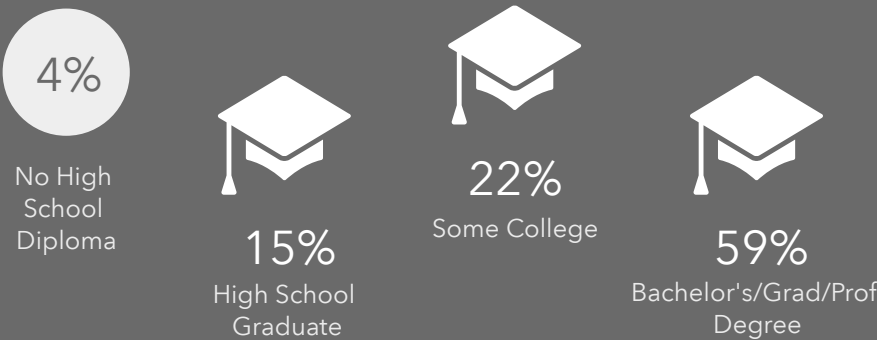
INCOME



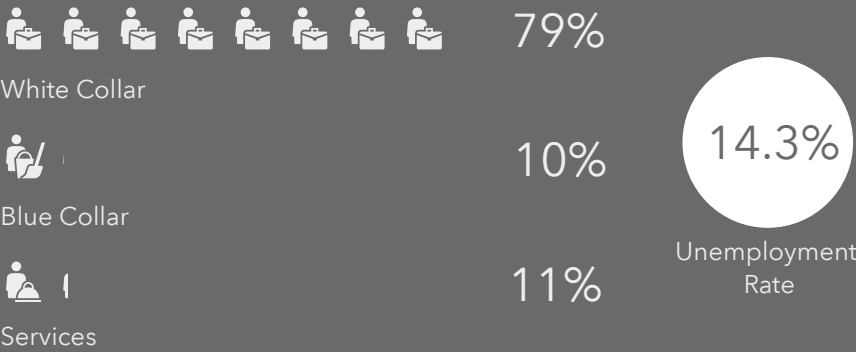
KEY FACTS



EDUCATION



EMPLOYMENT



DEMOGRAPHIC SUMMARY

919 US-1-BYP, Portsmouth, New Hampshire, 03801



Drive time of 15 minutes

INCOME



\$84,233

Median Household Income



\$49,491

Per Capita Income



\$149,969

Median Net Worth

KEY FACTS

65,927

Population



29,604

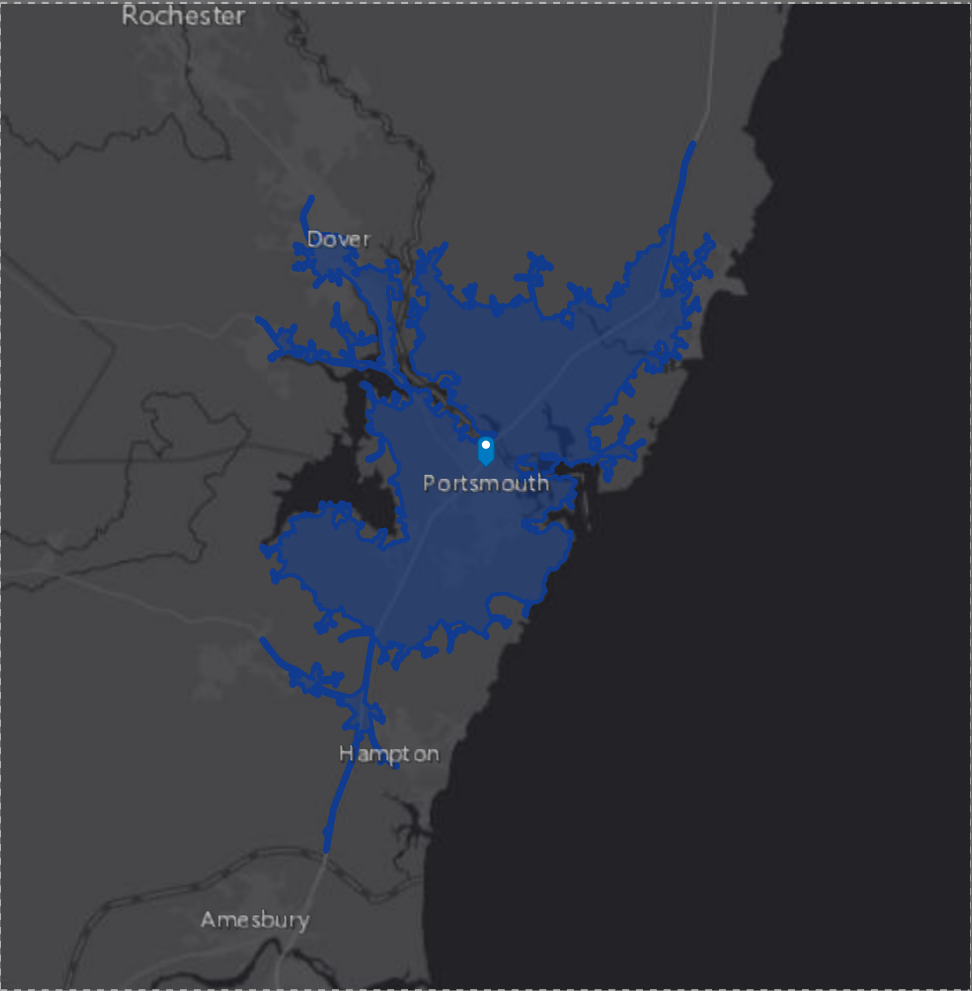
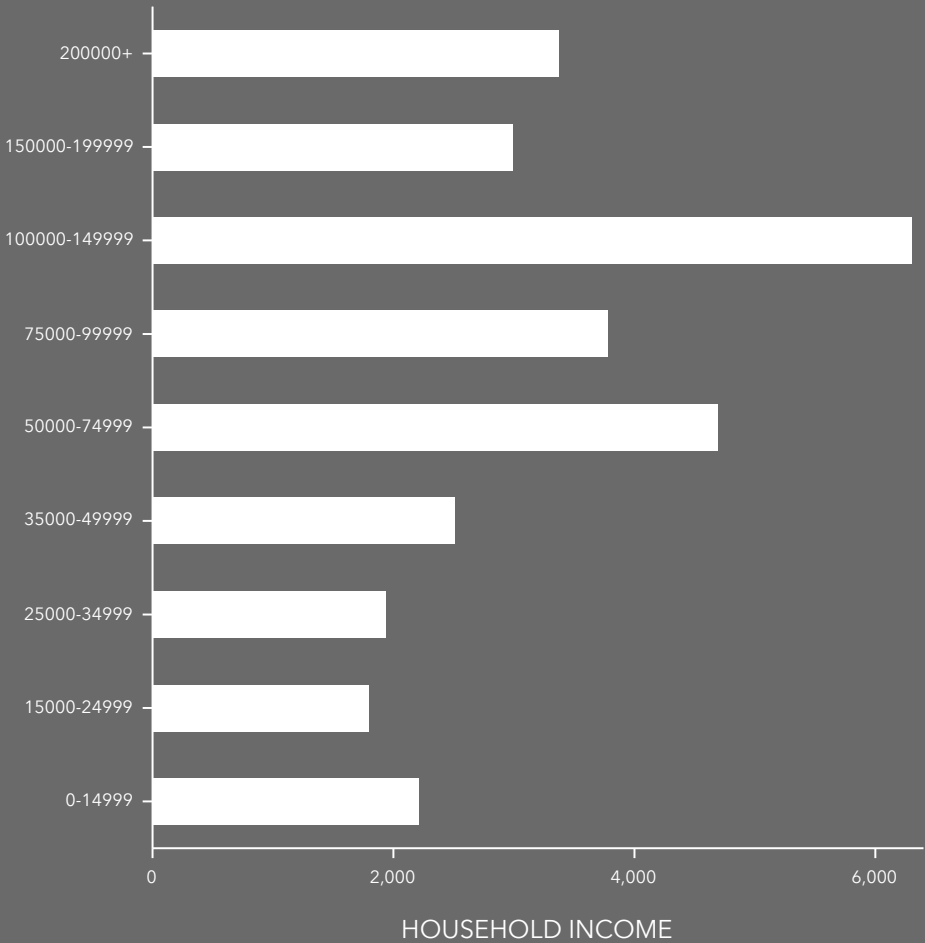
Households

45.0

Median Age

\$67,038

Median Disposable Income



EDUCATION

4%

No High School Diploma



18%

High School Graduate



26%

Some College



52%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



75%

White Collar



14%

Blue Collar



11%

Services

14.5%

Unemployment Rate