

Property Summary



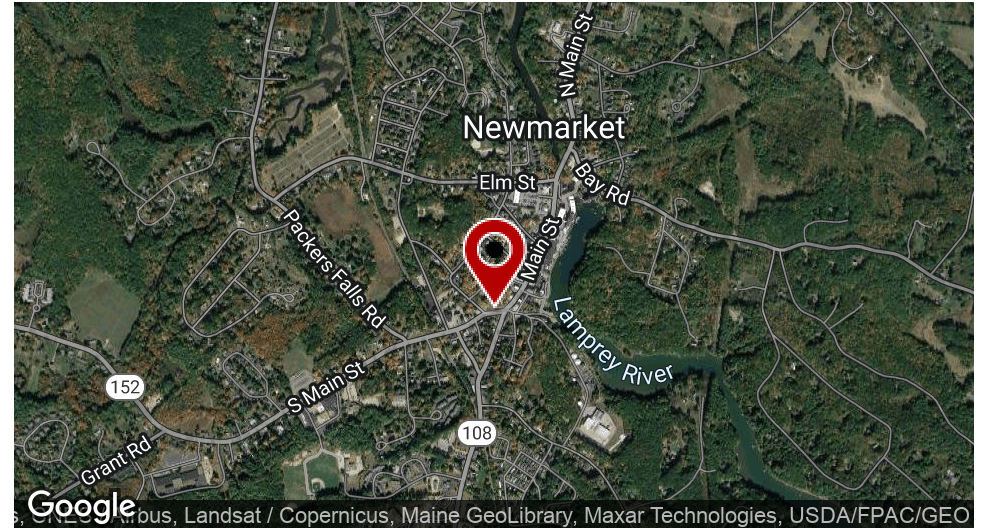
360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Unique mixed use building in downtown Newmarket. Restaurant space is former Horseshoe cafe, on the second floor is comfortable 2-bedroom residential apartment. Additional 800 sqft of patio area. Property offers a delightful blend of commercial and residential space. All equipment required to operate the restaurant is included in the sale, including coffee roaster, vent system, ovens, fridges, you name it. Please see full inventory list. Exceptional visibility with signage on two major roads. Historically held a Beer & Wine license, which offers additional potential.

PROPERTY HIGHLIGHTS

- Enjoy great drive-by and pedestrian foot traffic
- Step into a smoothly run, popular cafe with a strong reputation



OFFERING SUMMARY

Sale Price:	\$555,000
Number of Units:	2
Lot Size:	0.060 - 0.306 Acres
Building Size:	2,632 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	896	2,414
Total Population	519	1,787	4,790
Average HH Income	\$71,982	\$73,647	\$76,513



Property Description



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LOCATION DESCRIPTION

Located in the bustling downtown area.
Privately owned on-site parking and convenient street parking options.
Exceptional visibility with signage on two major roads.
High traffic count ensures a steady flow of potential customers.
Central Convenience:

Nestled peacefully along the serene banks of the Lamprey River, Newmarket stands as a quintessential New Hampshire gem. This town exudes a tranquil, unhurried aura that is perfect for families seeking a laid-back lifestyle. Newmarket's scenic beauty and well-preserved downtown area add to its appeal, making it an ideal destination for both residents and visitors.

Strategically located, Newmarket offers easy access to nearby attractions. A short drive takes you to the University of New Hampshire in Durham, the Great Bay (a haven for kayaking, boating, and nature trails), and the charming town of Exeter. Additionally, Newmarket is conveniently situated just a brief 25-minute drive from bustling Portsmouth, New Hampshire, adding further allure to its central location.

SITE DESCRIPTION

Unit "B" is a separate freehold condominium unit. The layout, location, numeral designation and area of each Unit are shown on the Survey Plan.



Additional Photos - Apartment, 2nd Floor



Entrance to the residential apartment



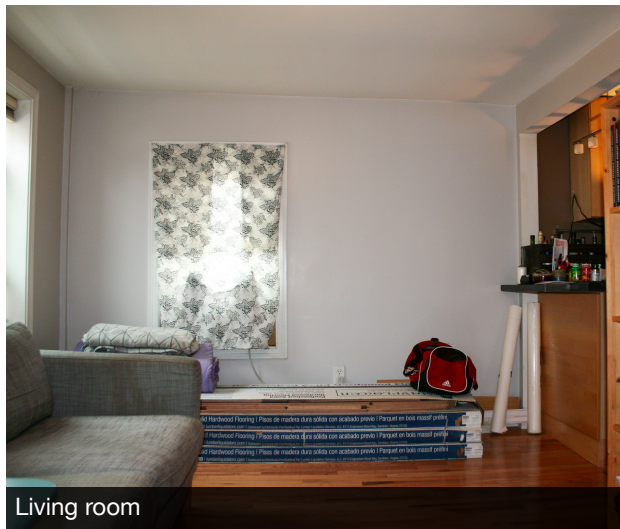
Kitchen



Grill, 2nd floor patio



Island, kitchen & living room



Living room



Bedroom (1 out of 2)



Additional Photos - Fully Equipped Cafe



Equipment List

	QTY	LOCATION	1A- CAFÉ
			1B- KITCHEN
			S-STORAGE ROOM
			C=CELLAR STORAGE
BLAST CHILLER	1	1B	
COMMERCIAL REFRIDGERATOR	2	1B	PURCHASED NEW 2020
UPRIGHT FREEZER	2	S. C	
STANDARD FRIDGE/FREEZER	1	S. C	
4 BURNER GAS STOVE	1	1B	
STOCKPOT BOILER	1	1B	
STONE FLOOR DOUBLE DECK OVEN (GAS)	1	1B	working condition- currently off as it (these last approx 18 months)
COMMERCIAL CONVECTION OVEN (GAS)	1	1B	
PORTABLE INDUCTION BURNER	1	1B	
KITCHEN VENT/HOOD	1	1B	
3 BAY SINK	1	1B	
MOP SINK	1	1B	
UTILITY SINK	1	S	
HANDWASHING SINK	1	1A	
COMMERCIAL MIXER 30 QT	1	1B	INCLUDES ATTACHMENTS- WHISK, D
KITHENAID COMMERCIAL MIXER 6 QT	1	1B	INCLUDES ATTACHMENTS- WHISK, D
GREASE TRAP	1	1B	
COMMERCIAL FOOD PROCESSOR 3.5 QT	1	1B	INCLUDES ALL ACCESSORIES
STAINLESS STEEL WORKBENCH	1	1B	
MAPLE DOUGH/WORKBOARD	1	1B	
COMMERCIAL 4 SLOT TOASTER	2	1B	
MICROWAVE	1	1B	
BAKERS RACK ON WHEELS	2	1B	
BAKERS RACK CLEAR COVER	1	1B	
FULL SIZE SHEET PANS	MANY	1B	
HALF SHEET PANS	MANY	1B	
QUARTER SHEET PANS	MANY	1B	
STOCKPOTS	3	C	2 extra large capacity, one with drain
RECTANGLE CAKE PANS 13 X 9	6	1B	
SPRINFORM PANS	6	S	
ROUND CAKE PANS VARIOUS SIZE	8	1B, S	
NITROUS WHIPPED CREAM DISPENSER	1	1B	

CAMBRO CONTAINERS 1-22 QT	MANY	1B, S	
SILVERWARE		1B, C	Knives, Forks, Dessert Forks, Spoon
MUGS	20+	1A, C	ACME mugs
PLATES, BOWLS, SMALL MUGS	MANY	1B, C	White plates, large oval diner-style style and bowls, fine dessert coffee
ROCKS GLASSES	MANY	1A, C	dozens
32 GALLON BRUTE INGREDIENT CONTAINERS	5	1B, S	Can hold 100lbs flour each. With v
DOUGH TUBS OF VARIOUS SIZE	6+	S	
BRUTE STORAGE CONTAINERS	5+	S	
UTILITY VACUUM	1	1B	
EVERPURE WATER FILTER SYSTEM	1	1A	PLUMBED TO FEED COFFEE MAKER
CASH REGISTER	1	1A	
RECEIPT PRINTER	1	1A	
POUR-OVER CARAFES AND SET UP	6	1A	
HOTEL PANS VARIOUS SIZE		1B, S	
STAINLESS STEEL SHELVING RACKS	6	1A, 1B, S	
WHOLE HOUSE WATER FILTER UNIT	1	S	
PULLMAN LOAF PANS 12.5 X 4.5	10	1B	
LOAF PANS 5x3	12	S	
NEW ENGLAND HOT DOG PAN	6	S	
TABLES AND CHAIRS		1A	Table Tops, bases, 4 metal/wood m german café chairs. (some café cha
STOOLS	4	1A	Metal and wood design.
VARIOUS TOOLS, POWER AND HAND		C	Set of Ryobi cordless power tools, (saw, circular saw, drill bits, screw bi toolboxes with hammers, handsaw brooms, hose, painting equipment, lights
MOP BUCKET, HANDLE, 8 HEADS	1	1B	Rubbermaid WaveBreak style
WOOD VINTAGE JELLY CABINET FOR STORAGE	1	1A	LOCATED IN RESTROOM
5 QT KETTLE WARMER	1	S	Purchased 2023
GLASS DISPLAY JARS	8	1A	For pastry/cookies/coffee beans et
LANDLINE PHONE	2	1A	One wall mountable, one portable
DEHUMIDIFIER	1	C	Plumbed to drain outside (no empt



Additional Photos - Exterior



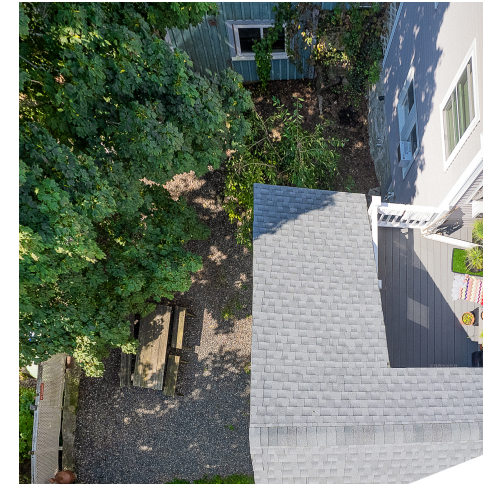
View from the street



Apartment, patio



Parking area



Summer patio



Approximate common area outline



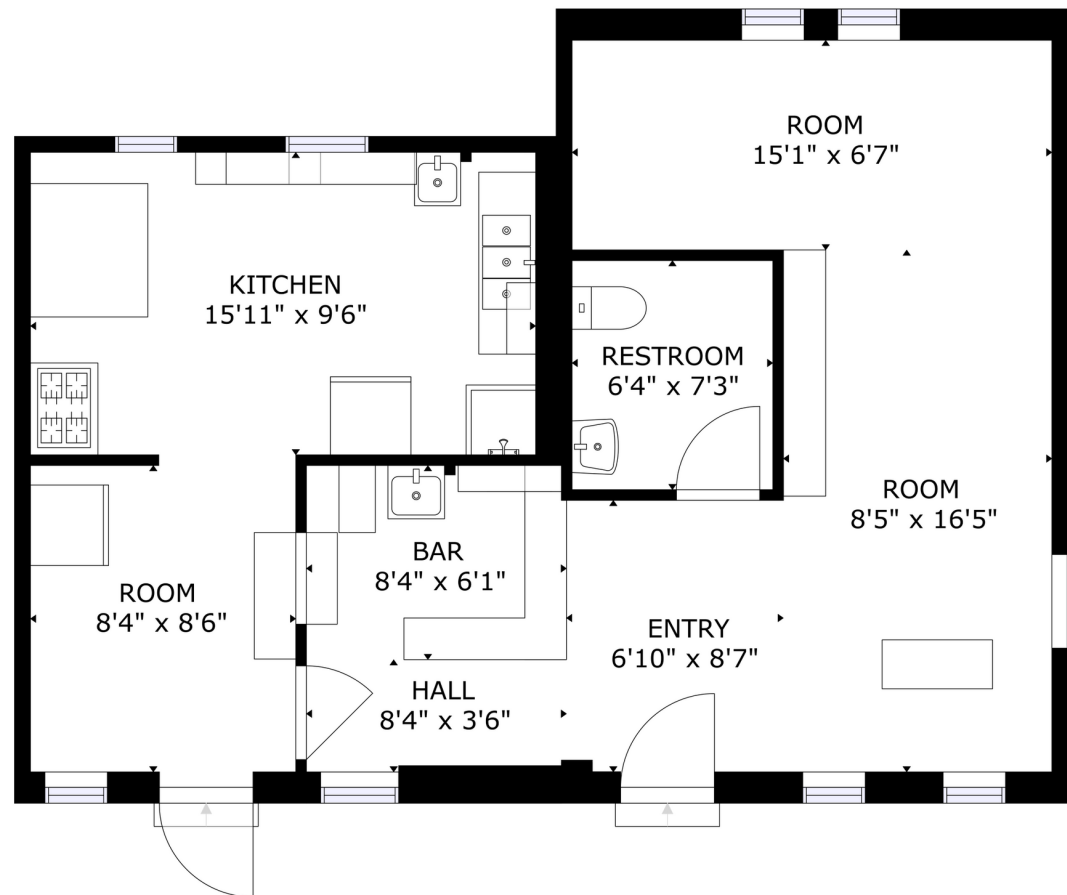
Additional storage options



Entrance to the apartment from 2nd floor patio



Floor Plans



FLOOR 1



Property Details

Sale Price	\$555,000
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LOCATION INFORMATION

Building Name	Mixed use, fully equipped restaurant with apartment above
Street Address	171 Main Street
City, State, Zip	Newmarket, NH 03857
County	Rockingham

BUILDING INFORMATION

Building Size	2,632 SF
Tenancy	Multiple
Number of Floors	2
Average Floor Size	764 SF
Year Built	1890
Gross Leasable Area	1,516 SF
Construction Status	Existing
Framing	Wood Frame
Condition	Good
Roof	Gable/Hip, Asphalt/F Gls/Cmp
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	M2
Lot Size	0.3 Acres
Corner Property	Yes
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

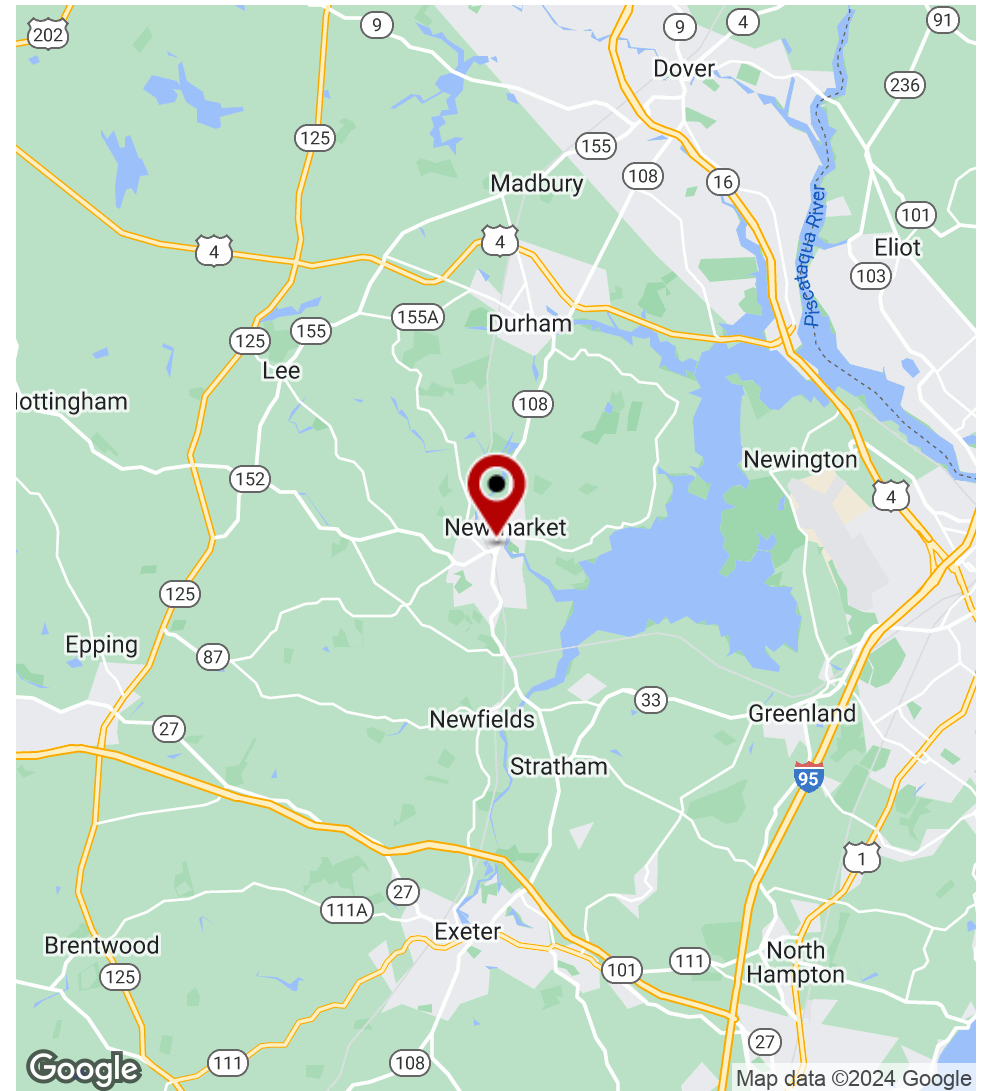
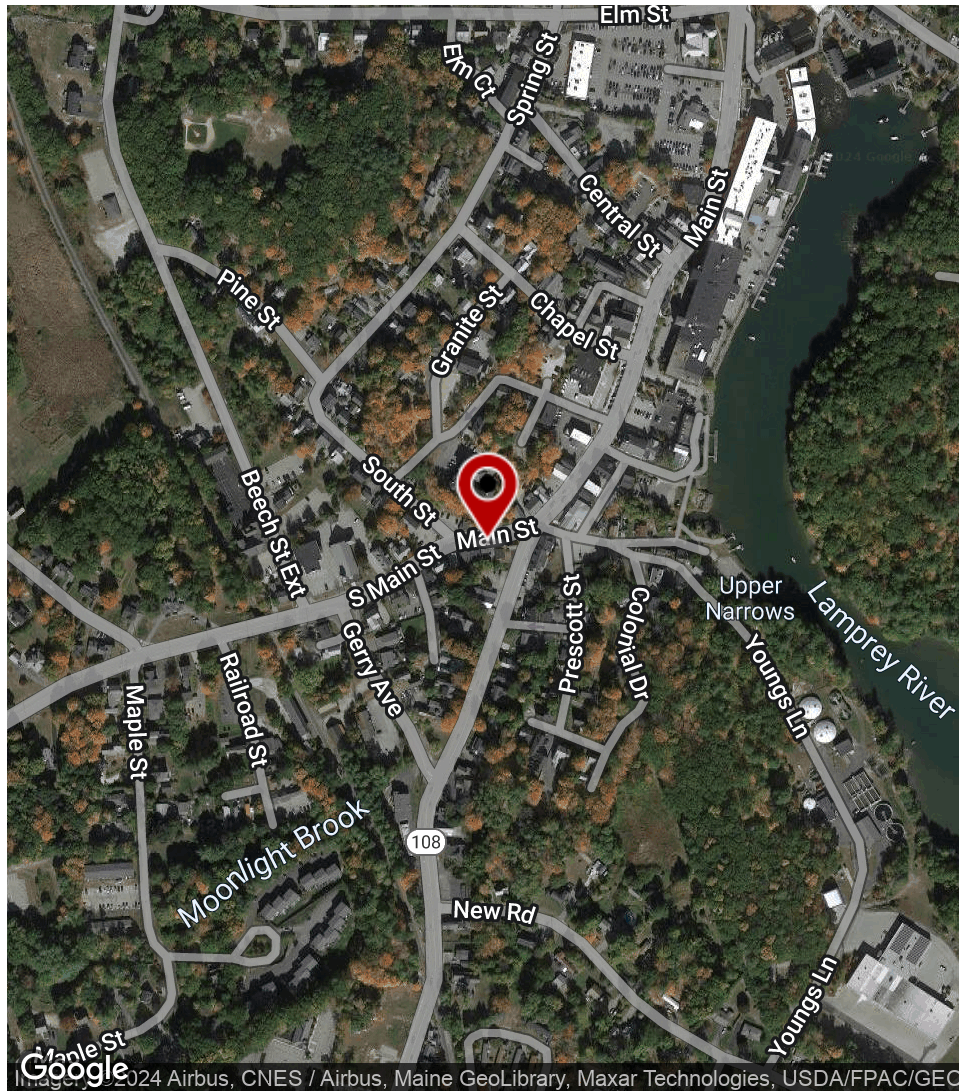
Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

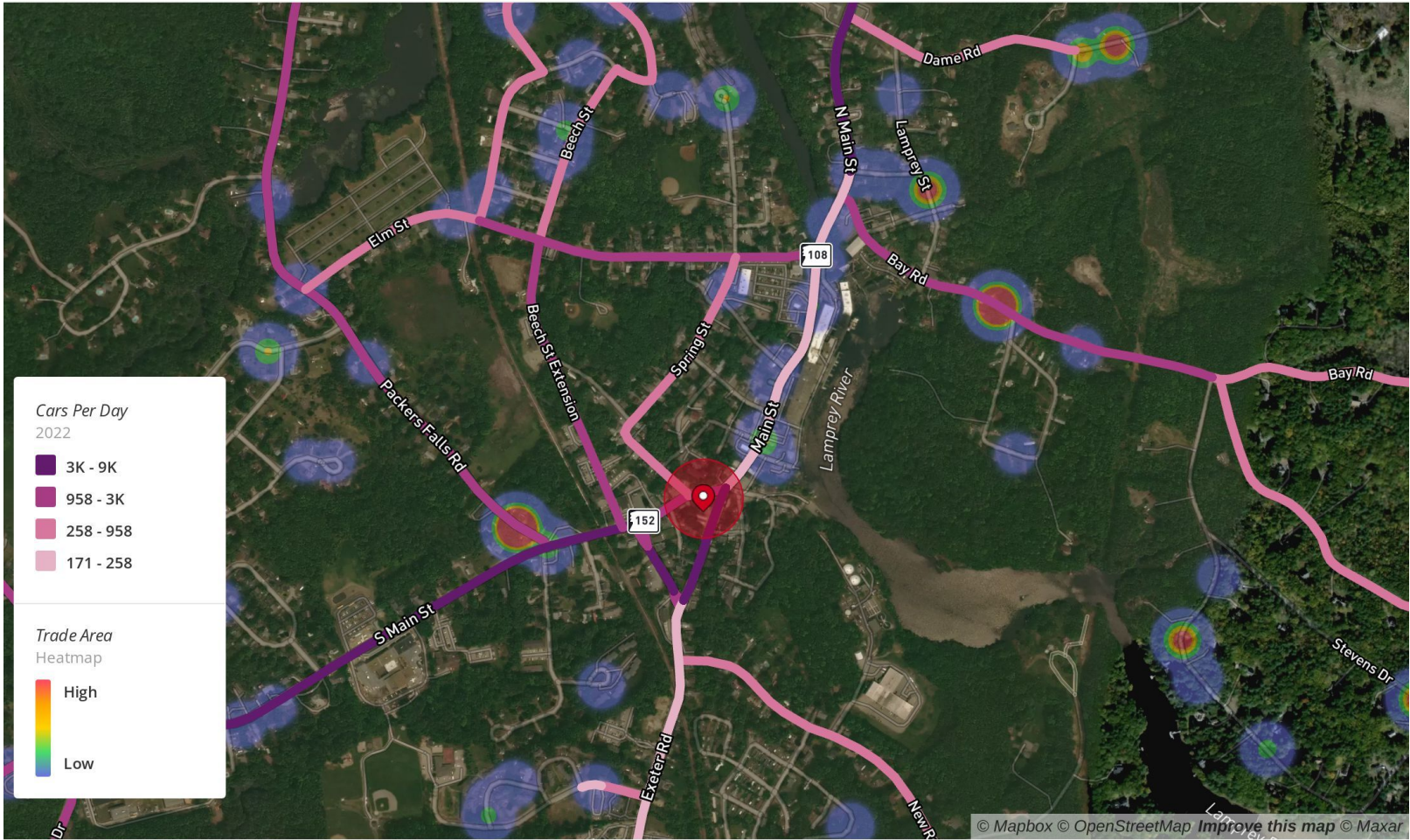
Central HVAC	No
Restrooms	2
Gas / Propane	Yes



Location Map



Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

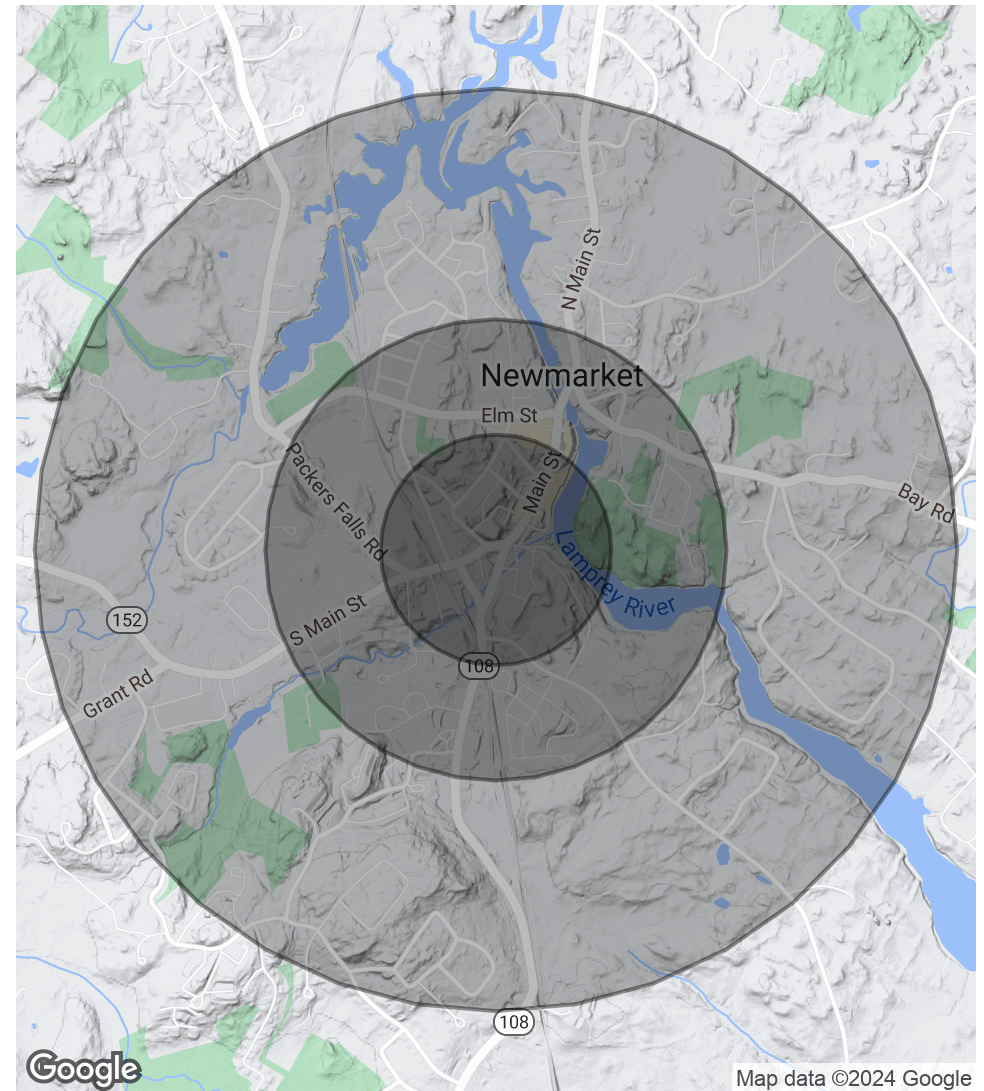


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	519	1,787	4,790
Average Age	35.9	35.2	36.1
Average Age (Male)	31.0	31.4	33.4
Average Age (Female)	45.4	42.7	42.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	896	2,414
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$71,982	\$73,647	\$76,513
Average House Value	\$261,084	\$252,279	\$258,873

* Demographic data derived from 2020 ACS - US Census



Metrics

171 Main St, Newmarket, NH 03...
171 Main Street, Newmarket, NH 03857

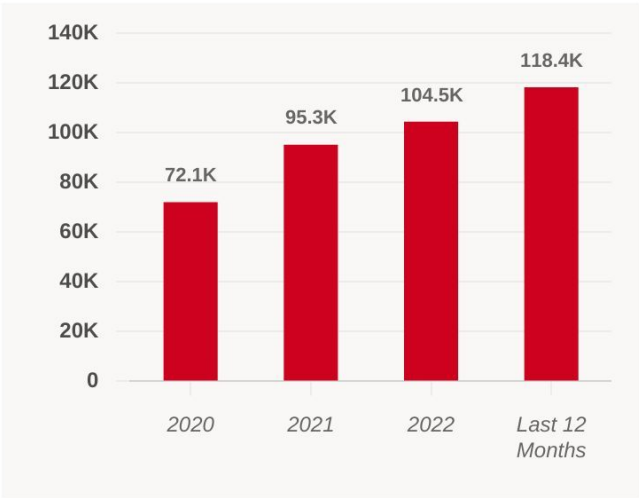
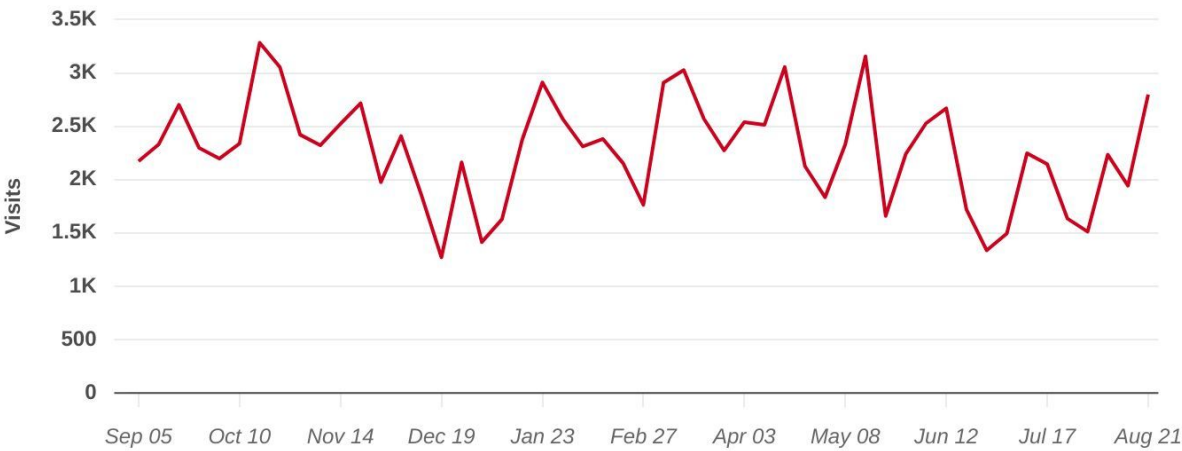
Visits	118.4K	Avg. Dwell Time	88 min
Visits / sq ft	0.6	Panel Visits	2.6K
Size - sq ft	196.3K	Visits YoY	+18%
Visitors	34.9K	Visits Yo2Y	+40%
Visit Frequency	3.39	Visits Yo3Y	+30.9%

Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

171 Main St, Newmarket, NH ...
Main Street, Newmarket, NH



Weekly | Visits | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Audience Overview

Summary

Audiences	Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
<div>Captured Market</div>	\$87.6K	49.0%	White (90.9%)	2.25
<div>Potential Market</div>	\$77.4K	45.9%	White (89.6%)	2.36
<div>New Hampshire</div>	\$83.9K	38.4%	White (90.7%)	2.46
<div>United States</div>	\$69.5K	33.2%	White (61.3%)	2.58

Sep 1st, 2022 - Aug 31st, 2023 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

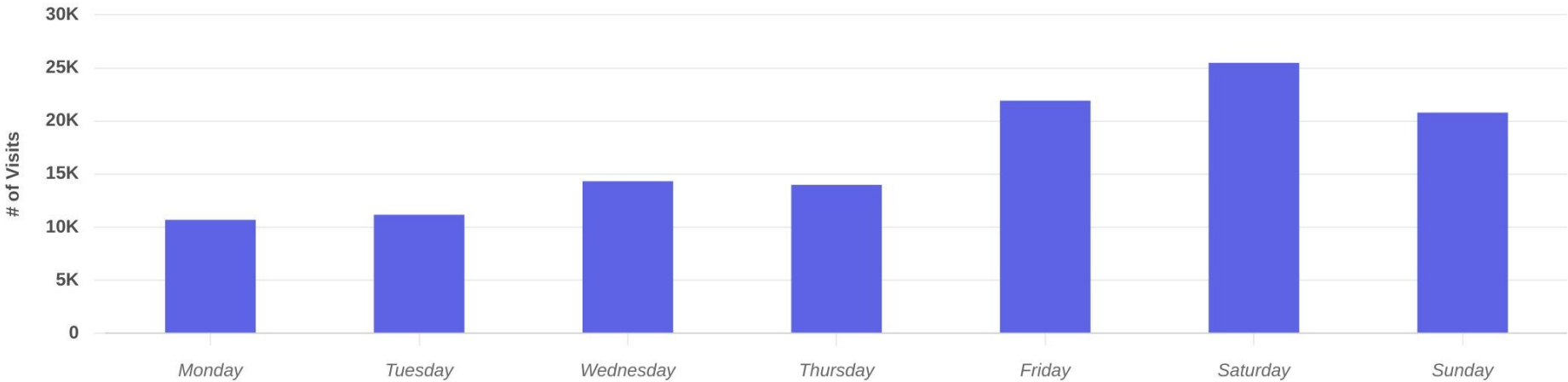


Property Overview

Sep 1, 2022 - Aug 31, 2023

Daily Visits

171 Main St, Newmarket, NH ...
171 Main Street, Newmarket, NH 03857



Visits | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Condominium Survey/Site Plan

