1 SILVER FOX LANE
RAYMOND, NH

OFFERED FOR SALE $4,200,736 | 6.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

1 SILVER FOX LANE
RAYMOND, NH

EXECUTIVE SUMMARY

Atlantic Capital Partners is exclusively engaged to solicit offers for the sale of a 6,925 SF Multi-Tenant Strip Center in Raymond, NH. The property is fully leased to four tenants: Starbucks, Verizon, Domino's, and Feel Good Industry, all benefiting from being strategically positioned at a signalized intersection within Raymond's primary retail node.

Located at 1 Silver Fox Lane, the property recently secured four brand-new leases. Starbucks, Verizon, and Feel Good Industry each signed 10-year leases, while Domino's committed to a 7-year lease. Lease terms include favorable renewal options: Starbucks has four (4) five-year options, and Verizon, Domino's, and Feel Good Industry each have two (2) five-year options.

ASSET SNAPSHOT	
Address	1 Silver Fox Lane | Raymond, NH
Building Size (GLA)	6,925 SF
Land Size	2.61 AC
Year Built/Renovated	2024
Tenants	Starbucks, Verizon, Dominos, Feel Good Industry
Lease Type(s)	NNN
Occupancy	100%
Current NOI	$262,546
CAP Rate	6.25%

NOI	$262,546
CAP	6.25%
PRICE	$4,200,736

11,004 PEOPLE IN 3 MILE RADIUS

$109,437 AHHI IN 3 MILE RADIUS

15,571 VPD ON FREETOWN RD

INVESTMENT HIGHLIGHTS

BRAND-NEW CONSTRUCTION

Newly constructed strip center minimizing capital expense exposure for investors

100% OCCUPIED WITH ATTRACTIVE TENACY

Fully leased to a diverse tenant mix, including corporate tenants such as Starbucks (NASDAQ: SBUX), Verizon (NYSE: VZ), and Domino's (NYSE: DPZ), providing stability and credibility

NEW LONG-TERM LEASES

All tenants feature long-term leases with favorable rent escalations and extension options, ensuring steady income growth

PRIME LOCATION WITH EXCELLENT VISIBILITY & ACCESS

Strategically located at the signalized intersection of Freetown Road and Essex Road, with a combined traffic count of over 15,000 VPD

Just 0.3 miles from NH 101, the region's main thoroughfare, boasting a robust traffic flow of 50,000 VPD

STRONG TENANT SYNERGY

Tenant mix enhances consumer draw to the trade area, promoting crossover shopping and boosting site performance

1 SILVER FOX LANE RAYMOND, NH

RENT ROLL

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Starbucks (Corporate)	2,200	June 23, 2023	June 30, 2033	$42.27	$93,000	July 1, 2028	$102,300	PRS TICAM 10% Admin Fee On CAM 5% Non-Cumulative Controllable CAM CAP	(4) 5-Year Options Option 1 Option 2 Option 3 Option 4	 $112,530 $123,783 $136,161 $149,777
Verizon (Franchise)	1,530	January 10, 2024	January 31, 2034	$37.65	$57,600	January 1, 2029	$63,360	PRS TICAM Incl. Mgmt. Fee 10% Admin Fee On CAM, TAX, INS	(2) 5-Year Options Option 1 Option 2	 $69,696 $76,665
Dominos (Franchise)	1,525	January 3, 2024	January 31, 2031	$35.00	$53,375	--	--	PRS TICAM Incl.Mgmt. Fee 10% Admin Fee On CAM, TAX, INS 5% Non-Cumulative Controllable CAM CAP	(2) 5-Year Options Option 1 Option 2	 $57,645 $62,256
Feel Good Industry (Franchise)	1,670	Est. 4/1/2025	Est. 3/31/2035	$36.50	$60,955	Est. 4/1/2030	$67,050	PRS TICAM Incl.Mgmt. Fee 10% Admin Fee On CAM, TAX, INS	(2) 5-Year Options Option 1 Option 2	 $67,050 $71,225
CENTER TOTAL	**6,925 SF**			**$38.26**	**$264,930**					

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RAYMOND, NH

ECONOMIC SUMMARY

TENANTS	SQUARE FEET	LEASE START	LEASE END	BASE RENT			CAM	INS	TAX	TOTAL RECOVERY	TOTAL ANNUAL
				PSF	MONTH	YR					
Starbucks	2,200	June 23, 2023	June 30, 2033	$42.27	$7,750	$93,000	$13,490	$1,271	$5,745	$20,506	$113,506
Verizon	1,530	January 10, 2024	January 31, 2034	$37.65	$4,800	$57,600	$12,699	$972	$4,395	$18,066	$75,666
Dominos	1,525	January 3, 2024	January 31, 2031	$35.00	$4,448	$53,375	$12,657	$969	$4,380	$18,006	$71,381
Feel Good Industry	1,670	Est. 4/1/2025	Est. 3/31/2035	$36.50	$5,080	$60,955	$13,861	$1,061	$4,797	$19,719	$80,674
PROPERTY TOTAL	6,925				$22,078	$264,930	$52,707	$4,273	$19,317	$76,297	$341,227

UNDERWRITING ASSUMPTIONS

1) Analysis Shows a One-Year Snapshot of NOI from 4/1/2025 to 3/31/2026
2) Expenses are based on 2025 Budget
3 Recovery Structures are based on structures outlined in 2025 Budget
4) Analysis assumes Feel Good Industry is in place and paying rent at analysis start

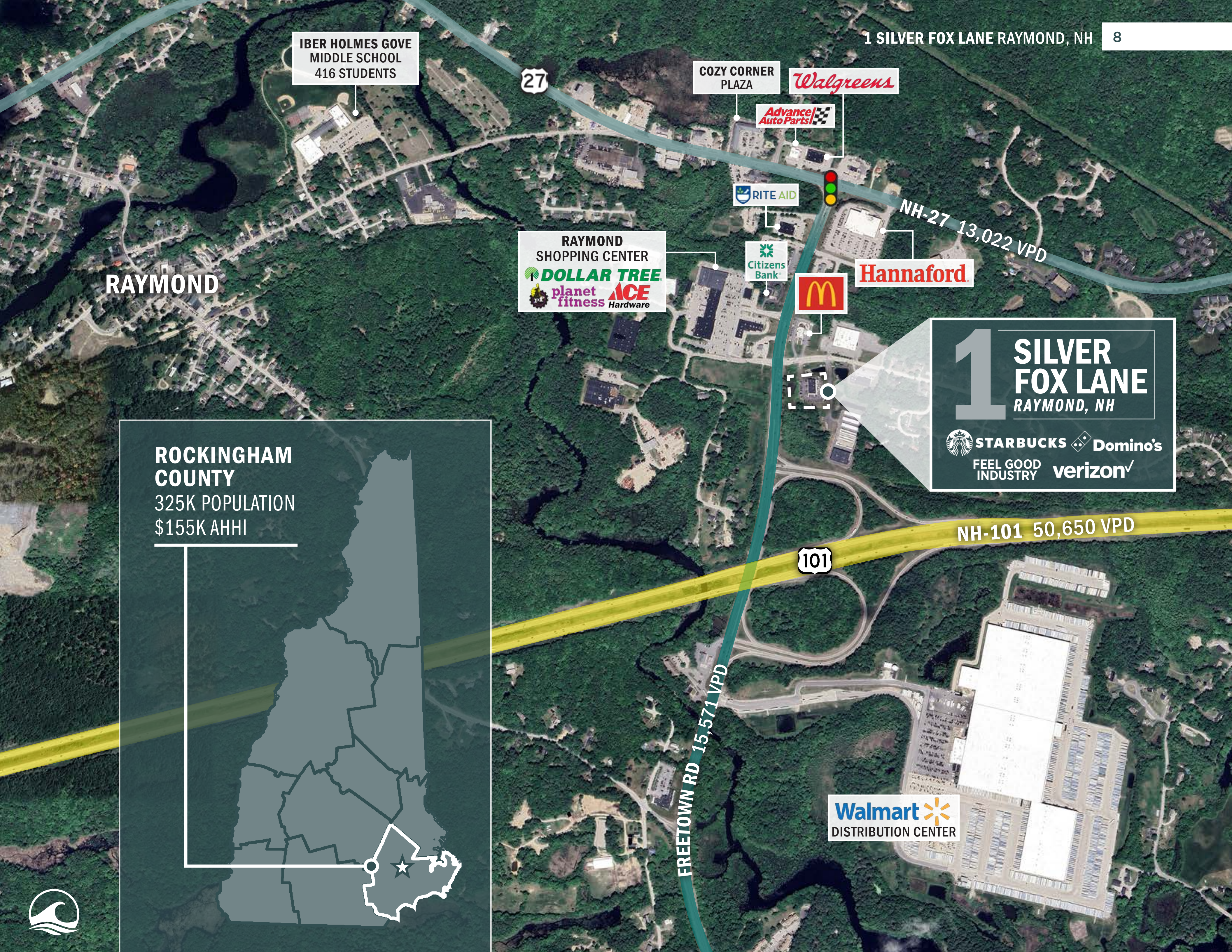
CASH FLOW

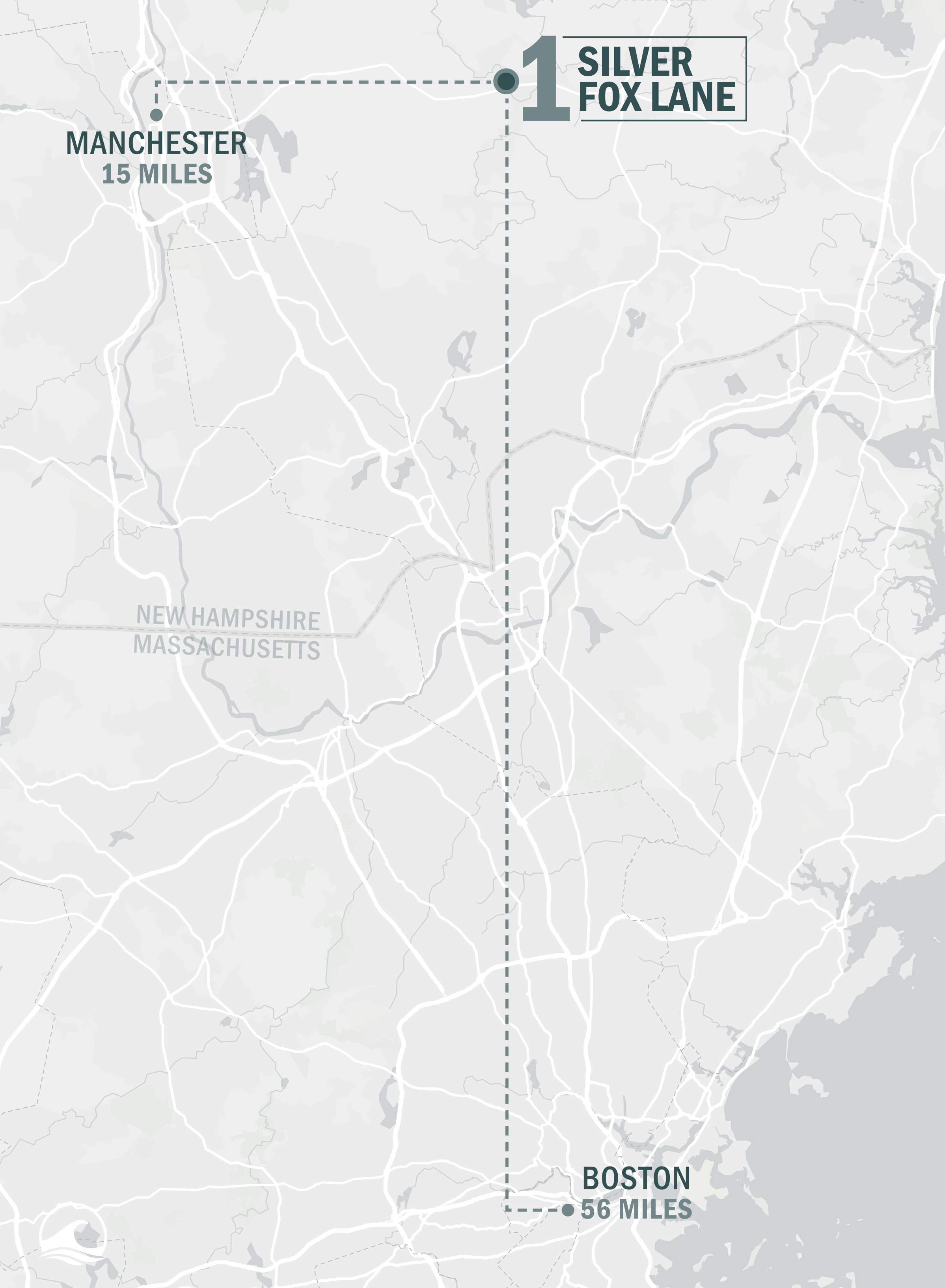
INCOME	
Base Rent	$264,930
Expense Recovery	$76,297
EFFECTIVE GROSS INCOME	**$341,227**
EXPENSES	
CAM	$32,050
Insurance	$4,000
Property Taxes	$18,083
Management Fee (4% of EGI)	$13,649
Utilities	$6,552
Non-Reimbursable OpEx	$4,347
TOTAL EXPENSES	**$78,681**
NET OPERATING INCOME	**$262,546**

SITE PLAN


verizon✓
FEEL GOOD INDUSTRY
Domino's
STARBUCKS
SILVER FOX LANE
ESSEX DR


RAYMOND HIGH SCHOOL
RAYMOND SHOPPING CENTER
DOLLAR TREE
planet fitness
ACE Hardware
NAPA AUTO PARTS
COZY CORNER PLAZA
Walgreens
Advance Auto Parts
Hannaford
RITE AID
Citizens Bank
DUNKIN'
NH LIQUOR & WINE OUTLET
1 SILVER FOX LANE RAYMOND, NH
STRIKERS EAST BOWLING CENTER
ESSEX DR
FREETOWN RD 15,571 VPD
SILVER FOX LANE
2.61 AC
STARBUCKS
Domino's
FEEL GOOD INDUSTRY
verizon


IBER HOLMES GOVE
MIDDLE SCHOOL
416 STUDENTS
27
COZY CORNER
PLAZA
Walgreens
Advance Auto Parts
RITE AID
Citizens Bank
NH-27 13,022 VPD
Hannaford
RAYMOND
SHOPPING CENTER
DOLLAR TREE
planet fitness
ACE Hardware
RAYMOND
1 SILVER FOX LANE
RAYMOND, NH
STARBUCKS
Domino's
FEEL GOOD INDUSTRY
verizon
NH-101 50,650 VPD
101
ROCKINGHAM
COUNTY
325K POPULATION
$155K AHHI
FREETOWN RD 15,571 VPD
Walmart
DISTRIBUTION CENTER



NEW HAMPSHIRE MSA

Raymond, New Hampshire, is a small yet strategically located town in Rockingham County, offering easy access to major metropolitan areas in the region. Situated just 20 miles from Manchester, New Hampshire's largest city, and about 60 miles north of Boston, Raymond benefits from its proximity to these urban hubs while maintaining a rural, small-town charm. With a population of approximately 11,000 residents, Raymond is a growing community that serves as both a commuter town and a regional hub for local businesses. Its location near Interstate 93 and Route 101 makes it a key point for transportation and commerce in southeastern New Hampshire.

Economic growth in Raymond has been steady, supported by a mix of industries such as manufacturing, retail, construction, and agriculture. The town has seen an increase in small business development, alongside investments in larger-scale commercial and industrial projects. Raymond's commercial real estate market has been growing, with particular interest in industrial parks, warehouses, and mixed-use developments to meet the demands of businesses drawn to the area for its affordability and central location. The town's balance of economic opportunity and quality of life has made it an attractive choice for residents, investors, and companies seeking a strategic base in New England.

1 MILE	3 MILES	5 MILES
1,650 PEOPLE	11,004 PEOPLE	22,168 PEOPLE
$79,136 AHHI	$109,437 AHHI	$123,641 AHHI

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RAYMOND, NH

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Exclusively Offered By

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CAPITAL PARTNERS™

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