



Applebee'sSM

1273 HOOKSETT RD

HOOKSETT NH

\$1,610,000 | 6.50% CAP


Applebee's™
1273 HOOKSETT RD
HOOKSETT NH
Investment Highlights



**RARE LONG-TERM, INDIVIDUAL OR PORTFOLIO
ACQUISITION OPPORTUNITY**

*Offered for sale is a Applebee's-occupied
single-tenant building in Hooksett, NH*



*The asset is being offered for sale
free and clear of debt at \$1,610,000,
equating to a 6.50% cap rate*



**NEWLY EXECUTED
LONG-TERM LEASE**

*Applebee's is a long-standing tenant since 1999 with strong renewal
performance. The tenant expires in 2029 and retains two five-year
options with built-in rental escalations*



**UNMATCHED DEMOGRAPHICS
AND TRAFFIC**

*Positioned along one of the most desirable retail
corridors in the submarket, the asset features
exceptional local demographics and tremendous
regional draw*



Executive Summary

Atlantic Capital Partners has been exclusively engaged to market for sale 1273 Hooksett Road, a single-tenant retail asset fully occupied by Applebee's Grill & Bar. This offering presents investors with a compelling opportunity to acquire a high-performing, franchisee-backed tenant with a long-term lease in place. The property benefits from excellent frontage and visibility along NH Route 28, which sees traffic volumes exceeding 18,700 vehicles per day. 1273 Hooksett Road is being offered at a list price of \$1,610,000, representing a 6.50% capitalization rate and providing stable, long-term cash flow.



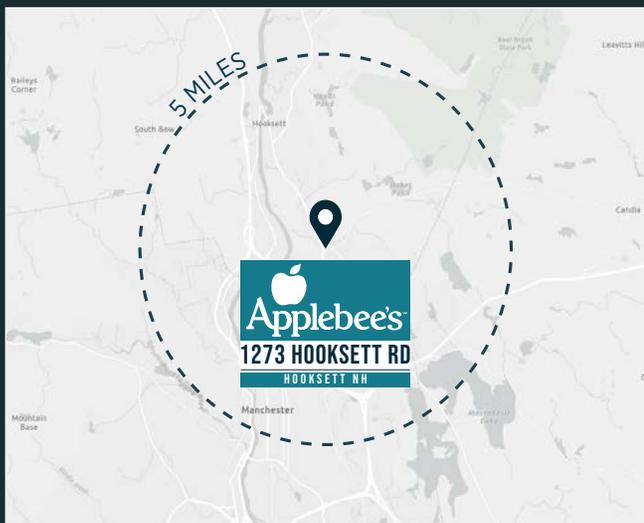
<p>1273 HOOKSETT RD HOOKSETT, NH</p>	<p>5,000 SF</p>
<p>0.76 ACRES</p>	<p>TENANT RESPONSIBILITY</p>
<p>3 MILES</p> <p>30,464 PEOPLE</p>	<p>3 MILES</p> <p>\$129,222 AHHI</p>
<p>18,700 VPD HOOKSETT RD - NH 28</p>	



Property Description

The subject property is fully occupied by Applebee's Grill & Bar and located on a standalone parcel within Hooksett Center, located along Hooksett Road in Hooksett, NH, which experiences daily traffic volumes exceeding 18,700 vehicles. The 5,000 SF building was constructed in 1990 and sits on a 0.76-acre parcel. Applebee's has been a long-standing tenant at the site, demonstrating strong historical lease renewals and contractual rent increases.

PLACER STATISTICS



Hooksett, NH - The Retail Submarket

Hooksett is a 37.5-square-mile town located along the Merrimack River in Merrimack County, New Hampshire. Positioned between Manchester—the state’s largest city—and Concord, the state capital, Hooksett enjoys a prime location. The town is intersected by three major southern New Hampshire thoroughfares: Route 3 and Interstates 93 and 293.

Its proximity to numerous colleges and universities, including Granite State College, Hellenic American University, New Hampshire Institute of Art, University of New Hampshire at Manchester, UNH School of Law, and Southern New Hampshire University, adds to its appeal. Surrounding Hooksett is a dynamic corporate environment featuring major employers such as Anthem Blue Cross Blue Shield, Bank of America, Catholic Medical Center, Citizens Bank, Dyn, Elliot Hospital, TD Bank, and Verizon Communications. This combination fosters a large, well-educated residential population in Hooksett and neighboring towns.

The Hooksett retail market consists of two primary clusters: Route 3—home to RK Center | Hooksett—and Route 3A. Each cluster attracts a distinct customer base due to its unique mix of tenants. The Route 3 cluster, located at Exit 9 off Interstate 93, features traditional shopping centers with everyday retailers such as Kmart, Shaw’s Supermarket, Ocean State Job Lot, Jo-Ann Fabrics, and other service-oriented stores. The Route 3A cluster, situated two miles north at Exit 10 off Interstate 93, is dominated by big-box retailers, including Home Depot, Market Basket, Bed Bath & Beyond, BJ’s Wholesale Club, and Walmart.

Applebee's
1273 HOOKSETT RD
HOOKSETT NH

shaw's SUBWAY
JOB LOT TSC TRACTOR SUPPLY CO
JOANN goodwill

KOHL'S petco
MATTRESS FIRM
verizon

RK CENTER
DOLLAR TREE
AutoZone
Applebee's STARBUCKS

TARGET
DOLLAR TREE
STARBUCKS

amazon

CVS

Walmart

MARKET BASKET

THE HOME DEPOT

Southern
New Hampshire
University

AREA DEMOGRAPHICS



PROPERTY INFORMATION		RENT SCHEDULE				
SHOPPING CENTER	Hooksett Center		DATE	RENT	MONTHLY	ANNUALLY
ADDRESS	1273 Hooksett Road	LEASE YEARS 1-5: ORIGINAL TERM (EXPIRED)	8/30/1999 - 8/31/2004	\$13.00	\$5,417	\$65,000
COUNTY	Merrimack County	LEASE YEARS 6-10: ORIGINAL TERM (EXPIRED)	9/1/2004 - 8/31/2009	\$14.30	\$5,958	\$71,500
PARCEL NO.	31-2-2	LEASE YEAR 11-15: ORIGINAL TERM (EXPIRED)	9/1/2009 - 8/31/2014	\$15.73	\$6,554	\$78,650
PROPERTY TYPE	Commercial	LEASE YEAR 16-20: ORIGINAL TERM (EXPIRED)	9/1/2014 - 8/31/2019	\$17.30	\$7,210	\$86,515
STORIES	1	LEASE YEAR 21-25: EXTENSION OPTION 1 (EXPIRED)	9/1/2019 - 8/31/2024	\$19.03	\$7,931	\$95,166
YEAR BUILT	1990	LEASE YEAR 26-30: EXTENSION OPTION 2 (CURRENT)	9/1/2024 - 8/31/2029	\$20.94	\$8,724	\$104,682
PARKING SPACES	Shared	LEASE YEAR 31-35: EXTENSION OPTION 3 (FUTURE)	9/1/2029 - 8/31/2034	\$23.03	\$9,596	\$115,150
LOT AREA	0.76	LEASE YEAR 36-40: EXTENSION OPTION 4 (FUTURE)	9/1/2034 - 8/31/2039	\$25.33	\$10,555	\$126,665
STORE SIZE	5,000 SF					
ROOF	Tenant Responsibility					

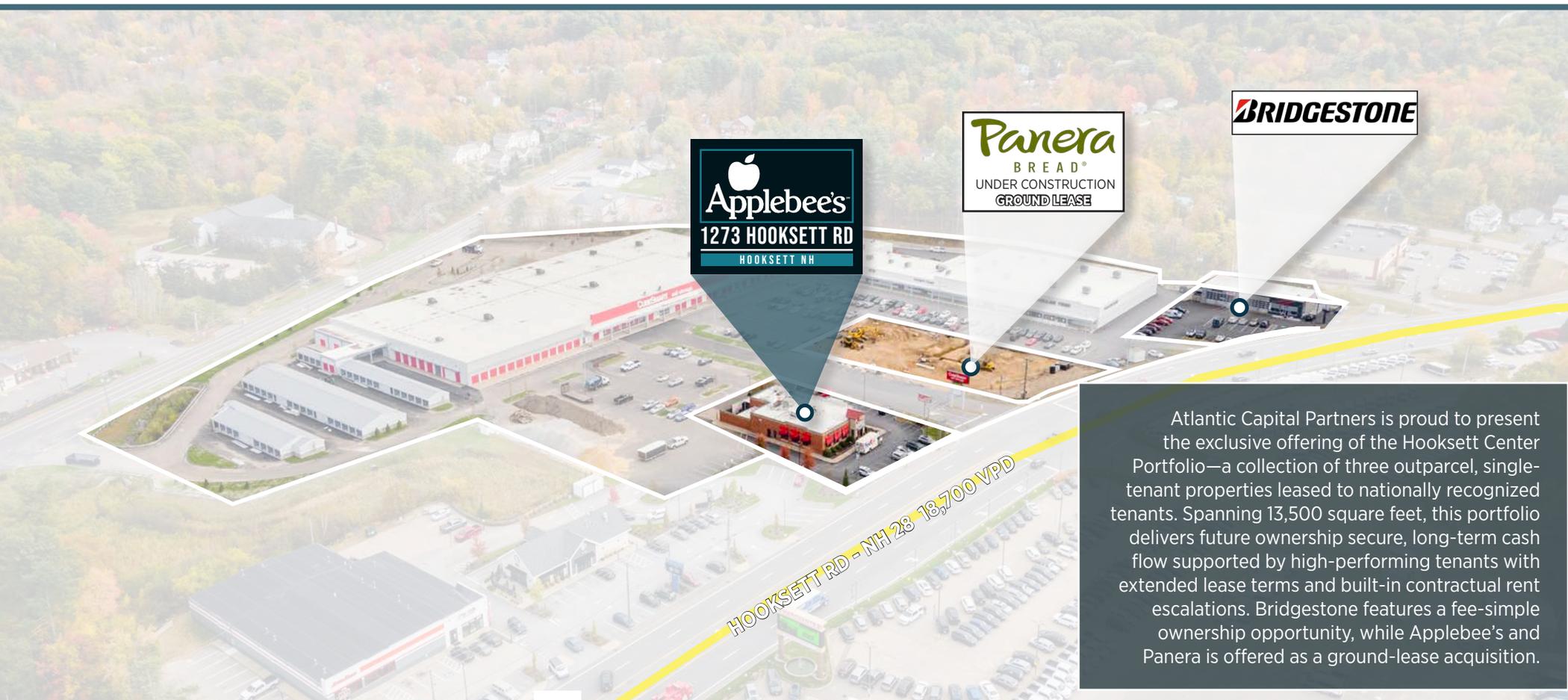


Landlord Expense Obligations

- **Common Area Maintenance:** Tenant is responsible for all repairs and maintenance of the building and improvements on site. Tenant pays proportionate share of CAM expenses in addition to 10% administrative fee, maintains own insurance. Tenant's proportionate share is 3.21% of 155,763 SF. Tenant maintains own utilities.
- **Insurance:** Tenant self-maintains insurance for its parcel.
- **Real Estate Taxes:** Tenant is responsible for all taxes on its own parcel. Additionally, tenant reimburses Landlord for all real estate taxes assessed against the property.

The Opportunity

TENANT	GLA	NOI	PRICING		CURRENT RENT		LEASE EXPIRATION	OWNERSHIP	REMAINING OPTIONS
			CAP RATE	PRICE	PSF	ANNUAL			
	5,000	\$104,682	6.50%	\$1,610,000	\$20.94	\$104,682	8/31/2029	Ground Lease (separately parceled)	Two 5-year options
	5,000	\$122,283	5.50%	\$2,220,000	\$24.40	\$122,000	5/31/2035	Ground Lease	Four 5-year options
	3,500	\$108,863	5.75%	\$1,890,000	\$31.43	\$110,000	2/28/2041	Ground Lease	Four 5-year options



Atlantic Capital Partners is proud to present the exclusive offering of the Hooksett Center Portfolio—a collection of three outparcel, single-tenant properties leased to nationally recognized tenants. Spanning 13,500 square feet, this portfolio delivers future ownership secure, long-term cash flow supported by high-performing tenants with extended lease terms and built-in contractual rent escalations. Bridgestone features a fee-simple ownership opportunity, while Applebee's and Panera is offered as a ground-lease acquisition.

FOR SALE
\$1,610,000


Applebee's
1273 HOOKSETT RD
HOOKSETT NH

Exclusively Offered By



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Boston, MA 02199

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BROKER OF RECORD

BRYAN ANDERSON
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