

BRIDGESTONE

1265 HOOKSETT RD

HOOKSETT NH

\$2,220,000 | 5.50% CAP

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Investment Highlights



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

*Offered for sale is a Bridgestone-occupied
single-tenant building in Hooksett, NH*



**NEWLY EXECUTED
LONG-TERM LEASE**

*Bridgestone's lease was recently executed in November 2024 and
expires in May 2035. Tenant retains four 5-year options with built-in
rental escalations, providing investors with long-term contractual
cash flow on a newly-renovated asset*



*The asset is being offered for sale
free and clear of debt at \$2,220,000,
equating to a 5.50% cap rate*



**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*



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Executive Summary

Atlantic Capital Partners has been retained to market for sale 1265 Hooksett Road, a single-tenant property fully occupied by Bridgestone in Hooksett, NH. The 5,000 SF building sits on 0.82 acres and is secured by a lease through May 31, 2035, with four additional 5-year renewal options. Current annual rent is \$122,000, equating to \$24.40 per SF. The property recently underwent a comprehensive renovation, including roof replacement, electrical upgrades, and parking lot improvements. It offers excellent frontage and visibility along NH Route 28, with traffic counts exceeding 18,700 vehicles per day. This investment provides future ownership with long-term, stable cash flow backed by a corporate tenant and minimal capital requirements due to the recent renovations. 1265 Hooksett Road is offered at \$2,200,000, representing a 5.50% capitalization rate.



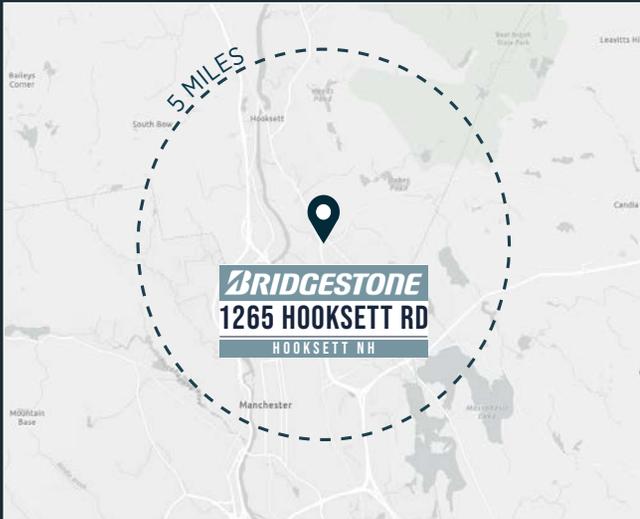
 1265 HOOKSETT RD HOOKSETT, NH	 5,000 SF
 0.82 ACRES	 2024 NEW ROOF
 30,464 PEOPLE	 \$129,222 AHHI
 18,700 VPD HOOKSETT RD - NH 28	

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Property Description

Bridgestone | Hooksett resides within a larger shopping center and benefits from strong cotenancy along Hooksett Road which sees 18,700 vehicles per day. The 5,000 SF building was constructed in 1990 and sits on a 0.82 acre parcel. In 2023, the roof was replaced and parking lot milled and overlaid as part of Landlord work, providing future ownership the opportunity to acquire a newly renovated asset and reducing future capital outlay.

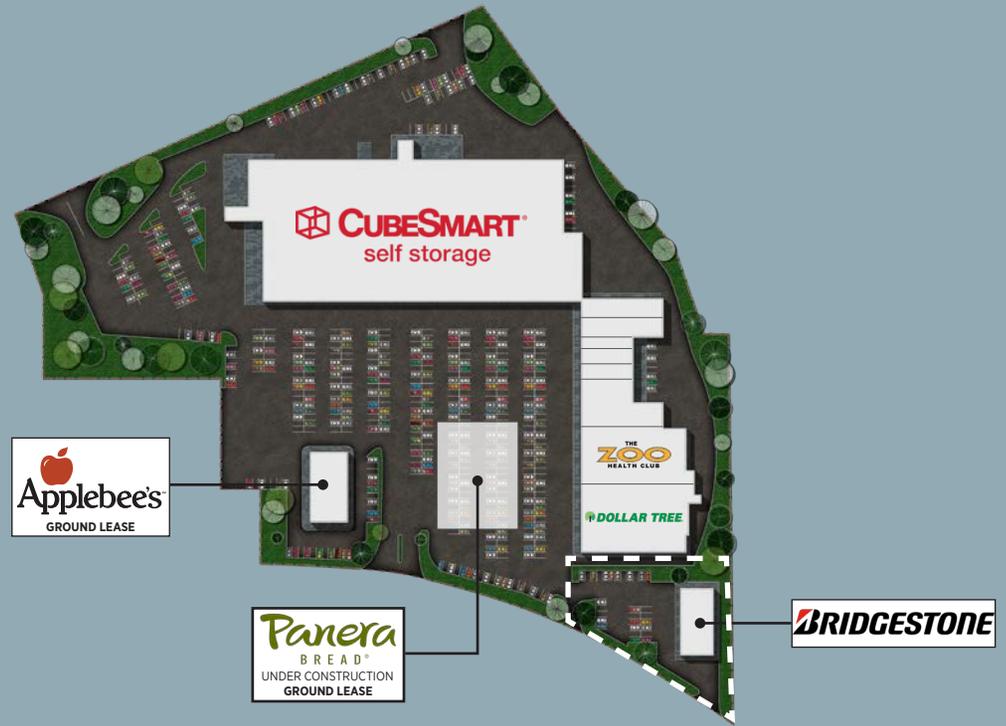
PLACER STATISTICS



102K
 TRADE AREA
 POPULATION

102K
 TRADE AREA
 AHHI

33.30%
 INCREASE IN
 VISITORS IN THE
 PAST YEAR



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.

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AREA DEMOGRAPHICS



PROPERTY INFORMATION	
SHOPPING CENTER	Hooksett Center
ADDRESS	1265 Hooksett Road
COUNTY	Merrimack County
PARCEL NO.	31-2-1
PROPERTY TYPE	Commercial
STORIES	1
YEAR BUILT	1990
PARKING SPACES	Shared
LOT AREA	0.82
STORE SIZE	5,000 SF
ROOF AGE	2024

RENT SCHEDULE					
	DATE	RENT	MONTHLY	ANNUALLY	
LEASE YEARS 1-5 ORIGINAL TERM (CURRENT)	6/1/2025 - 5/31/2030	\$24.40	\$10,167	\$122,000	
LEASE YEARS 6-10 ORIGINAL TERM (FUTURE)	6/1/2030 - 5/31/2035	\$25.62	\$10,675	\$128,100	
LEASE YEAR 11-15 EXTENSION OPTION 1 (FUTURE)	6/1/2035 - 5/31/2040	\$26.90	\$11,208	\$134,505	
LEASE YEAR 16-20 EXTENSION OPTION 2 (FUTURE)	6/1/2040 - 5/31/2045	\$28.25	\$11,769	\$141,230	
LEASE YEAR 21-25 EXTENSION OPTION 3 (FUTURE)	6/1/2045 - 5/31/2050	\$29.66	\$12,357	\$148,292	
LEASE YEAR 26-30 EXTENSION OPTION 4 (FUTURE)	6/1/2050 - 5/31/2055	\$31.14	\$12,975	\$155,706	



Landlord Expense Obligations

- **Common Area Maintenance:** Tenant reimburses Landlord for Common Area Maintenance on a fixed amount basis. Tenant's Year 1 CAM amount was fixed at \$6,000/year with 3% annual increases. The projected amount for June 2025 to May 2026 (current amount) is \$6,180/year. Tenant pays utilities directly
- **Insurance:** Tenant reimburses Landlord for property insurance and self-maintains liability insurance
- **Real Estate Taxes:** Tenant is responsible for all taxes on its own parcel

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



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Applebee's
 GRILL + BAR
 GROUND LEASE


 BREAD®
 UNDER CONSTRUCTION
 GROUND LEASE

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
\$2,220,000

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Exclusively Offered By



The Prudential Center
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Boston, MA 02199

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BROKER OF RECORD

BRYAN ANDERSON
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