

1 SILVER FOX LANE

RAYMOND, NH

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

RAYMOND SHOPPING CENTER
DOLLAR TREE
planet fitness
ACE Hardware

NH LIQUOR & WINE OUTLET

Citizens Bank

DUNKIN'

RITE AID

Advance Auto Parts

Walgreens

Hannaford

STRIKERS EAST BOWLING CENTER

FREETOWN RD 15,571 VPD



ESSEX DR

1 SILVER FOX LANE
RAYMOND, NH



CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS



STARBUCKS



Domino's

FEEL GOOD
INDUSTRY

verizon

SILVER FOX LANE

1 SILVER FOX LANE RAYMOND, NH

EXECUTIVE SUMMARY

Atlantic Capital Partners is exclusively engaged to solicit offers for the sale of a 6,999 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)	6,999 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



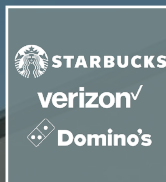
15,571 VPD
ON FREETOWN RD





BRAND-NEW CONSTRUCTION

Newly constructed strip center
minimizing capital expense
exposure for investors



100% OCCUPIED WITH ATTRACTIVE TENANCY

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

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)	1,599	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. Q4 2026	Est. Q4 2036	\$36.50	\$60,955	Est. Q4 2031	\$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 6,999 SF				\$38.26	\$264,930					



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	1,599	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. Q4 2026	Est. Q4 2036	\$36.50	\$5,080	\$60,955	\$13,861	\$1,061	\$4,797	\$19,719	\$80,674
PROPERTY TOTAL	6,999				\$22,078	\$264,930	\$52,707	\$4,273	\$19,317	\$76,297	\$341,227

UNDERWRITING ASSUMPTIONS

- 1) Analysis reflects a one-year snapshot beginning at Feel Good Industry's estimated rent commencement in Q4 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

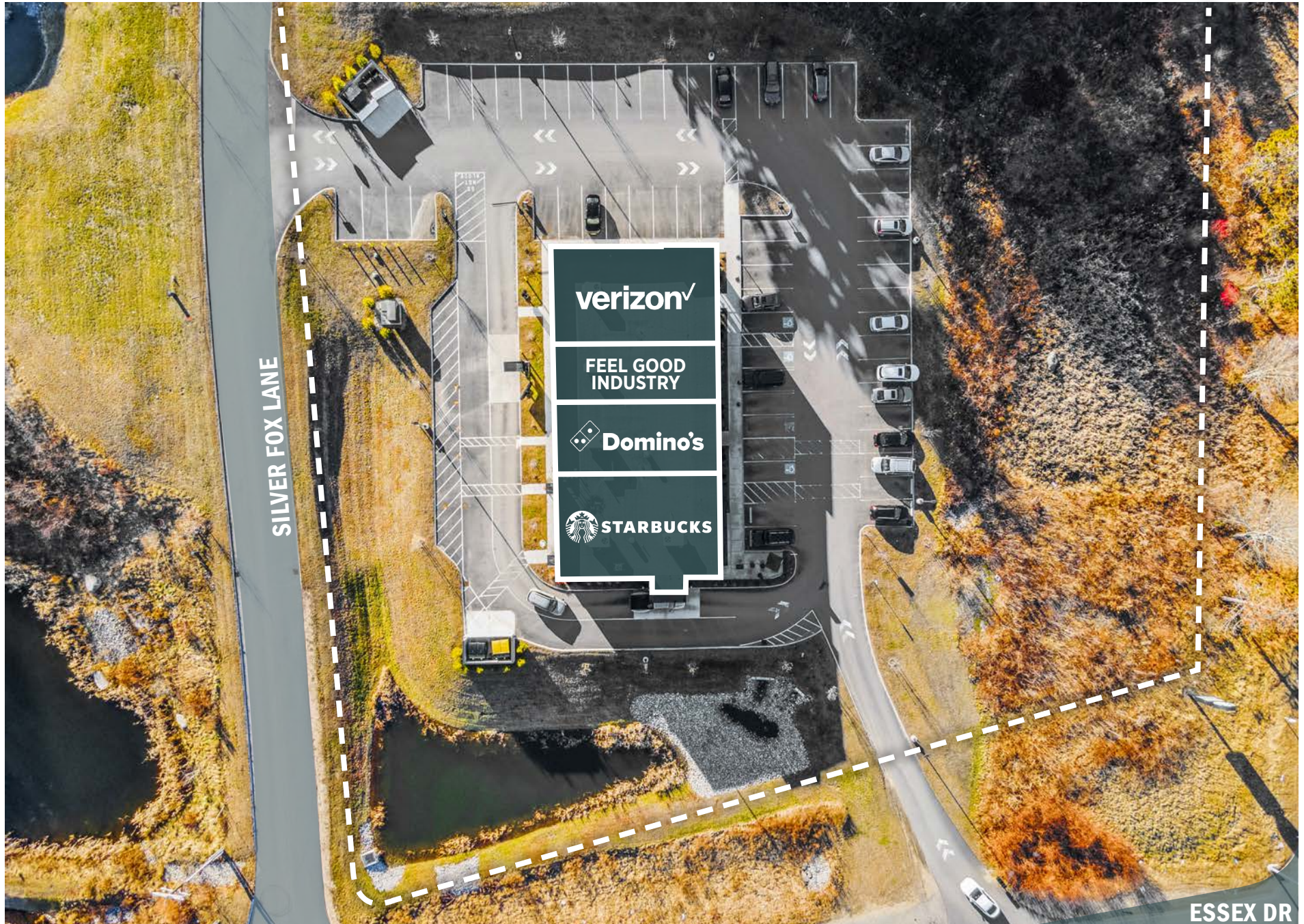
INCOME

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





RAYMOND
HIGH SCHOOL

NAPA
AUTO PARTS

COZY CORNER
PLAZA

Walgreens

Advance
Auto Parts

Hannaford

RAYMOND
SHOPPING CENTER
DOLLAR TREE
planet fitness
ACE Hardware

RITE AID

NH LIQUOR & WINE
OUTLET

Citizens
Bank

DUNKIN'

McDonald's

1 SILVER
FOX LANE
RAYMOND, NH

STRIKERS EAST
BOWLING CENTER

Shell

ESSEX DR

FREETOWN RD 15,571 VPD

2.61 AC

SILVER FOX LANE



STARBUCKS



Domino's

FEEL GOOD
INDUSTRY

verizon

IBER HOLMES GOVE
MIDDLE SCHOOL
416 STUDENTS

27

COZY CORNER
PLAZA

Walgreens

Advance
Auto Parts

RITE AID

NH-27 13,022 VPD

RAYMOND
SHOPPING CENTER
DOLLAR TREE
planet fitness ACE
Hardware

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Bank

McDonald's

Hannaford

1 SILVER
FOX LANE
RAYMOND, NH



STARBUCKS
FEEL GOOD
INDUSTRY

Domino's
verizon

ROCKINGHAM
COUNTY
325K POPULATION
\$155K AHHI

101

NH-101 50,650 VPD

FREETOWN RD 15,571 VPD

Walmart
DISTRIBUTION CENTER



1 SILVER FOX LANE

MANCHESTER
15 MILES

NEW HAMPSHIRE
MASSACHUSETTS

BOSTON
56 MILES

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

1,650
PEOPLE
\$79,136
AHHI

3 MILES

11,004
PEOPLE
\$109,437
AHHI

5 MILES

22,168
PEOPLE
\$123,641
AHHI

1 SILVER FOX LANE RAYMOND, NH

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

Exclusively Offered By



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