



67-69 SOUTH RIVER ROAD | BEDFORD, NH

OFFERED
FOR SALE
\$3,200,000
5.00%



1-293 86,908 VPD



REPRESENTATIVE PHOTO



SOUTH RIVER ROAD 30,744 VPD



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the sale of a newly constructed Chase Bank located at 67-69 South River Road in Bedford, New Hampshire. This 3,346 SF prototype branch is currently under construction, with a projected opening date in Q4 2024. The property is strategically positioned on South River Road, Bedford's primary retail corridor, which boasts a strong tenant lineup including Whole Foods, Lowe's, Target, Trader Joe's, Hannaford, and HomeGoods.

The site offers exceptional visibility along US-3 and convenient access to Interstate 293, which experiences a daily traffic volume of 86,908 vehicles. Chase Bank has secured a 15-year Ground Lease, set to commence in Q4 2024. The lease includes six five-year renewal options and features 10% rent escalations at the start of each option period and through the initial term. The current annual rent is \$160,000. This investment offers a unique combination of new construction, minimal landlord responsibilities, and stable, long-term passive income.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$160,000
Base Rental Increase (10% Every 5 Years)	6-10	\$176,000
Base Rental Increase (10% Every 5 Years)	11-15	\$193,600
Option 1	16-20	\$212,960
Option 2	21-25	\$234,256
Option 3	26-30	\$257,682
Option 4	31-35	\$283,450

*Tenant has Two (2), Additional Five (5) Year Options.

NOI	\$160,000
CAP PRICE	5.00%
	\$3,200,000

ASSET SNAPSHOT

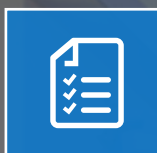
Tenant Name	Chase Bank (S&P A+)
Address	67-69 South River Road, Bedford, NH
Building Size	3,346 SF
Land Size	0.88 AC
Year Built/Renovated	2024
Signator/Guarantor	Corporate
Rent Type	NNN Ground Lease
Landlord Responsibilities	None
Lease Expiration Date	Est. 1/1/2040
Remaining Term	15 Years
Current Annual Rent	\$160,000



 85,965 PEOPLE IN 3 MILE RADIUS

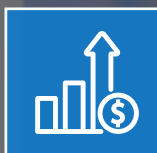
 \$99,606 AHHI IN 3 MILE RADIUS

 30,744 VPD ON SOUTH RIVER RD



NEW 15-YEAR NNN GROUND LEASE

NNN Ground Lease affords investors with zero landlord responsibilities and a completely passive income stream



ATTRACTIVE RENTAL INCREASES

10% rent increases every 5-years throughout the initial term and at the beginning of each option period



ROBUST DEMOGRAPHICS

147,646 peopling earning over \$115,000 within a 5-mile radius



LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

Situated along South River Road which sees 30,744 VPD with easy access to Interstate 293 (86,908 VPD)



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

JPMorgan Chase has a Market Cap of \$555B (NYSE: JPM) and has a credit rating of A+ (S&P)



RETAIL AND COMMERCIAL HUB | BEDFORD, NH

Major Retailers: South River Road is home to prominent stores such as Whole Foods, Lowe's, Target, Trader Joe's, Hannaford, and HomeGoods, making it a central shopping destination

High Demand: The combination of retail strength, strategic location, and community growth makes Bedford a sought-after location for new businesses and investments



IMMEDIATE TRADE AREA

BEDFORD MALL
planet fitness
Panera
verizon

CMC
CATHOLIC
MEDICAL CENTER



Michael's
Burlington
PET SMART
AutoZone
five
BEL'W
THE HOME DEPOT

MANCHESTER
MEMORIAL
HIGH SCHOOL
1,500 STUDENTS

TJ-maxx
OFF BROADWAY
STORES
carter's

ALDI

FIVE GUYS
petco
Starbucks
Dunkin'

SHOPPES AT BEDFORD
PET SUPPLIES PLUS
Staples
KOHL'S
Marshall's
pure barre
HOMESENSE
Citizens Bank
SIERRA
Starbucks
CHIPOTE
WORLD MARKET

BJ's

Hannaford

Walmart
Supercenter



GOFFE MILL PLAZA
WHOLE FOODS MARKET
RED WING SHOES
Orangetheory

Hannaford
HomeGoods
BAR HARBOR
BANK & TRUST

MARKET AND MAIN
TRADER JOE'S
CARRABBA'S
sweetgreen
SEPHORA
Friedly Toast
TAVERN
in the SQUARE
REI
COOP

SOUTH WILLOW PLAZA
HOBBY LOBBY
Staples
TEXAS HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.



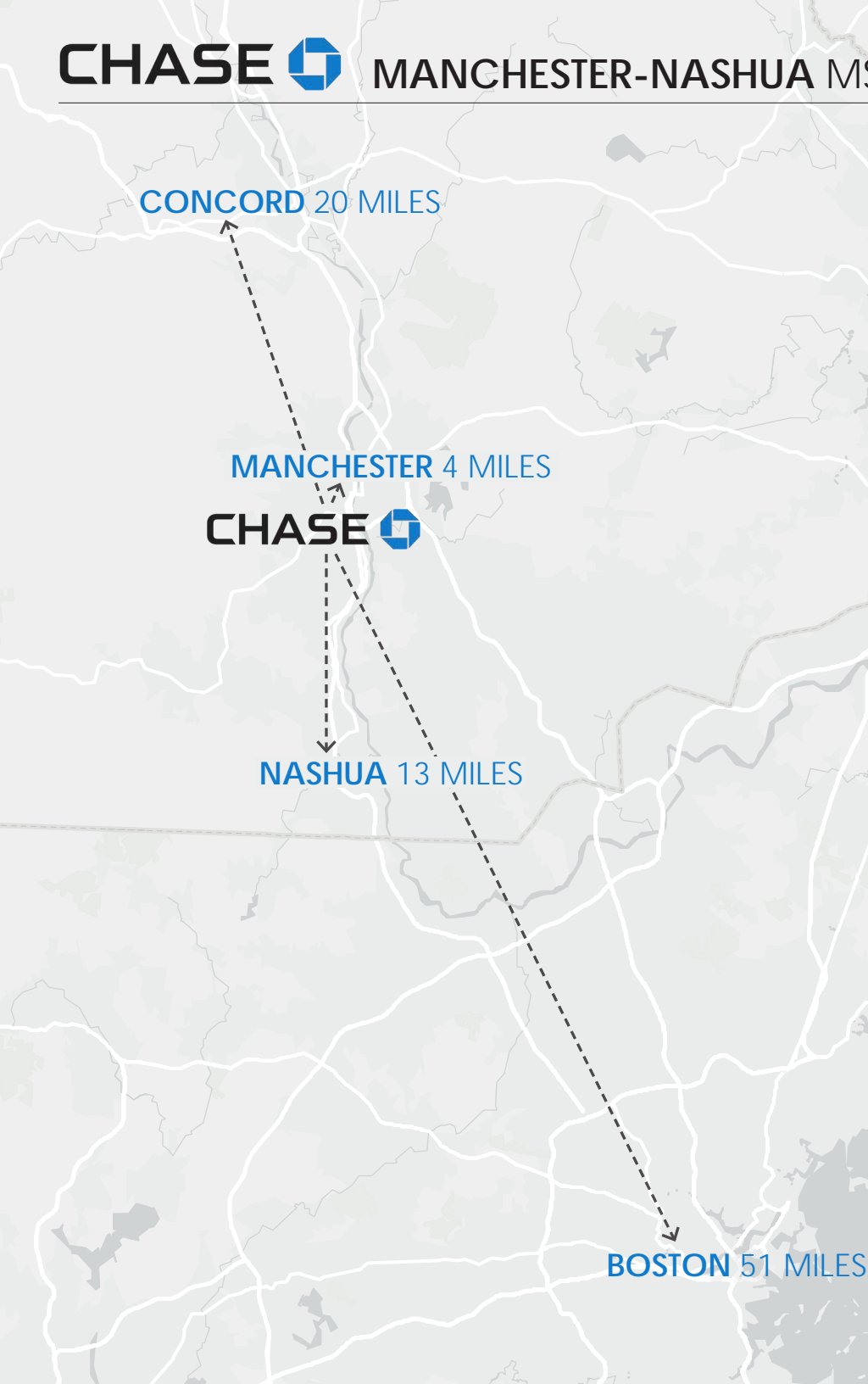
THE MALL OF NEW HAMPSHIRE
5.5 MILLION ANNUAL VISITORS
★ macy's
OLD NAVY
BUFFALO WILD WINGS
BEST BUY
JCPenney
DICK'S SPORTING GOODS
DAVE & BUSTERS

BEDFORD HIGHLANDS
LOWE'S
PRESSED CAFE
TARGET

MARKET AND MAIN 125 SOUTH RIVER ROAD
Newly constructed and completed shopping center, Market and Main, is a uniquely branded environment that combines retail, office, grocery, dining and entertainment in an open air, pedestrian-friendly setting. This center sits on 16.09 acres and has a combined 360,000 SF of class A buildings. Including an inspired streetscape design, wide sidewalks, custom colorful storefronts, beautiful landscaping and ample parking, this development is quickly becoming a retail hub for the neighborhood. Market and Main, certainly drawing impressive foottraffic to the area, offers family-friendly shopping, dining and entertainment with luxury accommodations right in the heart of Bedford, NH and just **0.5 miles** from the Chase Bank at 67-69 South River Road.

MANCHESTER-BOSTON
REGIONAL AIRPORT
1.3 MILLION FLYERS IN 2023





Bedford, New Hampshire is a suburban town in Manchester-Nashua MSA with a population of approximately 23,322 residents as of the 2020 census. The town has experienced steady population growth due to its attractive residential neighborhoods and strong community amenities. Bedford has seen robust economic growth, supported by its strategic location near Manchester and major highways such as I-293 and Route 101. The primary industries in Bedford include healthcare, education, retail, and professional services, with several healthcare facilities, strong public schools, and numerous retail centers, restaurants, and professional service firms contributing to the local economy.

Commercial real estate development in Bedford has been dynamic, focusing on enhancing retail spaces, office parks, and mixed-use developments. Recent trends include the expansion of new shopping centers, the construction of modern office buildings and business parks, and the creation of mixed-use spaces that combine residential, commercial, and office uses to foster vibrant community hubs. Infrastructure improvements are also underway to support these developments and improve connectivity. Bedford's balanced approach to development aims to create a thriving community with ample opportunities for businesses and residents, making it an attractive place to live and work in southern New Hampshire.

**MANCHESTER-NASHUA
C O U N T Y**



CHASE BANK QUICK FACTS

Founded	1799
Headquarters	New York, NY
Locations	4,700+
Revenue (2022)	\$148.8B
Stock Symbol	NYSE: JPM

CHASE

TENANT SUMMARY

Chase Bank, officially known as JPMorgan Chase Bank, N.A., is a national bank headquartered in New York City. It is a subsidiary of JPMorgan Chase & Co., one of the largest financial institutions in the world. Founded in 1799 as The Manhattan Company, Chase Bank has grown to serve millions of customers across the United States with over 4,700 branches and 16,000 ATMs. The bank offers a wide range of financial services, including personal and business banking, credit cards, mortgages, and investment services. Chase is known for its digital banking innovations, providing customers with advanced mobile and online banking options. It plays a significant role in global finance, offering extensive wealth management and investment banking services. Chase Bank continues to expand its reach and services, focusing on customer experience and technological advancements.

LESSEE	Chase Bank
LAND	0.88 AC
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	Est. Q4 2024
EXPIRATION DATE	Est. Q4 2039

BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY
CURRENT TERM	1-5	\$160,000	\$13,333
BASE RENTAL INCREASE (10% EVERY 5 YEARS)	6-10	\$176,000	\$14,667
BASE RENTAL INCREASE (10% EVERY 5 YEARS)	11-15	\$193,600	\$16,133
Option 1	16-20	\$212,960	\$17,747
Option 2	21-25	\$234,256	\$19,521
Option 3	26-30	\$257,682	\$21,473
Option 4	31-35	\$283,450	\$23,621

*Tenant has Two (2), Additional Five (5) Year Options

SIGNATOR/GUARANTOR	JPMorgan Chase Bank, N.A.
RENEWAL TERM(S)	Six (6) Five (5) Year Options
REQUIRED PARKING	None

USE RESTRICTIONS	Tenant shall have the right to use and enjoy the Premises for one or more retail financial services of any type, including, without limitation, banking, mortgage lending, insurance, securities services, savings and loan, financial services organization, pay day loan company (or other commercial or personal lender), trust company, credit card company, drive-through capability, general office use, ATM facilities, wealth management, parking, and/or any other lawful purpose
-------------------------	--

TERMINATION OPTION(S)	None
------------------------------	------

REAL ESTATE TAXES	Commencing on the Rent Commencement Date and continuing throughout the remainder of the Term, Tenant shall pay directly to the applicable Governmental Authority, association or other payee all Taxes
--------------------------	--

COMMON AREA EXPENSES	See Below
-----------------------------	-----------

REPAIRS & MAINTENANCE	Tenant shall maintain and repair the Premises, including, without limitation, the interior and exterior, structural and nonstructural, including parking areas, sidewalks and curbs located within the Premises throughout the Term and any Renewal Term
----------------------------------	--

UTILITIES	Tenant shall be responsible, at its sole cost and expense, for obtaining, connecting, installing, repairing and maintaining all utility lines, connections and facilities on the Premises and shall pay all charges for gas, electricity, telephone and other communication services and all other utilities and similar services rendered or supplied to the Premises following the Delivery Date and throughout the duration of the Term
------------------	--

INSURANCE	Tenant shall maintain (i) commercial general liability insurance, with limits of not less than \$2,000,000.00 per occurrence for bodily injury, personal injury, death, and property damage with respect to the Premises, naming Landlord, its property manager and any mortgagee of Landlord as additional insureds, and (ii) "Basic Form" property damage insurance, including plate glass and builder's risk insurance during any period of construction, covering Tenant's personal property and all Improvements and Alterations at and to the Premises on a full replacement cost basis
------------------	---

ASSIGNMENT, SUBLETTING & GO DARK	Tenant may, without the prior consent of Landlord, assign this Lease to any (i) state or national banking association, (ii) state or federal savings and loan association, savings bank or other financial institution, (iii) affiliate, parent, subsidiary or successor of Tenant or JPMorgan Chase & Co. by merger, consolidation, acquisition or purchase of all or substantially all of the assets of Tenant, or (iv) or any entity acquiring at least thirty-five (35) of Tenant's retail branch operations in the New England region. Tenant may, upon receipt of Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, sublease the whole or any portion of the Premises, provided that (i) the term of any such sublease (including all renewal and extension rights of any kind or type) shall not extend past the stated expiration date of the Term, and (ii) the intended use by the sublessee does not violate any deed restrictions or other Permitted Exception affecting the Land of which Tenant has received written notice from Landlord; provided, however, Landlord's prior written consent shall not be required for any sublease to an Affiliated Transferee
---	---

ESTOPPEL CERTIFICATE	Landlord and Tenant shall execute and deliver to each other, within twenty (20) days following written request therefor by the other party, an estoppel certificate
-----------------------------	---

HOLDING OVER	At the expiration or earlier termination of this Lease, any holdover shall be from month to month at 150% of the Base Rent for the month preceding the expiration or earlier termination of this Lease, and otherwise on the same terms and conditions as herein provided
---------------------	---

CHASE

67-69 SOUTH RIVER ROAD | BEDFORD, NH



**OFFERED
FOR SALE**
\$3,200,000
5.00%

Exclusively Offered By



PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO
Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN
Vice President
781.635.2449
dgriffin@atlanticretail.com

ADAM CIREL
Partner
617.239.3621
acirel@atlanticretail.com

MATT AUSTIN
Analyst
508.686.0437
maustin@atlanticretail.com

BROKER OF RECORD

BRYAN ANDERSON
Partner
License #: 056400
617.239.3619


CMC
CATHOLIC
MEDICAL CENTER


CVS

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chase Bank - Bedford, NH (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.