



416 Daniel Webster Hwy
Merrimack, NH 03054



Disclaimer & Confidentiality

Material contained within the following informational brochure is proprietary and strictly confidential. The information is to be reviewed only by the party receiving it. The purpose of this this brochure is to provide a summary of information, unverified, to interested parties regarding the subject property. Information contained herein is not a substitute for a thorough due diligence investigation and the owner makes no warranty or representation, and hasn't made any investigation, with respect to the future projected financial performance of the property, plans or intentions of tenant to continue to occupy the subject property, or the financial condition or business prospects of any tenant. Information contained within this informational brochure has been obtained from sources believed to be reliable; however, the owner will not verify any of the information contained herein and makes no warranty or representation regarding the accuracy or completeness of the information provided. Interested parties are responsible for verification of the information provided.

In no case shall an interested party or party's representative disturb or contact Tenant or Tenant's Employees regarding this property.

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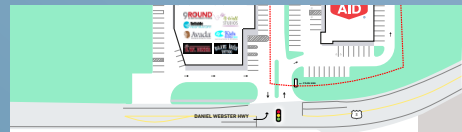
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Executive Summary

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The subject property is a 11,220 SF Rite Aid Drug Store on a 3.39 acre lot located at 420 Daniel Webster Highway in Merrimack, New Hampshire. The building was constructed in 1997 and is comprised of a free standing Rite Aid store with a drive-thru pharmacy.

The subject Rite Aid is visibly located along Merrimack's major traffic corridor with signalized access from Daniel Webster Highway. Rite Aid has been operating at this location since 1997 and recently exercised an option to extend their lease for an additional 10 year term showing their commitment to this site.

Rite Aid (NYSE - RAD) has approximately 2,500 stores in 19 states, with a strong presence on both the East and West Coasts, and employs more than 51,000 associates.

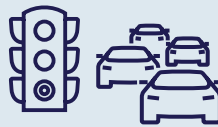
PRICE: \$2,419,028 | CAP: 7.00%

Investment Highlights



NO LANDLORD RESPONSIBILITY

The lease is NNN and Rite Aid is responsible for all property taxes, utilities, maintenance, as well as roof repair and building structure.



HIGHLY VISIBLE LOCATION

Subject property is located at a signalized intersection with excellent roadside exposure.



AREA RETAIL CONFIDENCE

Ground was broken two years ago for Merrimack 360 Retail Center, the redevelopment of a former 80,000 SF Shaw's Plaza less than 1 mile from the subject Rite Aid property.



MERRIMACK 360 FULLY OCCUPIED

Today Merrimack 360 is fully occupied with an array of tenants including Planet Fitness, Great Clips, and Dollar General showing the strength of the area retail market

Property Overview

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LEASE GUARANTOR

Corporate

SQUARE FEET

11,220

LOT SIZE

3.39 Acres

YEAR BUILT

1997

LEASE TYPE:

NNN

LEASE TERMINATION

11/30/29

LEASE TERM REMAINING

10+ Years

ROOF & STRUCTURE

Tenant Responsibility

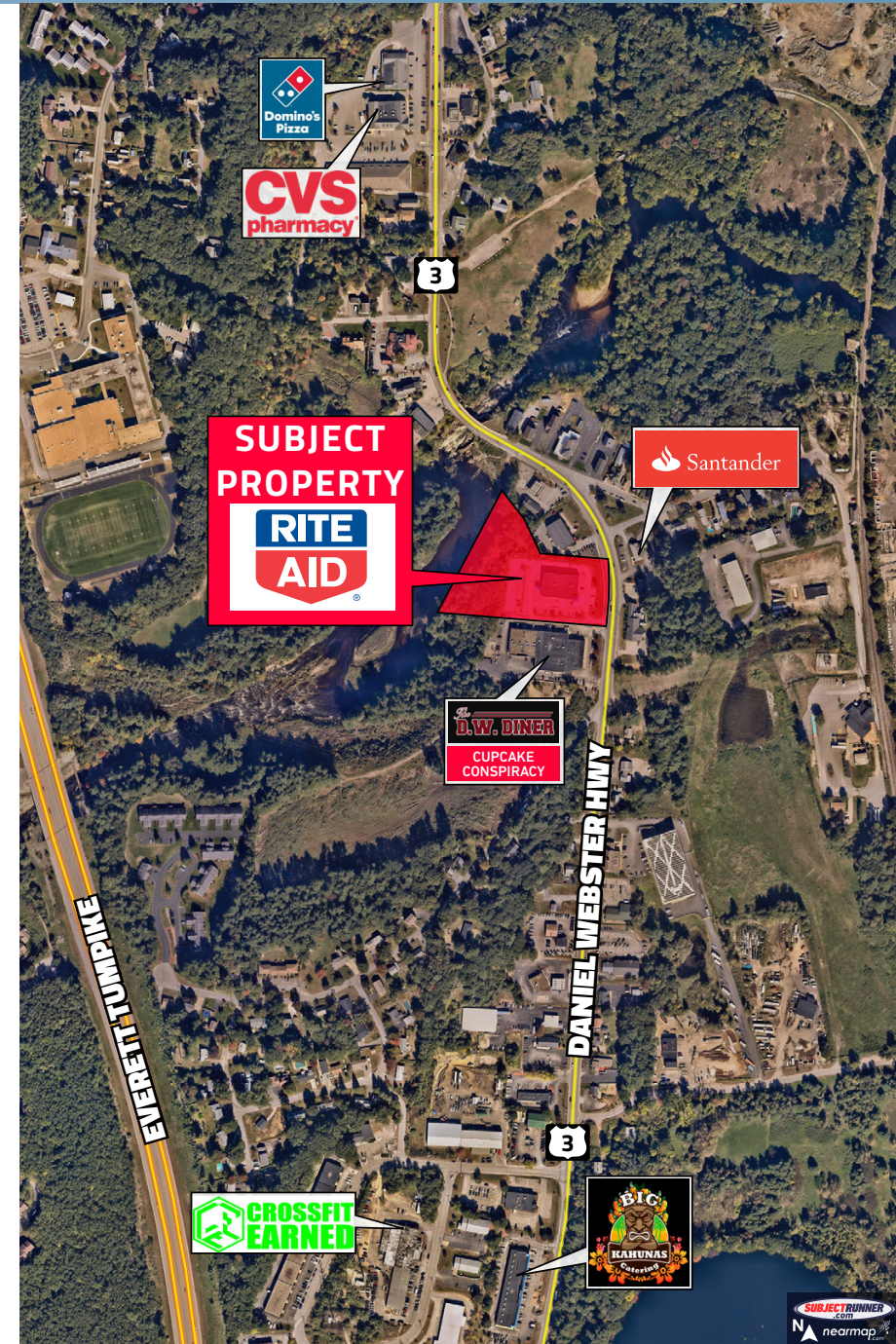
TENANT RIGHT OF FIRST REFUSAL

Yes

RENT SCHEDULE

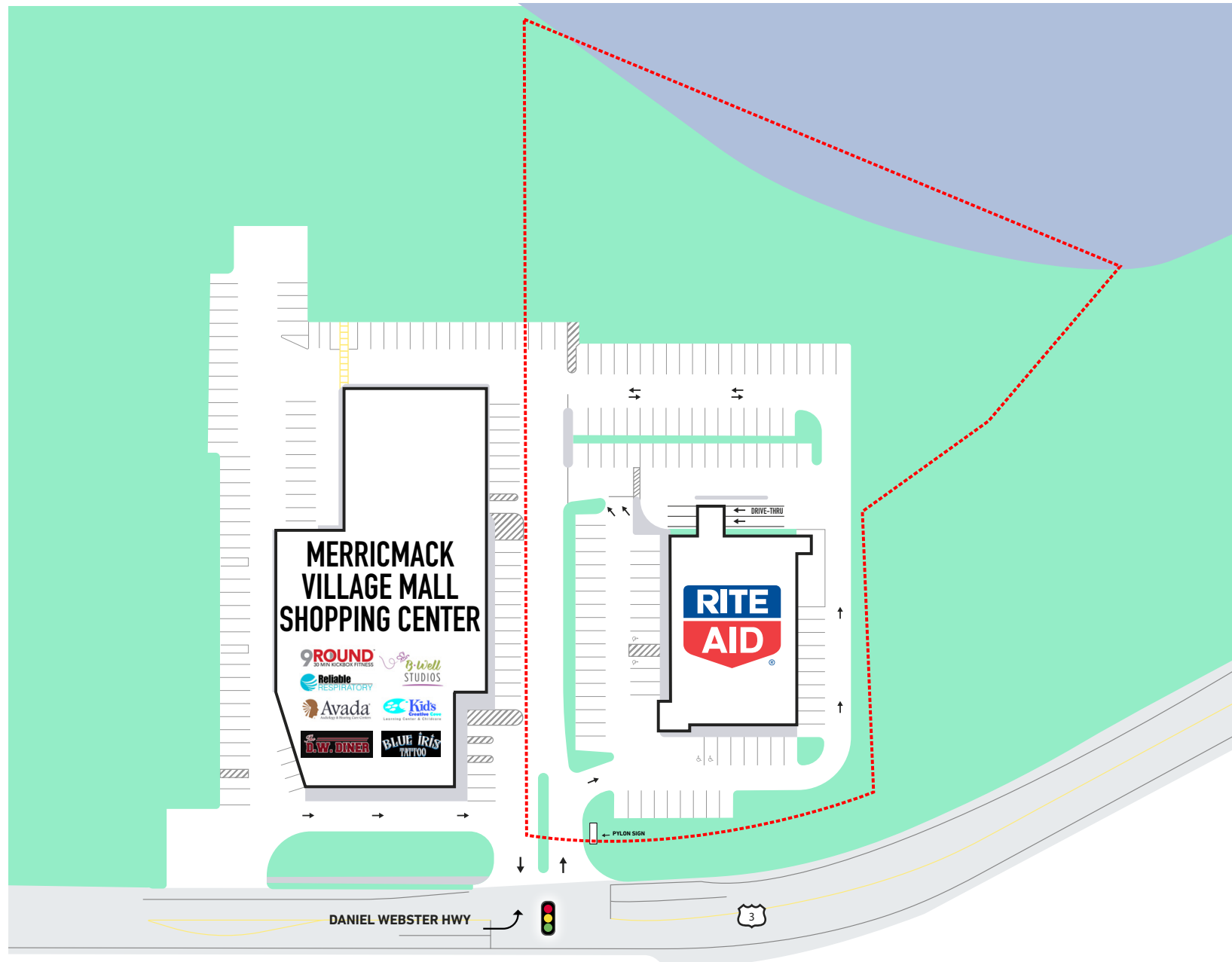
Original Term: 11/24/97 – 11/30/19 \$169,332 Annually

Renewal Option: 12/1/19 – 11/30/29 \$169,332 Annually



Site Plan

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Tenant Overview

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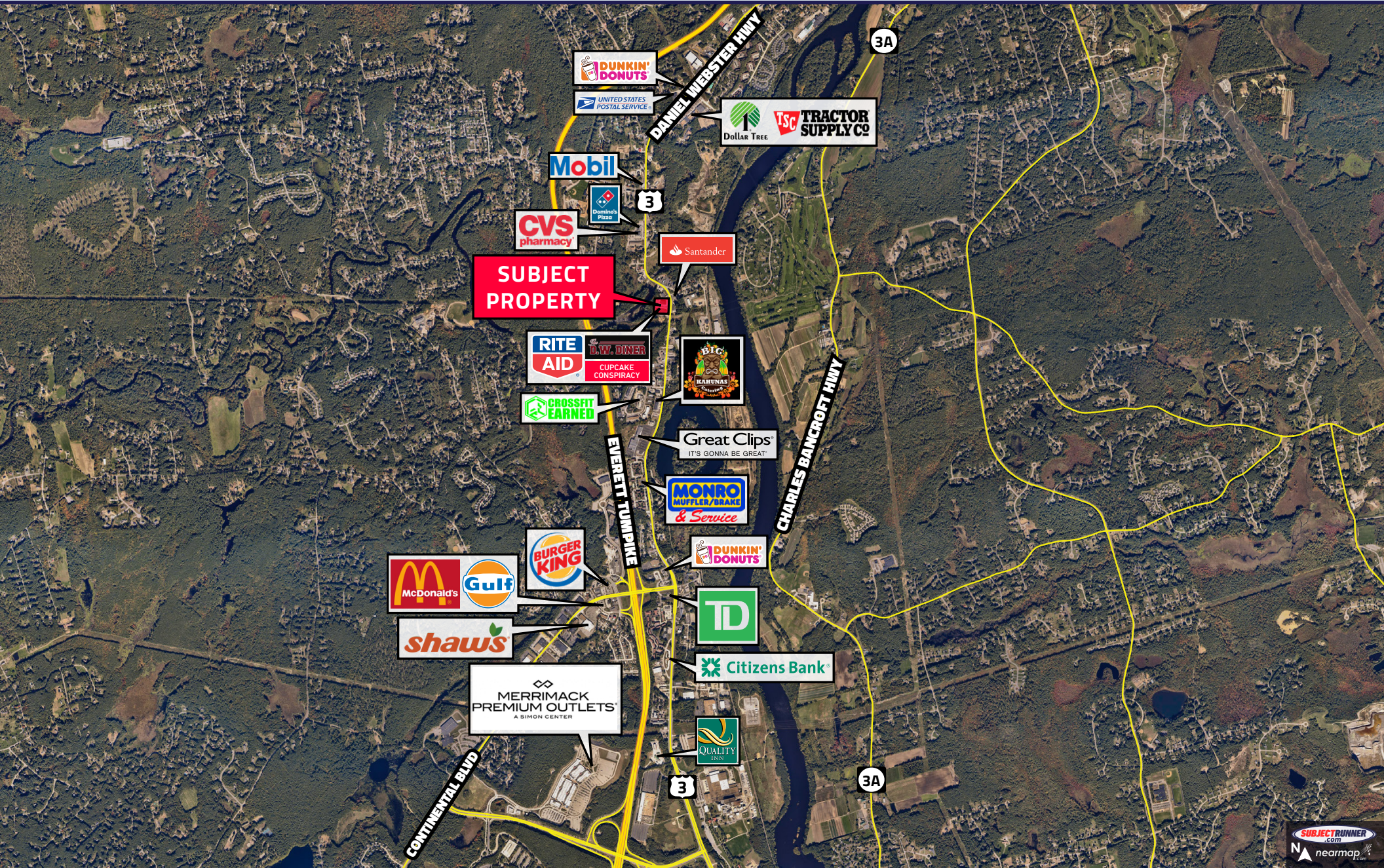
At Rite Aid, we have a personal interest in your health and wellness. That's why we deliver the products and services that you, our valued customer, need to lead a healthier, happier life. Everyone at Rite Aid—from our knowledgeable, caring associates and pharmacists to the members of our board of directors—works together to provide you with a superior pharmacy experience.

Rite Aid Corporation is also proud to be one of the nation's leading drugstore chains. With approximately 2,500 stores in 19 states, we have a strong presence on both the East and West Coasts, employing more than 51,000 associates. Our company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

*information taken from www.riteaid.com

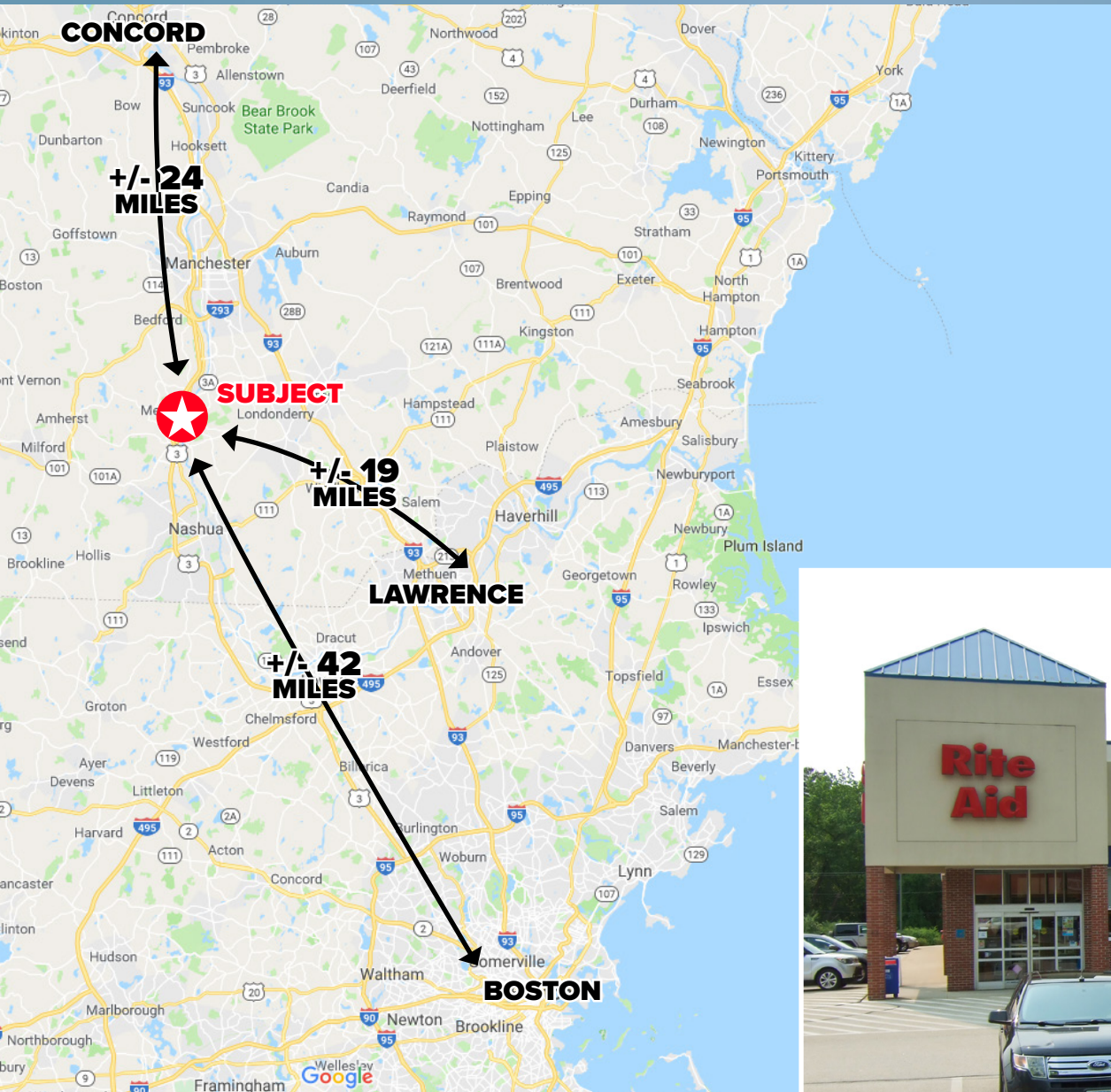


Market Aerial



Market Overview

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Merrimack, New Hampshire is located in Hillsborough County and was incorporated as a city in 1746. Merrimack is bordered by Bedford to the North, Amherst to the West, and Nashua and Hollis to the South. Merrimack is a Native American term meaning Sturgeon, a type of fish, and the Pennacook people named the Merrimack River after this fish due to its abundance.

Merrimack, NH has a robust and diverse economy. PC Connection and Brookstone are based in Merrimack, and Merrimack Premium Outlets, a 560,000 SF retail mall opened in 2012. Large employers include Anheuser-Busch Brewery, Anheuser's Easternmost location, as well as Fidelity Investments and BAE Systems. NH is a sales and income tax free State and the Southern, NH Region draws a number of out-of-State shoppers. Merrimack is also known for its beautiful river landscapes, Silver Maple Forest, and changing of the leaves each Fall.



Area Tenants

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EXCLUSIVELY LISTED



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