

Levy
Legacy
Group.

7 Exeter Road

Epping, New Hampshire
Operation NNN

7.73 Acres

Total Site

20,808 ADT

Route 125 Traffic



Property Overview

7 Exeter Road | Epping, NH

5 Pads + Shop Space	7.73 Acres Total Site	5,000 SF Gas Station & C-Store
2 Pads (2,775 SF each) Quick-Serve Pads	Retail / QSR Use	In Development Status

PROPERTY HIGHLIGHTS

- Signalized 4-way intersection at Route 125 & Route 27
- Route 125: 20,808 ADT • Route 27: 11,110 ADT • Route 101: 49,940 ADT (<1 mi south)
- Two points of access — Route 125 and Water Street
- Pylon signage and billboard presence on Route 125
- New Hampshire tax-free shopping advantage
- Major employers: Sig Sauer, Timberland, Lindt, Hypertherm, Unitil, Planet Fitness HQ, Exeter Hospital, Epping Regional Health, Phillips Exeter Academy, Seacoast United, Riverwoods, Rockingham County Complex

About 7 Exeter Road

7 Exeter Road is Operation NNN: a ground-up retail development at the signalized intersection of Route 125 (Calef Highway) and Route 27 in Epping, New Hampshire, positioned at the center of the Seacoast region's dominant retail corridor. The 7.73-acre site is planned as five pads and shop space. The program includes a drive-thru coffee, a medical use, a gas station and convenience store, a car wash, and two quick-serve restaurants with drive-thru capacity. Surrounding tenants include Market Basket, Walmart, Lowe's, ULTA Beauty, Old Navy, Marshalls, PetSmart, CVS, Walgreens, Starbucks, and TD Bank.

Market Story & Surrounding Tenants

7 Exeter Road | Epping, NH

SURROUNDING TENANTS

Market Basket	Walmart
Lowe's	ULTA Beauty
Old Navy	Marshalls
PetSmart	CVS
Starbucks	TD Bank
Michaels	NH Liquor and Wine Outlet
Walgreens	O'Neil Cinema

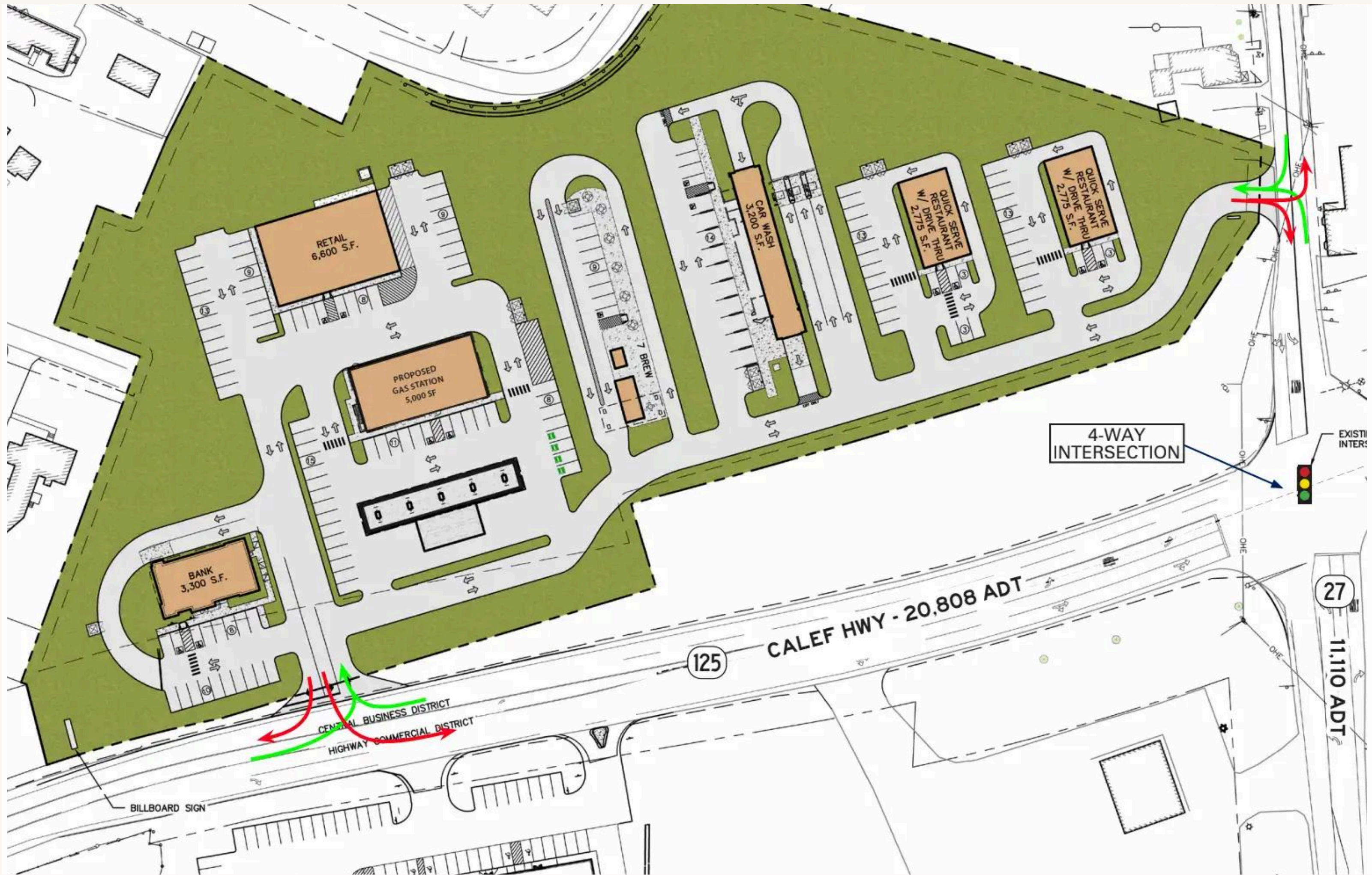


MARKET STORY

- Positioned at the signalized intersection of Route 125 (Calef Hwy) and Route 27
- Route 125: 20,808 ADT • Route 27: 11,110 ADT • Route 101: 49,940 ADT (<1 mi south)
- Center of the Seacoast region's dominant retail corridor
- New Hampshire tax-free shopping advantage — draws consumers from ME & MA border towns
- Major employers: Sig Sauer, Timberland, Lindt, Hypertherm, Unitil, Planet Fitness HQ, Exeter Hospital, Epping Regional Health, Phillips Exeter Academy, Seacoast United, Riverwoods, Rockingham County Complex

Site Plan

7 Exeter Road | Epping, NH



Space	SF / ADT
Retail Building	6,600 SF
Bank	3,300 SF
Gas Station / C-Store	5,000 SF
Car Wash	Planned
Quick-Serve Pad 1	2,775 SF
Quick-Serve Pad 2	2,775 SF
Route 125 (Calef Hwy)	20,808 ADT
Route 27	11,110 ADT
Route 101	49,940 ADT (<1 mi)

Demographics & Market

7 Exeter Road | Epping, NH

DEMOGRAPHICS (ACS 2020—24 EST.)

	1 MILE	3 MILE	5 MILE
Total Population	1,556	8,576	20,232
Median HH Income	\$107,838	\$112,593	\$118,427

MARKET STORY

- Households: 679 (1mi) • 3,423 (3mi) • 7,755 (5mi)
- Avg. household income: \$146,450 (1mi) • \$151,167 (3mi) • \$152,901 (5mi)
- Median age: 45.6 (1mi) • 46.3 (3mi) • 45.0 (5mi)
- Source: ACS 2020—24 5-year estimates, 1/3/5-mile rings

Levy Legacy Group.

Let's Build Something Together.

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For questions or to request investor documents:

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