

Levy
Legacy
Group.

North Ridge Master Development

Rochester, New Hampshire
LLG's Flagship Master Development

1.5M+ SF

Mixed-Use Program

188 Acres

201-Yr NE Farm Preserved

5.9M

Annual Ridge District Visits



Property Overview

126 Farmington Rd | Rochester, NH

1.5M+ SF Total Program	The Ridge Marketplace Adjacent To	188 Acres 201-Yr Farm Preserved
7 Uses Program Mix	Mixed-Use Use	In Development Status

PROPERTY HIGHLIGHTS

- LLG's flagship master development — 1.5M+ SF mixed-use destination
- Adjacent to The Ridge Marketplace & NH's highest-volume Walmart Supercenter
- The Ridge District: #1 community shopping center in NH — 5.9M visits, 426K unique visitors (2024)
- Trade area of 350,000+ residents; traffic up to 36,742 VPD at Route 16/202 interchange
- 8 nearby industrial parkways employ 3,500+ (Sig Sauer, Albany Aerospace, Safran, Frisbie Memorial Hospital)
- No state sales tax; Maine border ~3 miles away captures cross-border demand

About North Ridge Master Development

North Ridge is taking shape along Route 11 in Rochester, New Hampshire, the fastest-growing city in the state. The program spans destination retail and food and beverage, a world-class healthcare campus, senior living, residences, hospitality, music and entertainment, and the preservation of an 188-acre, 201-year-old New England farm at the heart of the site.

Co-Tenancy, Rendering & Market Story

126 Farmington Rd | Rochester, NH

CO-TENANCY:

Walmart
Supercenter

MARKET
BASKET
"MORE FOR YOUR DOLLAR"

HOBBY
LOBBY

ULTA
BEAUTY

OLD NAVY

NEW HAMPSHIRE
OUTLET
LIQUOR & WINE



the paper
store

Marshalls

Mass General Brigham
Wentworth-Douglass Hospital



MARKET STORY

- 50-min avg dwell time, ~5 visits/customer/year — ahead of Pheasant Lane Mall, Mall at Rockingham Park, Seabrook Commons
- Traffic: 19,000 VPD (Route 11) to 36,742 VPD (Route 16/202)
- UNH (15,000 students) <20 mi away; COAST transit serves The Ridge directly
- Easy reach of Dover, Portsmouth, Concord, Portland, and metro Boston

Site Plan

126 Farmington Rd | Rochester, NH



Component	SF / VPD
Destination Retail & F&B	Included
Healthcare Campus	Included
Senior Living	Included
Residences	Included
Hospitality	Included
Music & Entertainment	Included
Route 11 Traffic	19,000 VPD
Route 16/202 Interchange	36,742 VPD

Levy Legacy Group.

Let's Build Something Together.

levylegacygroup.com

For questions or to request investor documents:

Josh Levy

FOUNDER & CEO

✉ josh.levy@levylegacygroup.com

Vikki Gallagher

CONTROLLER

✉ investor.relations@levylegacygroup.com

Leasing Inquiries

LEVY LEGACY GROUP

✉ leasing@levylegacygroup.com

☎ 617-539-6954