

Levy
Legacy
Group.

North Ridge, Operation NNN

126 Farmington Road (Route 11)
Rochester, New Hampshire

~10 Acres

Net-Lease Retail

~7

Outparcels



Property Overview

126 Farmington Road (Route 11) | Rochester, NH

~10 Acres Net-Lease Parcel	~7 Outparcels Sale or Ground Lease	QSR · Bank · Auto Target Users
100+ Acres (North Ridge Master Dev.) Part Of	Mixed-Use (GRD) Zoning	In Development Status

PROPERTY HIGHLIGHTS

- ~10-acre net-lease retail component of North Ridge Master Development
- Approximately seven outparcels for sale or ground lease to single-tenant users
- Cross access with top-performing Walmart Supercenter & The RIDGE Marketplace
- 5.9M annual visits & \$280M+ in total annual sales at The RIDGE
- #1 Fastest Growing City in NH — gateway to Lakes & Seacoast regions
- New Hampshire tax-free shopping advantage
- Major employers: Safran, Sig Sauer, Albany Aerospace, HCA Frisbie Memorial Hospital

About North Ridge, Operation NNN

Operation NNN, North Ridge is the roughly 10-acre net-lease retail component of North Ridge Master Development, LLG's 100-plus-acre master-planned development in Rochester, New Hampshire. Positioned at the front door of the larger development, the parcel is being subdivided into approximately seven outparcels for sale or ground lease to single-tenant users — quick-service and drive-thru restaurants, banks, auto service, and similar daily-needs retail.

Site Aerial

126 Farmington Road (Route 11) | Rochester, NH



Market Aerial

126 Farmington Road (Route 11) | Rochester, NH

CO-TENANCY:

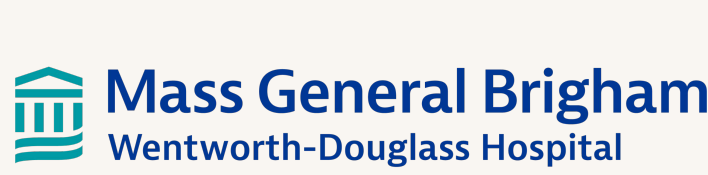














Demographics & Market

126 Farmington Road (Route 11) | Rochester, NH

DEMOGRAPHICS (ACS 2020—24 EST.)

	1 MILE	3 MILE	5 MILE	NH (STATE)
Total Population	2,278	20,863	35,787	1,394,868
Median HH Income	\$83,018	\$79,445	\$83,246	\$99,031

NH TAX-FREE ADVANTAGE

New Hampshire's tax-free shopping advantage draws consumers from across the NH/ME/MA border region, expanding Rochester's effective trade area.

MARKET STORY

- #1 Fastest Growing City in New Hampshire
- NH tax-free shopping — major regional draw
- The RIDGE: \$280M+ annual sales, 5.9M visits, 50-min avg stay
- Major employers: Safran, Sig Sauer, Albany Aerospace, HCA Frisbie Memorial Hospital
- Gateway to NH Lakes Region & Seacoast — high tourism traffic

Site Plan

126 Farmington Road (Route 11) | Rochester, NH



Space	SF
Anchor Box	Up to 100,000
(Sub-dividable)	Min. 50,000
Small Store	3,000—18,000
Pad Site 1	3,000
Pad Site 2	5,000
Pad Site 3	6,000
Walmart S/C	Existing
The RIDGE	Existing

Levy Legacy Group.

Let's Build Something Together.

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For questions or to request investor documents:

Josh Levy

FOUNDER & CEO

✉ josh.levy@levylegacygroup.com

Vikki Gallagher

CONTROLLER

✉ investor.relations@levylegacygroup.com

Steve Menty

EASTERN RETAIL PROPERTIES

✉ smenty@easternretail.com

☎ 617-543-7773