

Levy
Legacy
Group.

Portsmouth Regional Hospital

Seabrook, New Hampshire
Seabrook Crossing West

10,820 SF

Freestanding ER

2017

Opened



Property Overview

570 Lafayette Road (Route 1) | Seabrook, NH

113,000 SF Seabrook Crossing West GLA	BJ's Wholesale Club Anchor Tenant	261,000 SF Full Seabrook Crossing GLA
2 Suites (4,992 / 7,520 SF) Available	Retail / Medical Use	Operating Status

PROPERTY HIGHLIGHTS

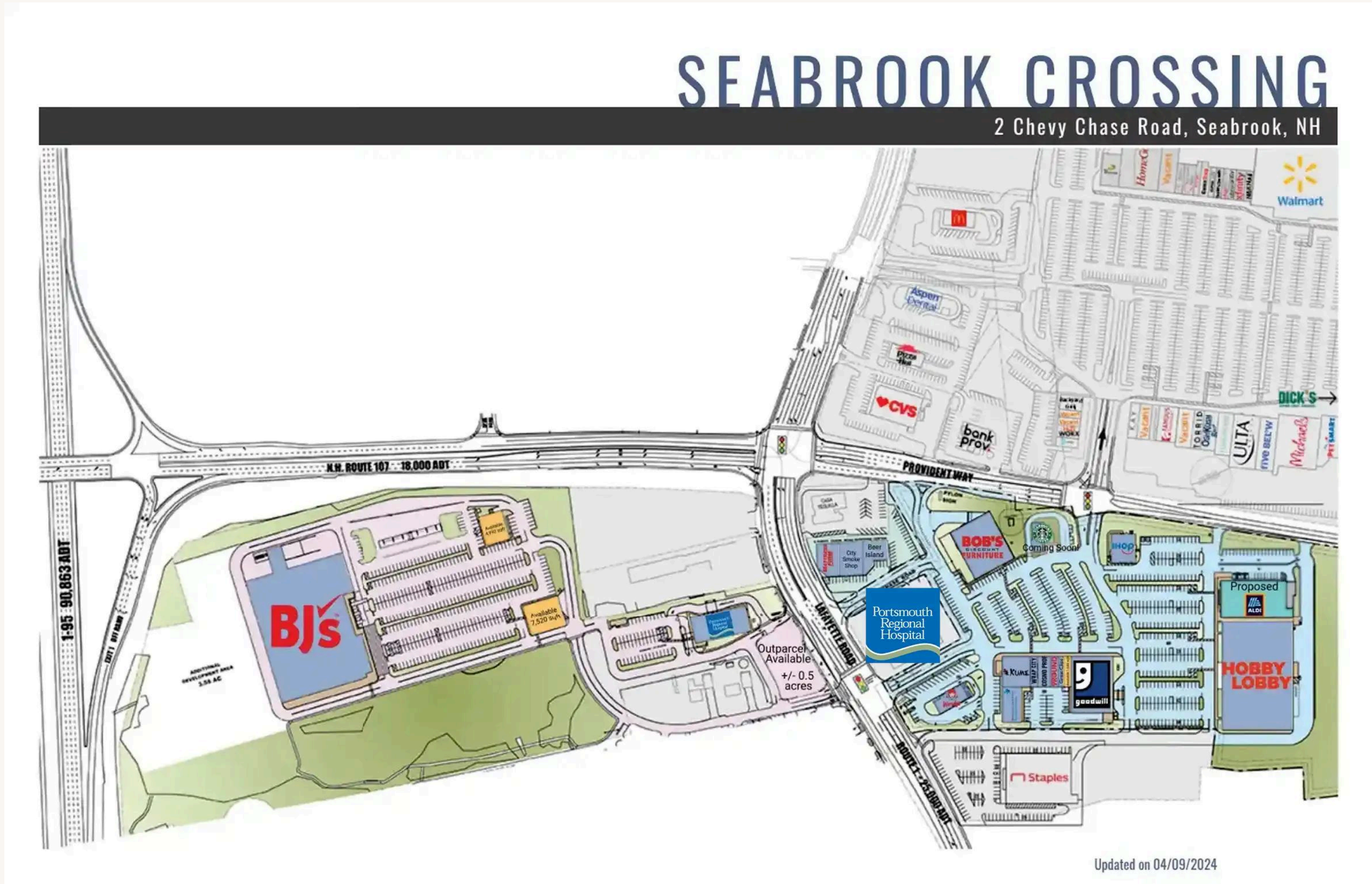
- 10,820 SF freestanding, 24-hour ER — opened 2017, first of its kind in the area
- Built in partnership with the hospital and the Town of Seabrook
- Serves Seabrook, Hampton, Hampton Falls, Amesbury, and Salisbury
- At the intersection of Route 1 & Route 107, directly off I-95 at the MA border
- Half-acre outparcel and ~3.5 acres of additional development area along Route 107
- Western half of Seabrook Crossing — Walmart & Dick's Sporting Goods immediately adjacent

About Seabrook Crossing West

Seabrook Crossing West is a 113,000-square-foot center anchored by BJ's Wholesale Club, seeing more than 90,000 vehicles a day on I-95 and another 43,000 combined on Routes 1 and 107. The property includes two available suites.

Site Plan

570 Lafayette Road (Route 1) | Seabrook, NH



Tenant	SF
BJ's Wholesale Club	89,770 SF
Available	4,992 SF
Portsmouth Regional ER	10,820 SF
Available	7,520 SF
Mattress Firm	5,063 SF
City Smoke Shop	4,000 SF
Beer Island	5,474 SF
Bob's (across Lafayette Rd)	32,000 SF

Demographics & Market

570 Lafayette Road (Route 1) | Seabrook, NH

DEMOGRAPHICS (ACS 2020—24 EST.)

	1 MILE	3 MILE	5 MILE
Total Population	3,559	14,481	52,659
Households	1,498	6,117	23,618
Median HH Income	\$78,503	\$95,143	\$97,915
Avg. HH Income	\$101,035	\$121,814	\$132,009
Median Age	46.0	52.2	50.2

MARKET STORY

- I-95: 90,000+ VPD • Routes 1 & 107: 43,000+ VPD combined
- Western half of Seabrook Crossing, a 261,000 SF regional retail hub
- Bob’s, Hobby Lobby, Starbucks, IHOP, Goodwill and Beth Israel Lahey Health across Lafayette Road
- Walmart and Dick’s Sporting Goods immediately adjacent
- New Hampshire tax-free shopping draws cross-border traffic from MA

Levy Legacy Group.

Let's Build Something Together.

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For questions or to request investor documents:

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