

120 ROUTE 10 SOUTH GRANTHAM, NH SAWYER BROOK PLAZA

FOR SALE | MULTI-TENANT RETAIL PLAZA



DUNKIN'



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

120 ROUTE 10 SOUTH GRANTHAM, NH SAWYER BROOK PLAZA

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EXCLUSIVELY
LISTED BY:



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EXECUTIVE SUMMARY

As exclusive agent, The Stubblebine Company / CORFAC International is pleased to present the opportunity to acquire Sawyer Brook Plaza in Grantham, New Hampshire, a diversified multi-tenant commercial property featuring retail, professional service, medical, restaurant, and office users. The plaza benefits from established tenants including Dunkin', Sawyer Brook Bank, and other well-established local businesses, providing multiple income streams.

The offering combines in-place income with future value-add potential through upcoming lease expirations and renewal opportunities. Separately leased storage and garage units provide additional rental income and further diversify the property's revenue.

Sale Offering:	Sale
Property Type:	Multi-Tenant Commercial / Retail
Tenants:	Thirteen (13)

Pricing guidance and detailed
financial information available
upon execution of an NDA.





PROPERTY OVERVIEW

- Diversified Multi-Tenant Income Stream
- Additional Income from Separately Leased Storage Units

TENANTS

Pawsitive Kinection

Grooming - Training - Canine Sports - Massage
Natural Raw Dog Food & Supplements

W M B
Wireless Mic Belts

SAWYER BROOK
STORAGE UNITS

Hair Therapy
COSMETOLOGY SALON
863-1101

BARTON
INSURANCE AGENCY

Clearly Clean

Sugar River Bank
Est. 1895

Tyson Nails

GRANTHAM
PIZZA CHEF

CG SHEPHERD
REALTY LLC

DUNKIN'

ANCHOR TENANTS

DUNKIN'

Dunkin' is a leading national quick-service restaurant brand specializing in coffee, baked goods, breakfast items, and convenient grab-and-go offerings. With an extensive footprint across the United States, the brand benefits from strong consumer recognition, an established franchise network, and consistent demand throughout the day. Its presence at Sawyer Brook Plaza provides the property with a recognizable national tenant and a daily traffic-generating use.

ANCHOR TENANTS

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Sugar River Bank is a locally focused community bank providing personal and business banking, lending, mortgage, and financial services to customers throughout New Hampshire. With a longstanding presence in the region, the bank emphasizes personalized service and community relationships, providing Sawyer Brook Plaza with an established financial-services tenant and a consistent customer-generating use.



NOI

\$205,326



UPPER VALLEY, NH

MARKET OVERVIEW

HIGHWAY PROXIMITY



0.2 MILES
1 MINUTE



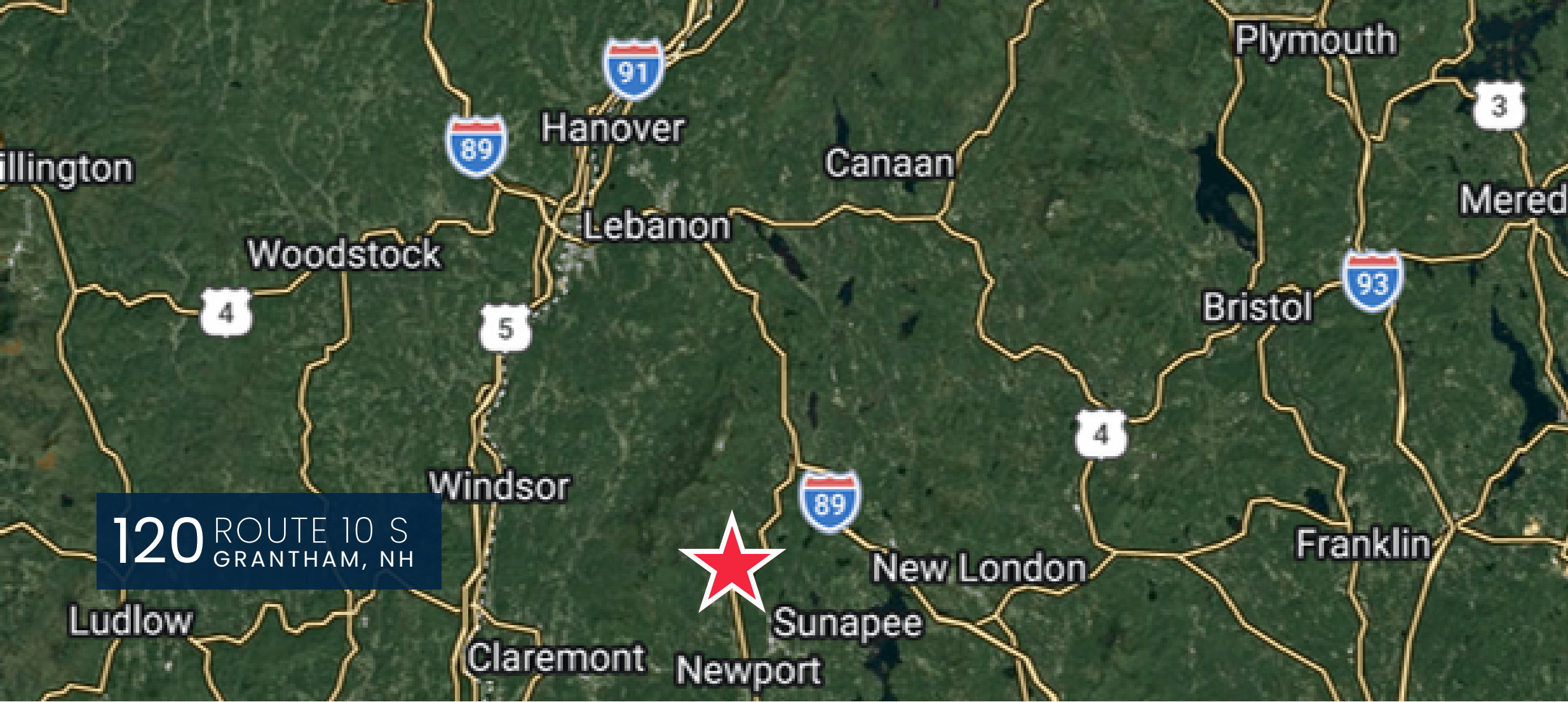
24 MILES
25 MINUTES



0 MILES
DIRECT ACCESS

LEBANON, NH
16 MILES | 20 MINS

CONCORD, NH
47 MILES | 45 MINS



UPPER VALLEY | NEW HAMPSHIRE

The Upper Valley is one of northern New England’s most stable regional economies, anchored by Dartmouth College and Dartmouth Health and supported by technology, professional services, manufacturing, tourism, and recreation. The region benefits from a highly educated workforce, affluent communities, and strong year-round employment.

Grantham is strategically located along I-89 at Exit 13 and Route 10, approximately 15 minutes from Lebanon and Dartmouth Hitchcock Medical Center, with convenient access to Hanover, the Lake Sunapee region, and Vermont. Its interstate location allows retailers to draw from commuters, nearby residents, seasonal homeowners, and regional travelers.

For retail investors, Grantham offers strong demographics, economic stability, four-season demand, and limited well-located commercial inventory, providing access to the broader Upper Valley economy from a highly visible interstate location.

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