151 ROUTE 10 NORTH GRANTHAM, NH

GRANTHAM GREENWAY

FOR SALE | MULTI-TENANT RETAIL PLAZA

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

The Stubblebine Company/CORFAC International is pleased to present the opportunity to acquire 151 Rt 10 in North Grantham, New Hampshire, a multi-tenant commercial property occupied by five tenants. The property offers an established income stream with a diversified tenant base.

The offering presents a compelling value-add opportunity through near-term lease rollover, providing a new owner with flexibility to renegotiate rental rates and lease terms, retain existing tenants, or reposition space as leases expire. This combination of in-place tenancy and future leasing flexibility provides an attractive opportunity for an investor seeking both current income and long-term upside potential.

Sale Offering:	Sale
Property Type:	Multi-Tenant Commercial / Retail
Tenants:	Eight (8)

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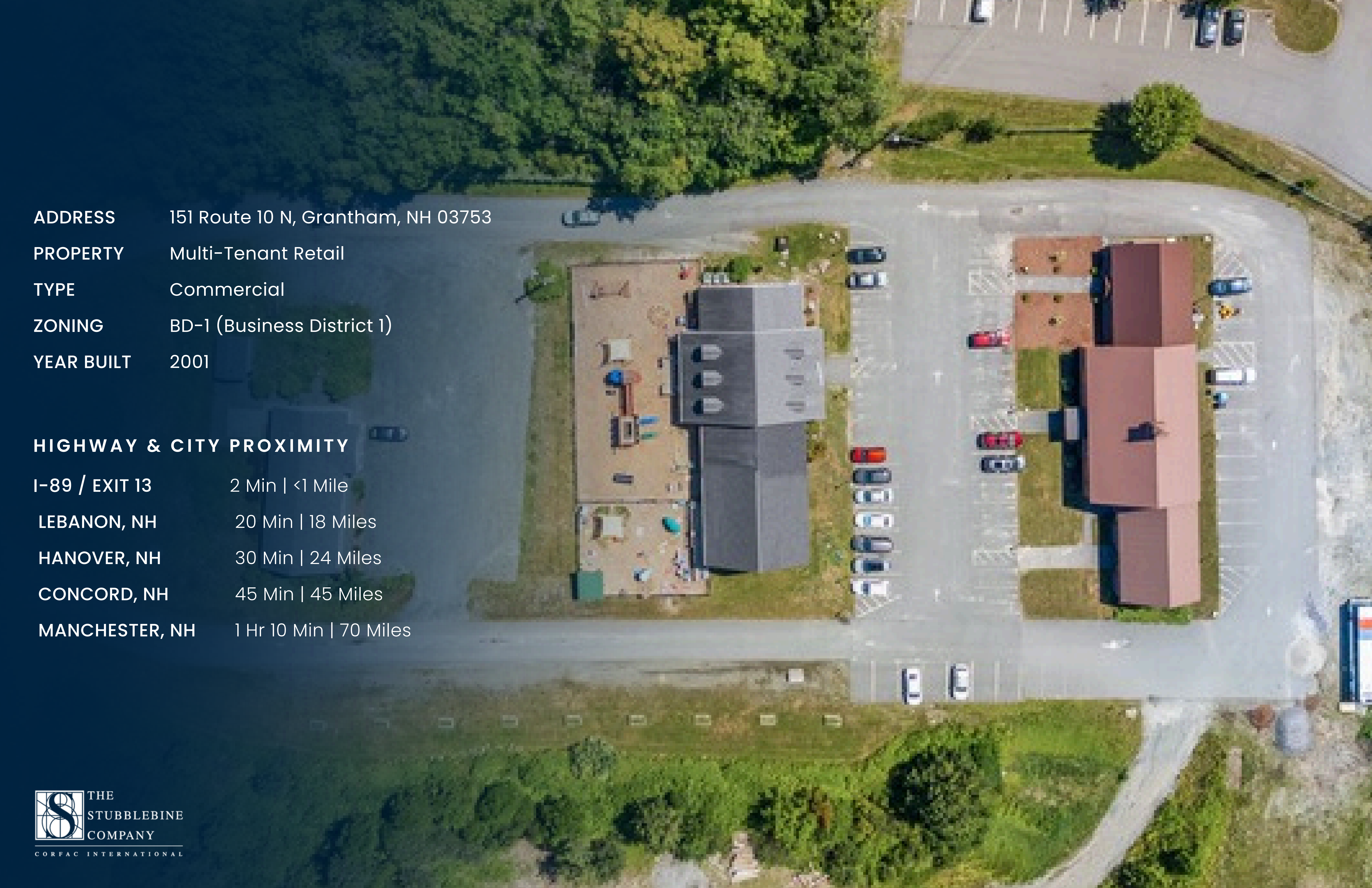
Pricing guidance and detailed financial information available upon execution of an NDA.

PROPERTY OVERVIEW

- Value-Add Potential
- Eight (8) Existing Tenants
- Flexibility to Renew Existing Tenants or Reposition Space
- Diversified Multi-Tenant Income Stream



ADDRESS	151 Route 10 N, Grantham, NH 03753
PROPERTY	Multi-Tenant Retail
TYPE	Commercial
ZONING	BD-1 (Business District 1)
YEAR BUILT	2001

HIGHWAY & CITY PROXIMITY

I-89 / EXIT 13	2 Min | <1 Mile
LEBANON, NH	20 Min | 18 Miles
HANOVER, NH	30 Min | 24 Miles
CONCORD, NH	45 Min | 45 Miles
MANCHESTER, NH	1 Hr 10 Min | 70 Miles

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NOI

$117,760

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RENT ROLL

$235,369 NOI*

*NOI Calculated after subtracting landlord exspenses ($157,888)

TENANT	UNIT	SIZE	MONTHLY RENT	YEARLY RENT	MOVE IN	LEASE END
POLYONICS	#18, #26, #28, #45A	23,427 SF	$14,678	$176,143	12/01/20	11/30/28
INSTALLED BUILDING PRODUCTS	#51, #71	19,607 SF	$11,567.87	$138,815	06/01/21	05/31/27
FLYING PIG ANTIQUES	#13, #35B	7,969 SF	$5,050	$60,600	01/01/23	02/28/27
BRAZEN INNOVATIONS	#35A	2,897 SF	$1,475	$17,700	04/01/21	03/31/27
VACANT	#21	6,140 SF	$0	$0		
TOTAL	11 UNITS	61,540 SF	$32,771.50	$393,258		

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UPPPER VALLEY
MARKET OVERVIEW

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HIGHWAY PROXIMITY

INTERSTATE 89

1 MILE
2 MINUTES

INTERSTATE 91

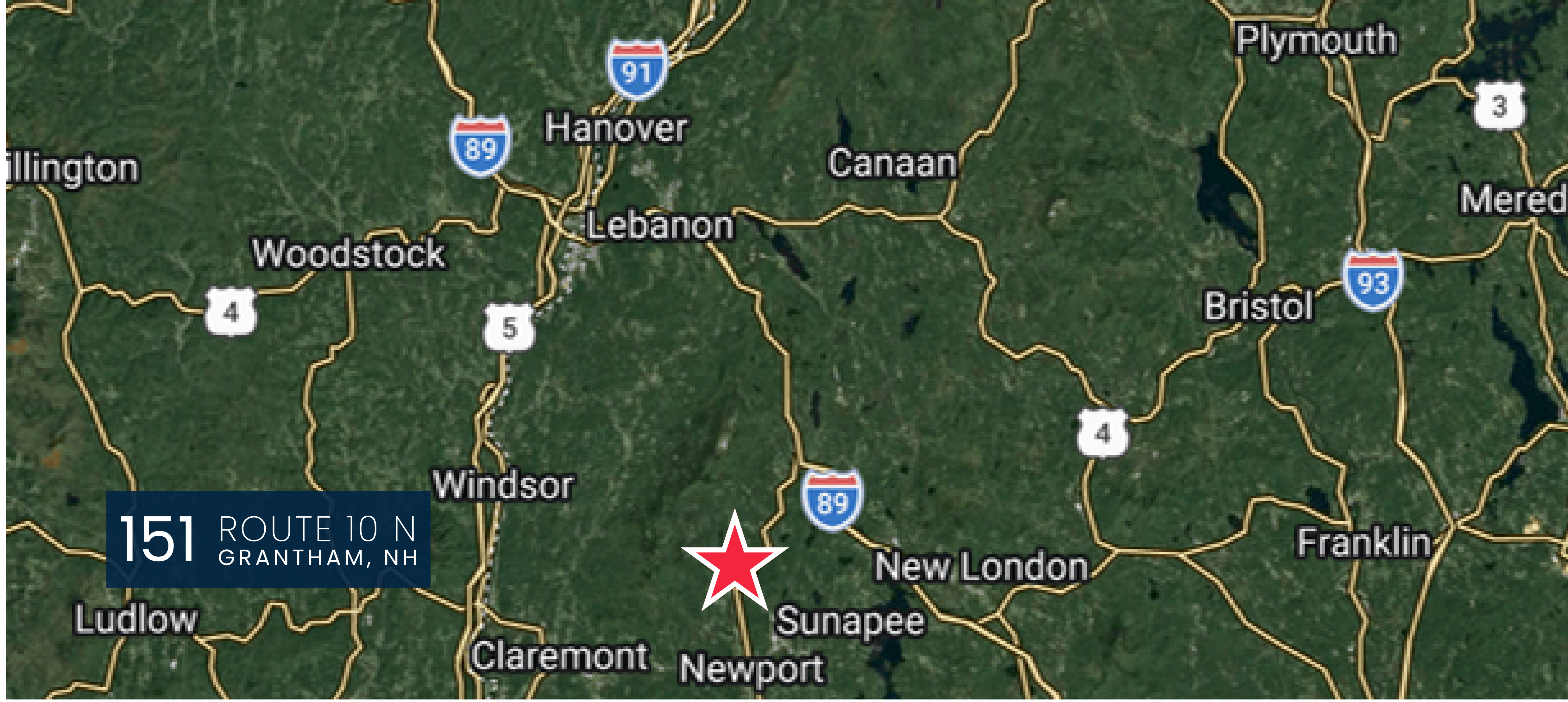
24 MILES
25 MINUTES

4

18 MILES
20 MINUTES

LEBANON, NH
18 MILES | 20 MINS

CONCORD, NH
45 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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