

**10**  
**Andrews Rd**  
Sommersworth, NH  
03878



**Chris Pascucci**  
**MANAGING DIRECTOR**  
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NH #047341



**Jesse Hepler, CCIM**  
**DIRECTOR OF RETAIL**  
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# Property Summary



## PROPERTY DESCRIPTION

Prime retail opportunity with unparalleled visibility at a signalized intersection along bustling RTE 9 (22,973 VPD). Positioned prominently in front of retail giants Target and Home Depot and conveniently situated directly across from Walmart, this location guarantees maximum exposure for your business. The available space features a retail storefront complemented by a convenient overhead door at the rear of the space.

- **Available SF:** 2,000-4,000
- **Lease Rate:** \$20.00 SF/yr
- **Lease Type:** NNN
- **Traffic Count:** 22,973
- **Zoning:** RC



### Population

1 mile: 3,323  
2 miles: 14,304  
3 miles: 29,387



### Median Income

1 mile: \$81,213  
3 miles: \$80,902  
5 miles: \$82,298



### Median Age

1 mile: 41 years  
3 miles: 37 years  
5 miles: 38 years



## Additional Photos



# Advisor Bio



## CHRIS PASCUCCI

Managing Director

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Direct: 603.262.3555



## JESSE HEPLER

Director of Retail

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Direct: 603.785.2246

### CHRIS PASCUCCI PROFESSIONAL BACKGROUND

Chris began his career in 1985 in the New York City area, focusing on property maintenance and management for office complexes. After moving to New Hampshire in 1995, he obtained his real estate license and joined Global Commercial Real Estate in Bedford, NH, expanding his property management services across Southern New Hampshire.

As a key liaison for property owners, tenants, and vendors, Chris has built a strong network in the state and specializes in sales, leasing, tenant relations, lease negotiations, and preventive asset maintenance.

In 2017, he became Principal Broker and Managing Director at The Masiello Group, helping to expand their commercial real estate division and grow the team to 20 associates. His leadership established the firm's strong presence in New Hampshire, Maine, Massachusetts, and Vermont.

In October 2024, Chris launched a new chapter as Owner and Principal Broker of Commercial Realty Associates, aiming to position the firm as a premier commercial real estate leader in Northern New England. With a focus on excellence and innovation, Chris is dedicated to providing exceptional service to clients.

### JESSE HEPLER PROFESSIONAL BACKGROUND

Jess Hepler brings a wealth of retail and restaurant real estate experience to Sperry Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S.

Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage. He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At Sperry Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses.

Commercial Realty Associates  
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