



CARE FACILITY

RIDGE
TENANT
TENANT
TENANT
TENANT
TENANT
RIDGE

EMERGENCY

RESTAURANTS

ROCHESTER BANK

RIDGE

AVAILABLE

The Ridge Marketplace - Phase II

60 - 68 Farmington Road | Rochester, NH



The Ridge: Phase II

60-68 Farmington Road | Rochester, NH



AVAILABLE

1,800 - 13,600 SF
Available Opportunities

Q3 2027
Expected Delivery

ABOUT THE PROPERTY

- Located on Route 11, the only road leading to the famed lakes region.
- Phase II includes luxury apartments, restaurants, entertainment, a beer garden and retail.
- Outdoor park area featuring seasonal entertainment, community events, and dining.
- "The City of Rochester was featured as a Top 10 Investment Destination in European CEO Magazine."

DEVELOPED BY



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MARKET OVERVIEW



Traffic Counts

Farmington Road, S of Site	25,189 VPD
Farmington Road, N of Site	16,928 VPD
US Highway 202, SE of Site	30,207 VPD

Year: 2019 | Source: New Hampshire DOT



Market Highlights

5.3 Million
people a year drive past
The Ridge

4.25 Million
visitors at the Ridge District:
Rochester, NH

#1 Ranked
shopping center in the state
of NH

\$5.5 Billion
direct spending in NH in 2017

216 +/-
luxury apartments

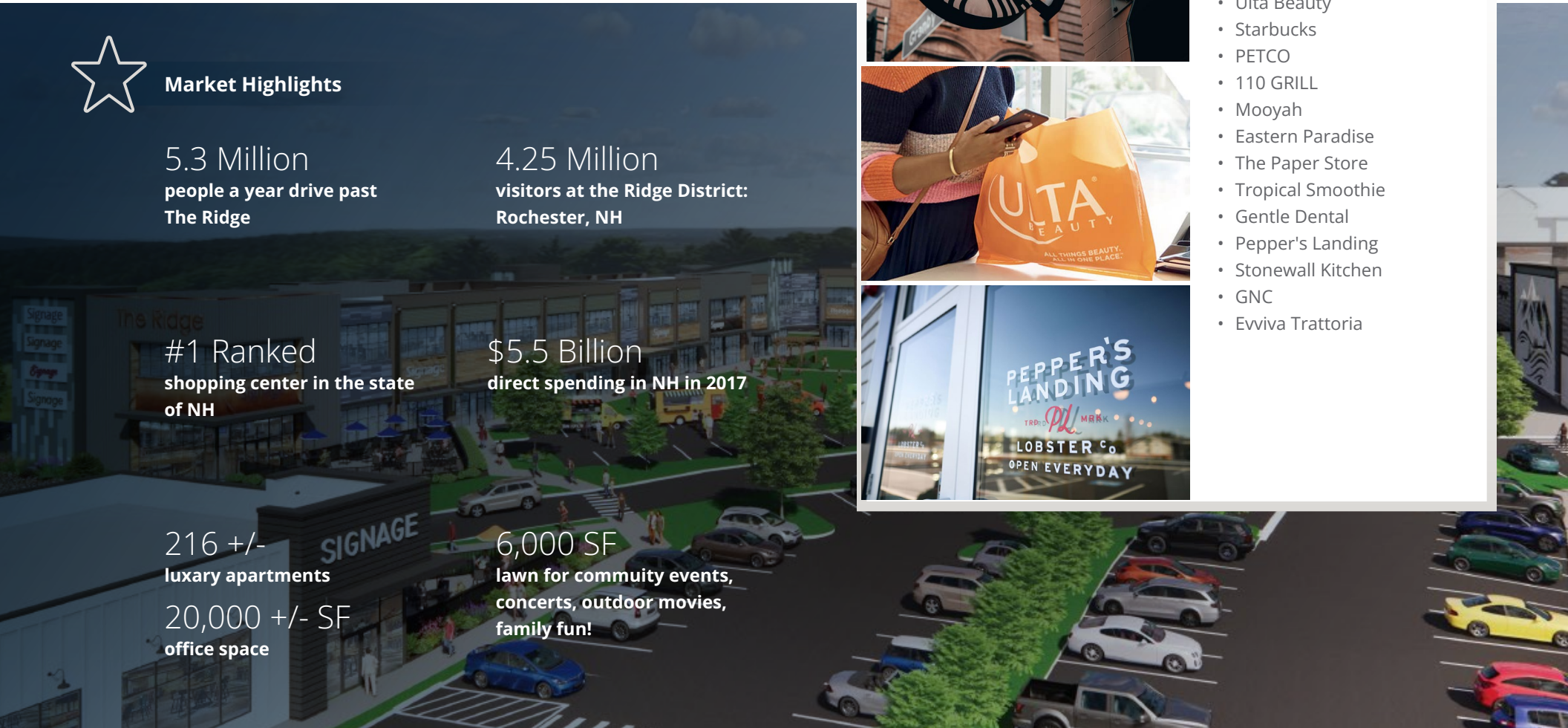
20,000 +/- SF
office space

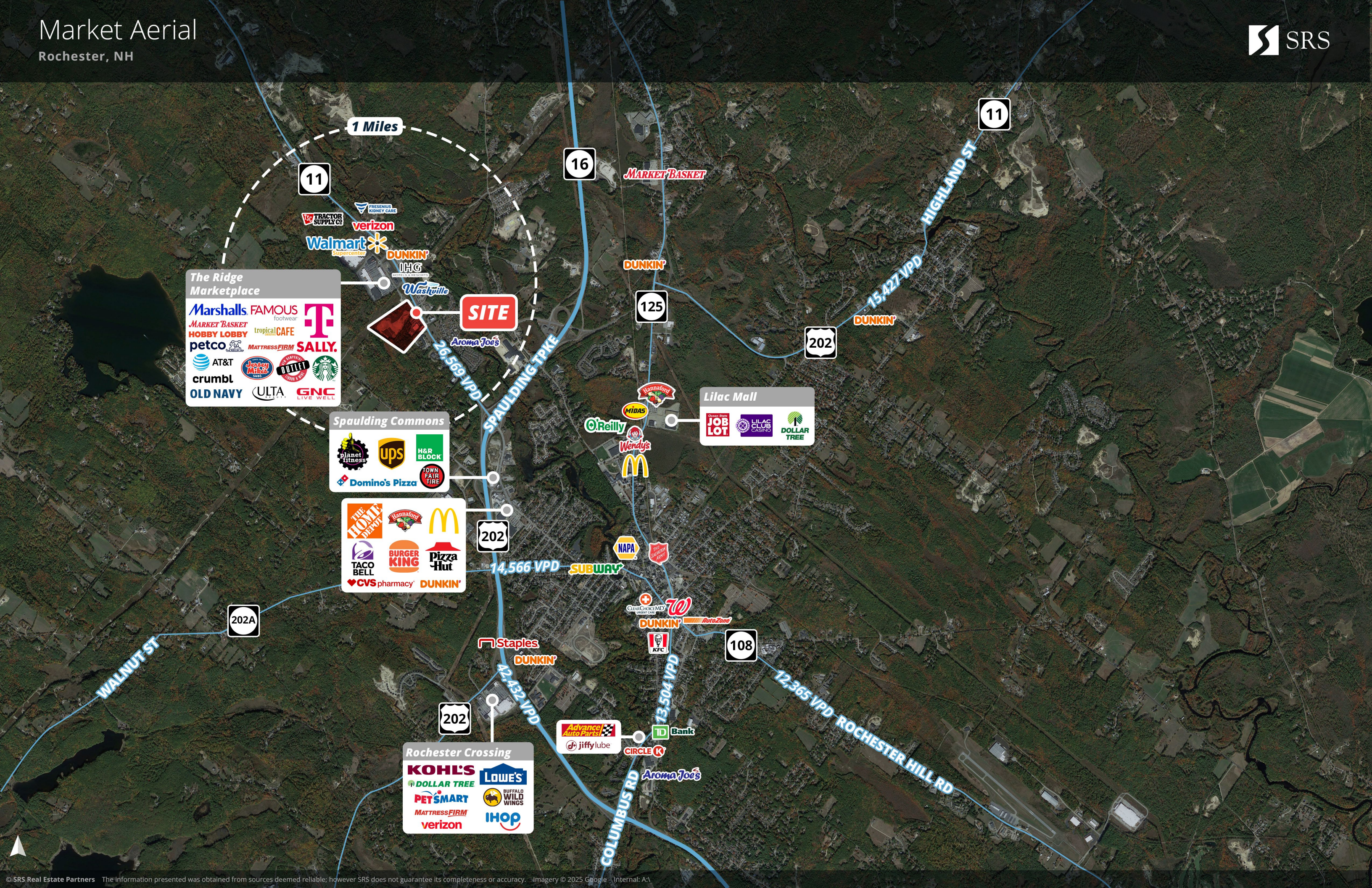
6,000 SF
lawn for community events,
concerts, outdoor movies,
family fun!



KEY TENANTS - Phase I

- Market Basket
- NH Liquor & Wine Outlet
- Marshalls
- Old Navy
- Ulta Beauty
- Starbucks
- PETCO
- 110 GRILL
- Mooyah
- Eastern Paradise
- The Paper Store
- Tropical Smoothie
- Gentle Dental
- Pepper's Landing
- Stonewall Kitchen
- GNC
- Ewiva Trattoria





The Ridge Marketplace

- Marshall's
- FAMOUS footwear
- MARKET BASKET
- HOBBY LOBBY
- petco
- AT&T
- crumbl
- OLD NAVY
- ULTRA
- GNC LIVE WELL
- SALLY.
- STARBUCKS
- OUTLET
- Jersey Mike's
- MATTRESS FIRM

Spaulding Commons

- planet fitness
- ups
- H&R BLOCK
- Domino's Pizza
- TOWN FAIR TIRE

Spaulding Commons

- HOME DEPOT
- Hannaford
- McDonald's
- TACO BELL
- BURGER KING
- Pizza Hut
- CVS pharmacy
- DUNKIN'

Rochester Crossing

- KOHL'S
- DOLLAR TREE
- LOWE'S
- PET SMART
- MATTRESS FIRM
- verizon
- BUFFALO WILD WINGS
- IHOPE

Lilac Mall

- JOE'S JOB LOT
- LILAC CLUB CASINO
- DOLLAR TREE

1 Miles

- TRACTOR SUPPLY CO
- verizon
- Walmart Supercenter
- DUNKIN'
- IHG
- Washville

MARKET BASKET

DUNKIN'

125

Hannaford

- MIDAS
- O'Reilly
- Wendy's
- McDonald's

NAPA

7-Eleven

- Clear Choice MD
- DUNKIN'
- AutoZone
- KFC

Advance Auto Parts

- jiffy lube
- CIRCLE K
- TD Bank

Aroma Joe's

202A

202

202

16

108

11

202

WALNUT ST

SPAULDING TPKE

COLUMBUS RD

HIGHLAND ST

ROCHESTER HILL RD

26,599 VPD

15,427 VPD

14,566 VPD

42,432 VPD

73,504 VPD

12,365 VPD

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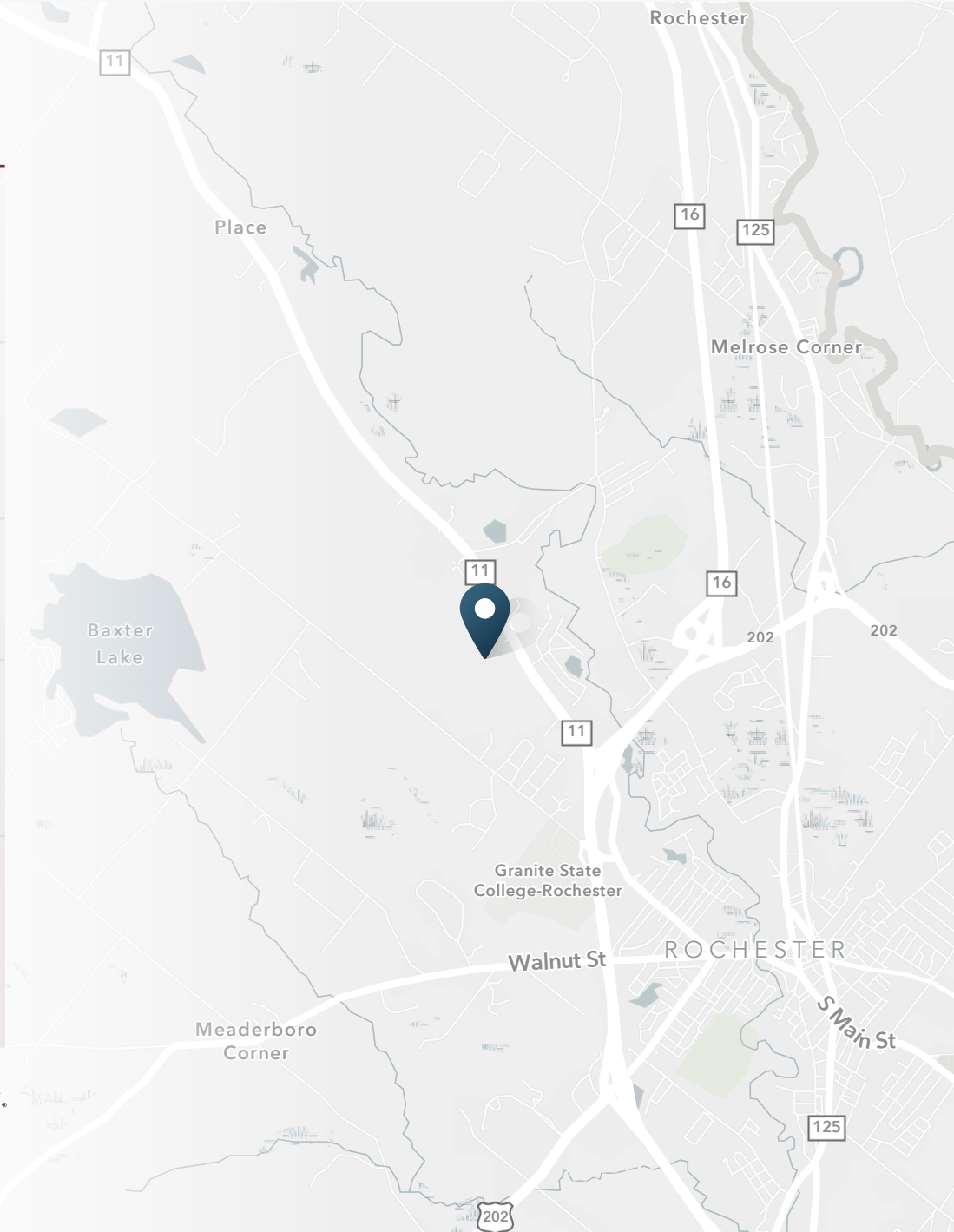
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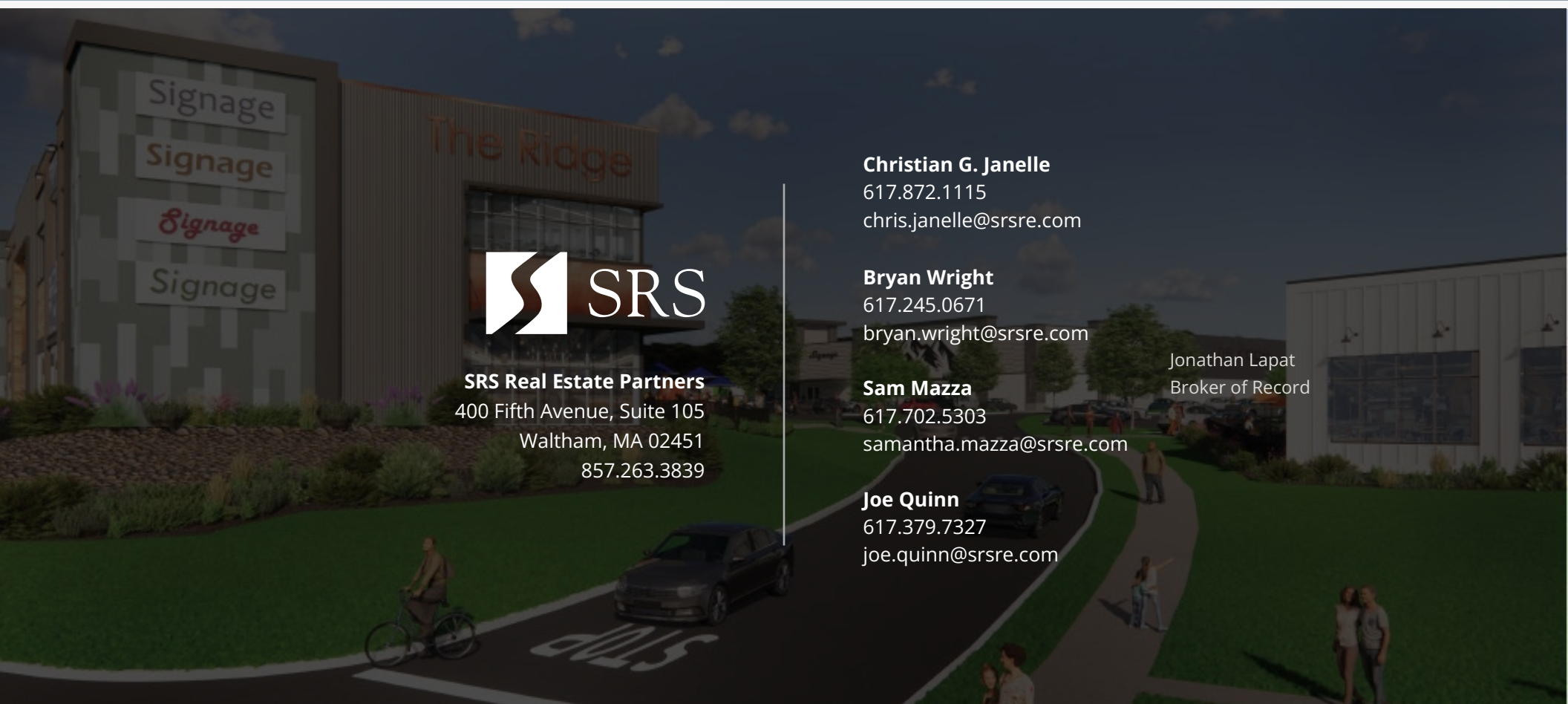
DEMOGRAPHIC HIGHLIGHTS

Population	10 miles	15 miles	25 miles
2025 Estimated Population	85,397	191,254	421,461
2030 Projected Population	88,157	196,756	433,382
Proj. Annual Growth 2025 to 2030	0.64%	0.57%	0.56%
Daytime Population			
2025 Daytime Population	73,849	167,706	402,294
Workers	35,133	81,718	213,197
Residents	38,716	85,988	189,097
Income			
2025 Est. Average Household Income	\$107,678	\$112,649	\$125,478
2025 Est. Median Household Income	\$91,568	\$94,182	\$102,303
Households & Growth			
2025 Estimated Households	35,977	78,451	176,992
2030 Estimated Households	38,047	82,593	185,498
Proj. Annual Growth 2025 to 2030	1.13%	1.03%	0.94%
Race & Ethnicity			
2025 Est. White	89%	89%	90%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	2%	3%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	7%	7%	6%
2025 Est. Hispanic (Any Race)	3%	3%	3%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
400 Fifth Avenue, Suite 105
Waltham, MA 02451
857.263.3839

Christian G. Janelle
617.872.1115
chris.janelle@srsre.com

Bryan Wright
617.245.0671
bryan.wright@srsre.com

Sam Mazza
617.702.5303
samantha.mazza@srsre.com

Joe Quinn
617.379.7327
joe.quinn@srsre.com

Jonathan Lapat
Broker of Record

SRSRE.COM