

Offered at \$21/SF
Gross



— 260 Cottage Street —

Property Highlights

- **Class A Office Space**
- **One Site Parking**
- **Multi-Tenanted with**
- **Varied Professions**
- **Highly Visible**
- **Professionally Managed**
- **Easily Accessible from Major Highways**
- **Competitive Pricing with all inclusive rate of \$21 per Square Foot**
- **Units vary in size**
- **Call for updated list of space availability**

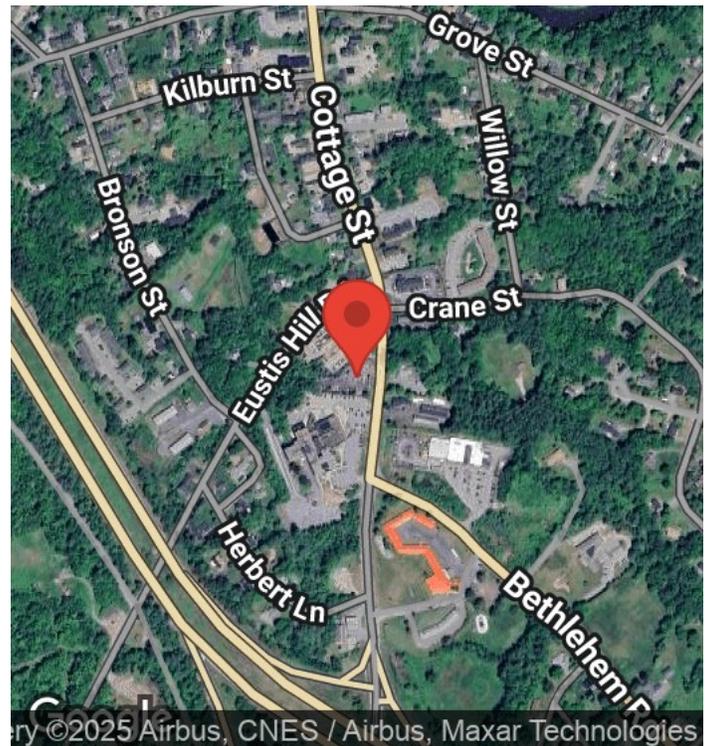


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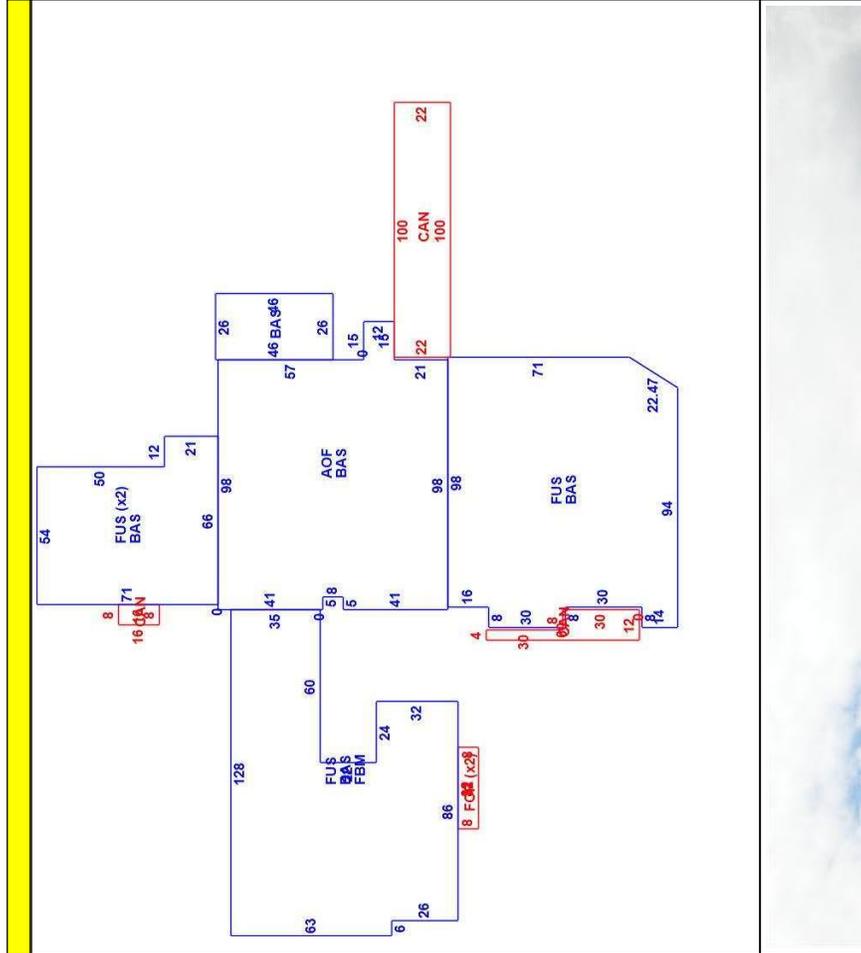
New Hampshire

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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
56	Condo Office		
04	Condo Main		
03	Average		
3	Stories:		
20	Brick/Masonry		
COMPLEX INFORMATION			
01	Flat	Parcel Id	1501
04	Tar & Gravel	Complex Descr	260 COTTAGE ST
4	Cmrl Units:	Complex Num	800
0	Res/Com Units:	Prc Cmplx Adj	1.00
COST / MARKET VALUATION			
RCN			3,915,340
	Year Built		1906
	Effective Year Built		2018
	Depreciation Code		A
	Remodel Rating		7
	Year Remodeled		0
	Depreciation %		0
	Functional Obsol		0
	External Obsol		0
	Trend Factor		1
	Condition		
	Condition %		93
	Percent Good		0
	Cris Sect Rcld		
	Dep % Ovr		
	Dep Ovr Comment		
	Misc Imp Ovr		
	Misc Imp Ovr Comment		
	Cost to Cure Ovr		
	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr Value
LT1	LIGHTS-IN W/P	L	15	650.00	1995		0			0.00
PAV1	PAVING-ASPH	L	75.50	4.00	1990		0			0.00
SHD3	METAL	L	416	13.00	1995		0			0.00
SHD1	SHED FRAME	L	2,023	20.00	1950		0			0.00
SPR1	SPRINKLERS-	B	67,01	4.00	2018		0			0.00
SGN2	DOUBLE SIDE	L	144	124.00	2005		0			0.00
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
AOF	Office, (Average)	8,960	8,960	8,960	0.00	0.00				
BAS	First Floor	32,064	32,064	32,064	0.00	0.00				
CAN	Canopy	0	2,808	562	0.00	0.00				
FBM	Basement, Finished	0	8,764	3,506	0.00	0.00				
FOP	Porch, Open, Finished	0	512	102	0.00	0.00				
FUS	Upper Story, Finished	25,994	25,994	25,994	0.00	0.00				
Ttl Gross Liv / Lease Area		67,018	79,102	71,188	0.00	0.00				

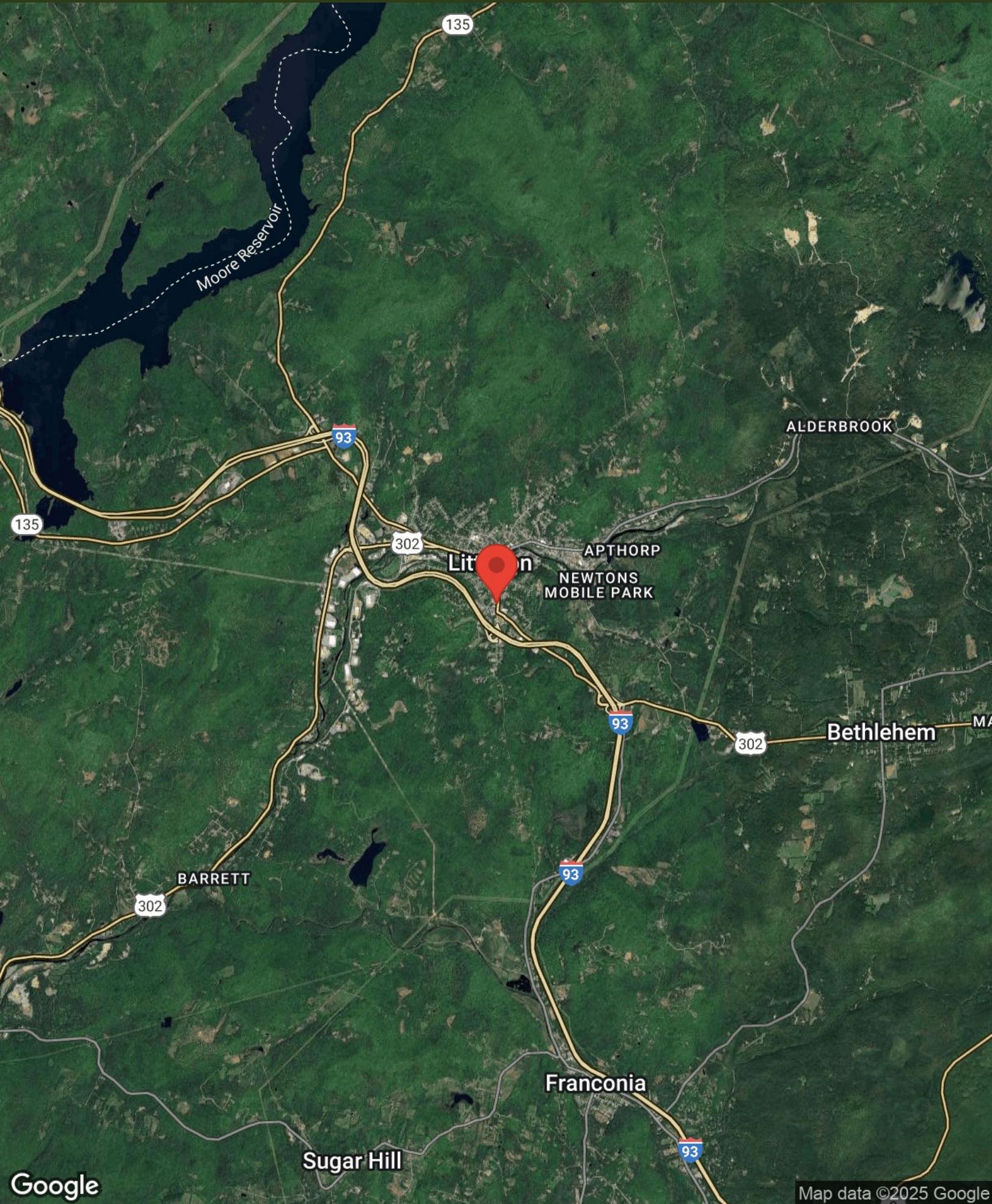
AERIAL TAX MAP

Mount Eustis Commons
260 Cottage Street | Littleton, NH 03561



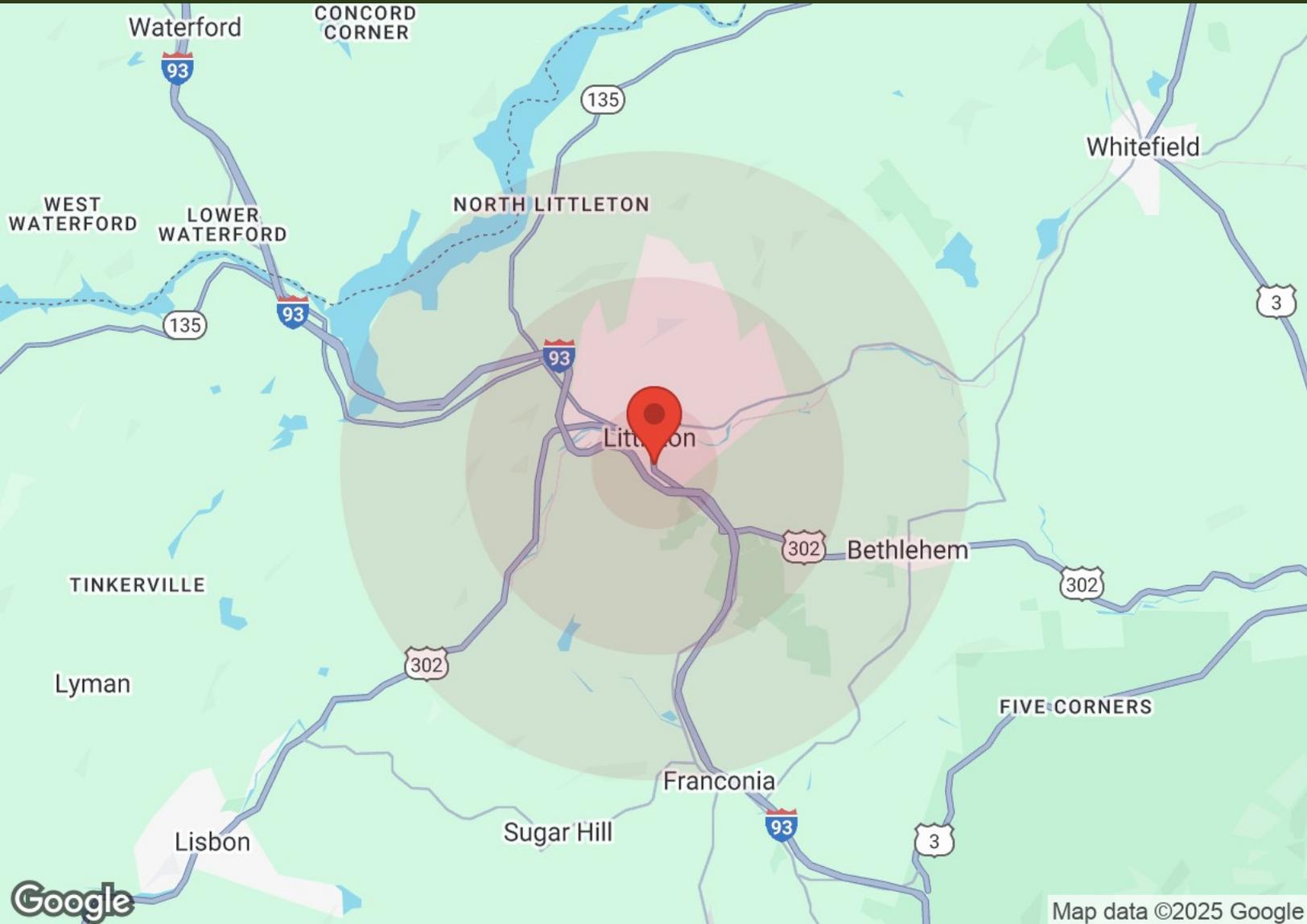
REGIONAL MAP

Mount Eustis Commons
260 Cottage Street | Littleton, NH 03561



DEMOGRAPHICS

Mount Eustis Commons
260 Cottage Street | Littleton, NH 03561



Population	1 Mile	3 Miles	5 Miles
Male	1,336	2,555	3,972
Female	1,374	2,581	3,920
Total Population	2,710	5,135	7,892

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	371	695	1,039
Ages 15-24	265	498	739
Ages 25-54	1,015	1,898	2,823
Ages 55-64	364	715	1,190
Ages 65+	694	1,328	2,101

Race	1 Mile	3 Miles	5 Miles
White	2,451	4,650	7,202
Black	23	45	66
Am In/AK Nat	2	5	6
Hawaiian	N/A	N/A	1
Hispanic	116	206	281
Asian	60	125	184
Multi-Racial	54	99	144
Other	3	5	8

Income	1 Mile	3 Miles	5 Miles
Median	\$55,686	\$56,624	\$63,730
< \$15,000	213	354	446
\$15,000-\$24,999	72	161	222
\$25,000-\$34,999	170	301	373
\$35,000-\$49,999	129	231	364
\$50,000-\$74,999	310	522	683
\$75,000-\$99,999	167	330	548
\$100,000-\$149,999	185	363	597
\$150,000-\$199,999	69	122	203
> \$200,000	46	117	287

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,682	3,116	4,737
Occupied	1,360	2,502	3,724
Owner Occupied	596	1,268	2,178
Renter Occupied	764	1,234	1,546
Vacant	322	615	1,013