



New England
Retail Properties, Inc.

6.48 ACRES NOW AVAILABLE



**TSC TRACTOR
SUPPLY CO.**

PETSMART

Michaels

North-South Rd.

MATT HALPRIN

D: 860.529.9000 X 105
halprinm@newenglandretail.com
www.newenglandretail.com

Excellent Development Opportunity!

170 North-South Road, North Conway, NH

DEVELOPMENT OPPORTUNITY



PROPERTY DETAILS

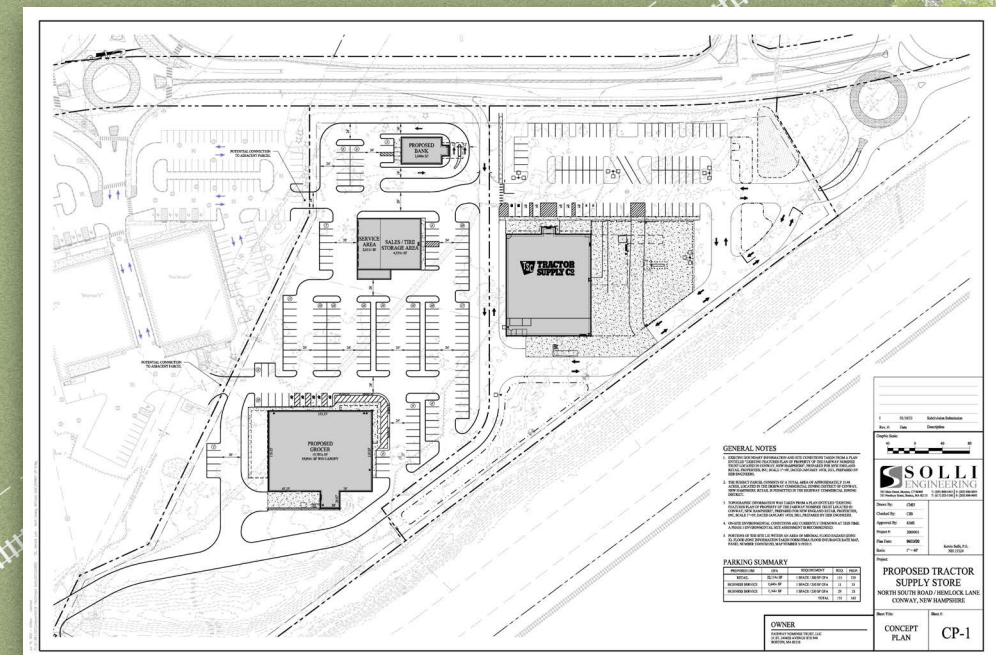
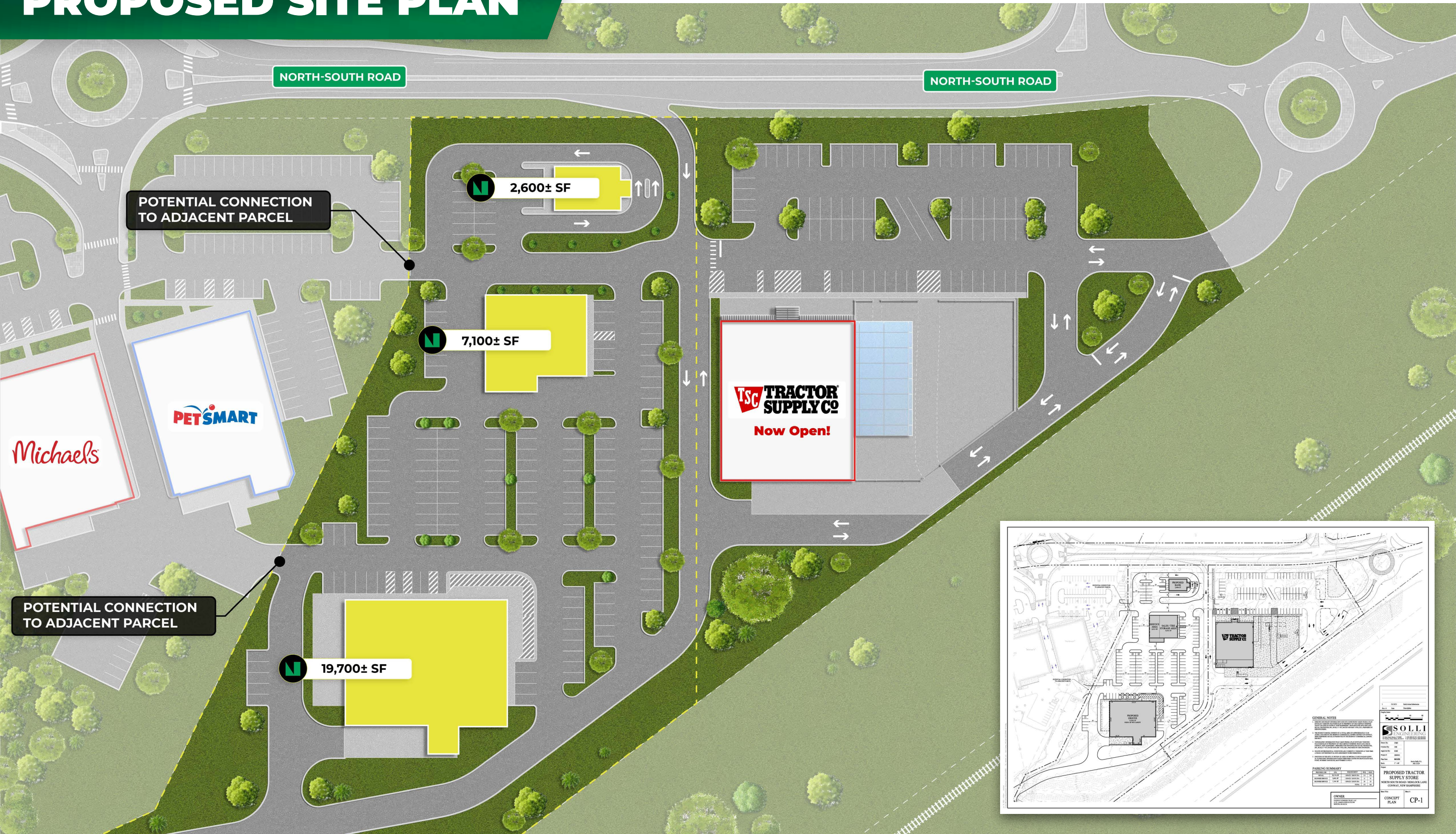
- LOT SIZE** 6.48 Acres
- TYPE** Ground Lease, Build-to-Suit, or FOR SALE
- USES** Retail, Medical, Restaurant, hotel or Multi-Family

HIGHLIGHTS

- Tractor Supply Co. is NOW open and operating!
- Prime location on North-South Road.
- High traffic area with over 12,000 vehicles per day on North-South Road.
- Potential for parking lot connection into the adjacent parcel.
- Newly constructed roundabout on North-South Road, allowing for easy access into the Subject Property and Settlers Green Outlet Village.
- Surrounded by national retailers such as PetSmart, Michaels, Walmart, Hannaford Supermarket and Lowe's.



PROPOSED SITE PLAN



ABOUT NORTH CONWAY



NORTH CONWAY NEW HAMPSHIRE

A Four-Season Vacation Wonderland!

With a backdrop of over 700,000 acres of protected White Mountain National Forest and boasting the tallest peak in the North East, visitors to the North Conway, NH area have many activities to choose from which span all four seasons including some of the finest skiing, snowmobiling, hiking, golfing, fishing, canoeing, camping, family attractions, scenic tours, shopping, and leaf peeping in the entire country!

These activities are complimented by a wide array of North Conway lodging choices which include hotels, motels, vacation resorts, campgrounds, and some of the most charming and elegant bed and breakfasts and Inns in all of New England! Save time to enjoy the local cuisine in one of the nearly 100 area restaurants and cafes.



Settlers Green Outlet Village | North Conway, NH

HISTORIC DOWNTOWN NORTH CONWAY

Top 10 Best Small Towns in America!

The town is loaded with elegant bed and breakfasts, top-notch ski resorts, varied shopping, fine restaurants and outstanding wilderness areas. North Conway NH and the Mt. Washington Valley area have been named the #1 Ski Town in the United States with thirteen ski areas located within a thirty-minute drive of the village and one of the Top 10 Best Small Towns in America for Adventure by readers of USA Today!

Close by Attractions

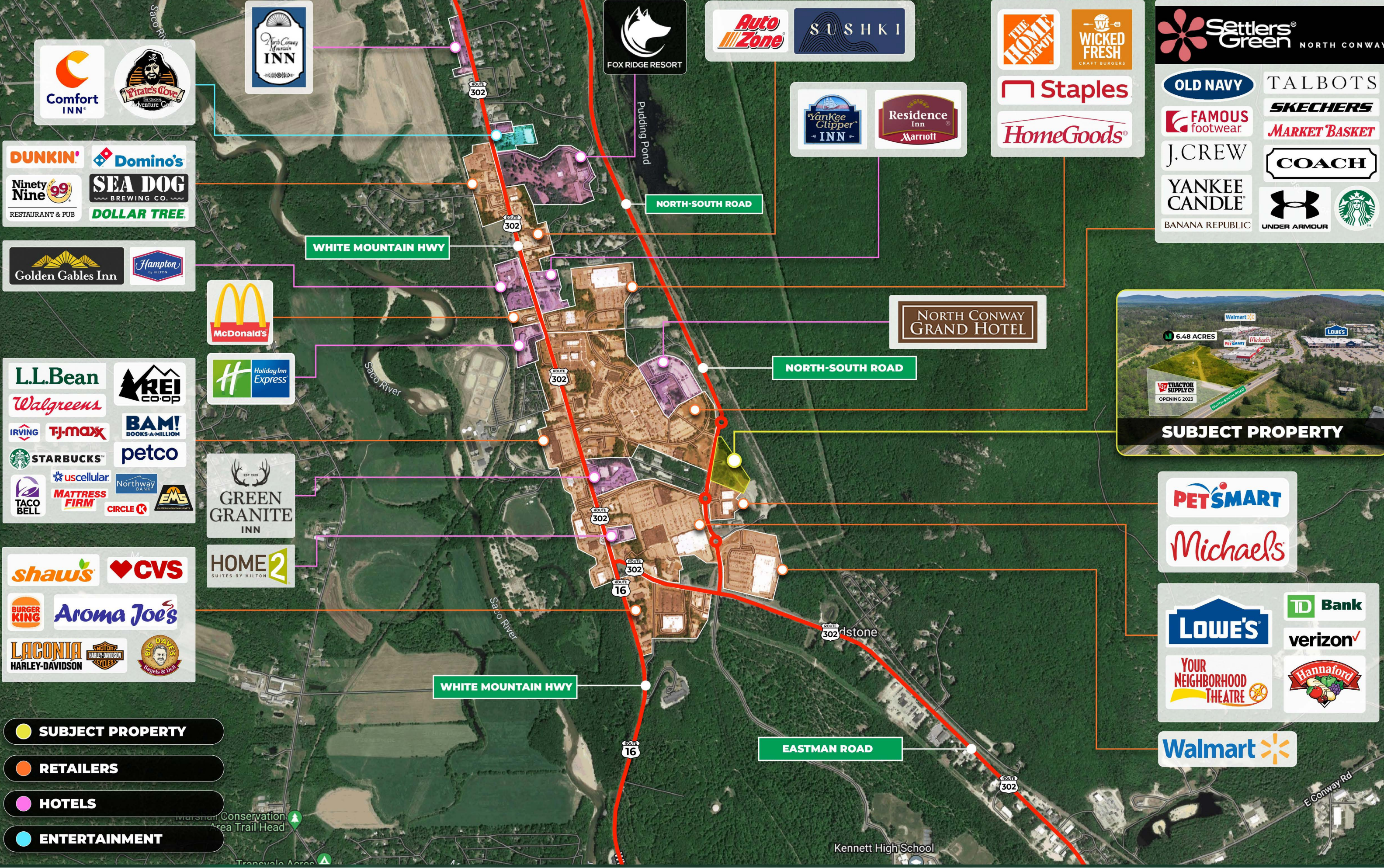
Settlers Green Outlet Village	0.4 mi
Historical Downtown North Conway	1.5 mi
Conway Scenic Railroad	1.5 mi
Kahuna Laguna Indoor Water-park	1.6 mi
Cranmore Mountain Resort	2.2 mi
Echo Lake State Park	3.3 mi
Crown Ridge Resort	3.5 mi
Mt. Washington Valley Ski Resort	4.8 mi
Story Land Theme Park	8.5 mi
Attitash Mountain Resort	10.5 mi
King Pike Ski Area	13.6 mi



Conway Scenic Railroad | North Conway, NH



Cranmore Mountain Resort | North Conway, NH



Comfort INN
Pirates Cove Adventure Golf
North Conway Mountain INN

DUNKIN'
Ninety Nine RESTAURANT & PUB
Domino's
SEA DOG BREWING CO. DOLLAR TREE

Golden Gables Inn
Hampton by Hilton

L.L.Bean
Walgreens
IRVING T.J-maxx
STARBUCKS
TACO BELL
REI co-op
BAM! BOOKS-A-MILLION
petco
uscellular
MATTRESS FIRM
Northway BANK
EMS

shaws
Burger King
Aroma Joe's
CVS
LACONIA HARLEY-DAVIDSON
BIG DAVE'S Bagels & Deli

- SUBJECT PROPERTY
- RETAILERS
- HOTELS
- ENTERTAINMENT

FOX RIDGE RESORT
Auto Zone
SUSHKI

Yankee Clipper INN
Residence Inn Marriott

THE HOME DEPOT
WICKED FRESH CRAFT BURGERS
Staples
HomeGoods

Settlers Green NORTH CONWAY
OLD NAVY
TALBOTS
FAMOUS footwear
SKECHERS
J.CREW
MARKET BASKET
YANKEE CANDLE
COACH
BANANA REPUBLIC
UNDER ARMOUR
Starbucks



PET SMART
Michael's
Lowe's
TD Bank
verizon
YOUR NEIGHBORHOOD THEATRE
Hannaford
Walmart

LOCATION

Just under three hours from Boston and one hour from Portland, Maine, it is easy to take a quick road trip to North Conway.

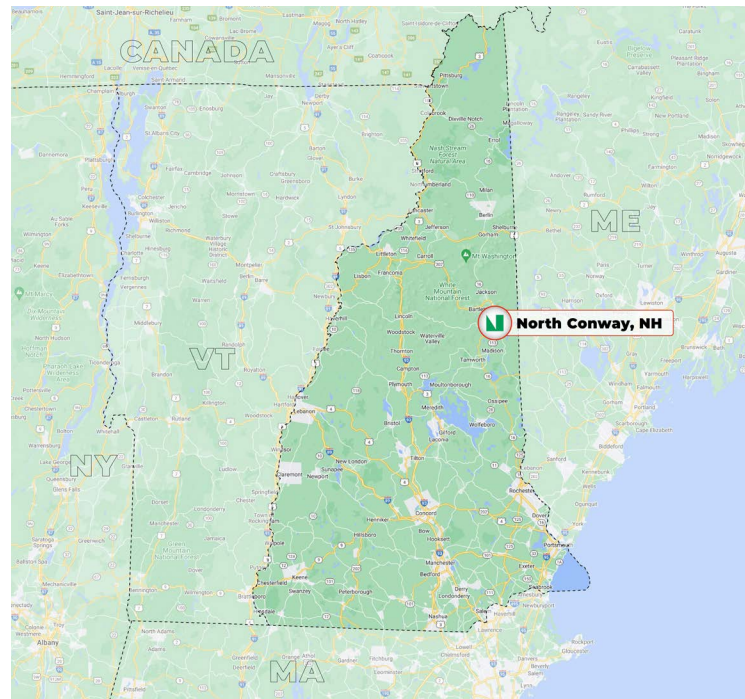
North Conway is a census-designated place and village in eastern Carroll County, New Hampshire. A year-round resort area, North Conway is the second-largest village within the town of Conway, after the village of Conway proper. North Conway services near by communities such as Conway, Jackson, Lincoln and Madison, New Hampshire.



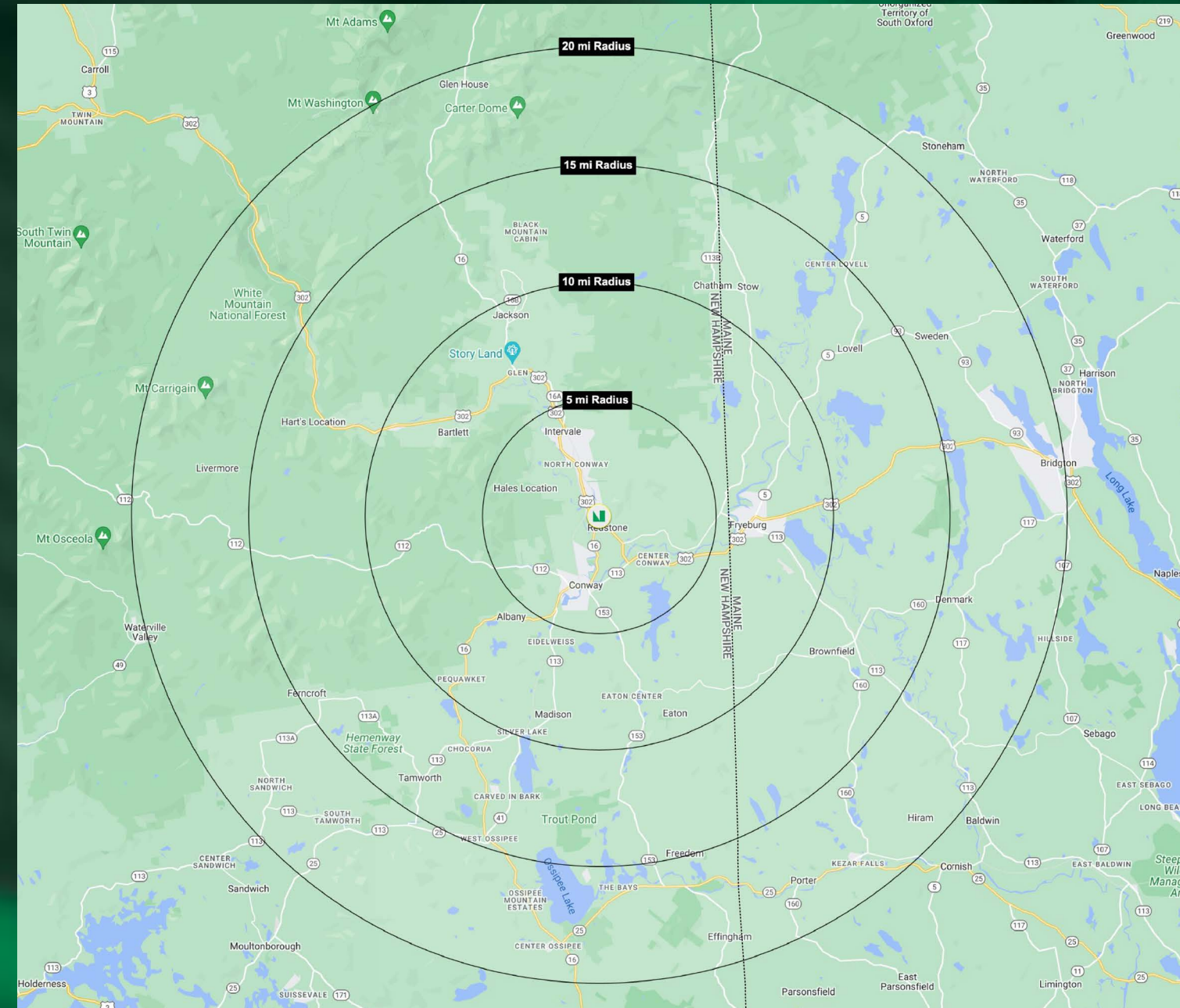
The New Hampshire Division of Travel and Tourism Development announced new records set during New Hampshire's fall 2021 tourism season, during which New Hampshire saw a 38% increase in visitors from the previous record year (2019), with 4.3M visitors traveling to the Granite State. Spending by visitors in New Hampshire reached nearly \$2 billion - a 65% increase from 2019.

Travel Times from North Conway, NH

Portsmouth, New Hampshire	1 hr 44 min
Portland, Maine	1 hr 33 min
Manchester, New Hampshire	2 hr 1 min
Boston, Massachusetts	2 hr 33 min
Burlington, Vermont	2 hr 54 min
Montreal, Quebec, Canada	4 hr 15 min



DEMOGRAPHICS MAP



DEMOGRAPHICS REPORT

	5 mi	10 mi	15 mi	20 mi
Total Population	26,047	143,138	188,926	268,012
Total # of Households	11,901	55,888	72,145	101,720
Avg. Household Income	\$128,779	\$152,291	\$203,042	\$209,387



CONTACT

Matt Halprin
D: 860.529.9000 X 105 | C: 860.729.6810
E: halpinm@newenglandretail.com
www.newenglandretail.com

 **New England**
Retail Properties, Inc.



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