



PRIME RETAIL
SPACE
FOR SALE OR
LEASE

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**425 SOUTH STARK HIGHWAY
WEARE, NH 03281**

**Multiple Suites Available For Lease: \$12 PSF/NNN
Entire Building For Sale: \$1,995,000**

PROPERTY INFORMATION



Prime Retail Space For Lease

425 SOUTH STARK HIGHWAY, WEARE, NH 03281

Multiple Suites For Lease : \$12 PSF / NNN

Entire, 15,946 ± SF. 2 Story Building For Sale: \$1,995,000

DESCRIPTION:

Join one of Weare's most successful retail plazas located on Rt. 114. This multi tenant two story office condo's for Retail or Office use. Located at Lanctot Center along with Dunkin Donuts, Gas Station, Convenience Store, Subway and several tenants in building. A must see!

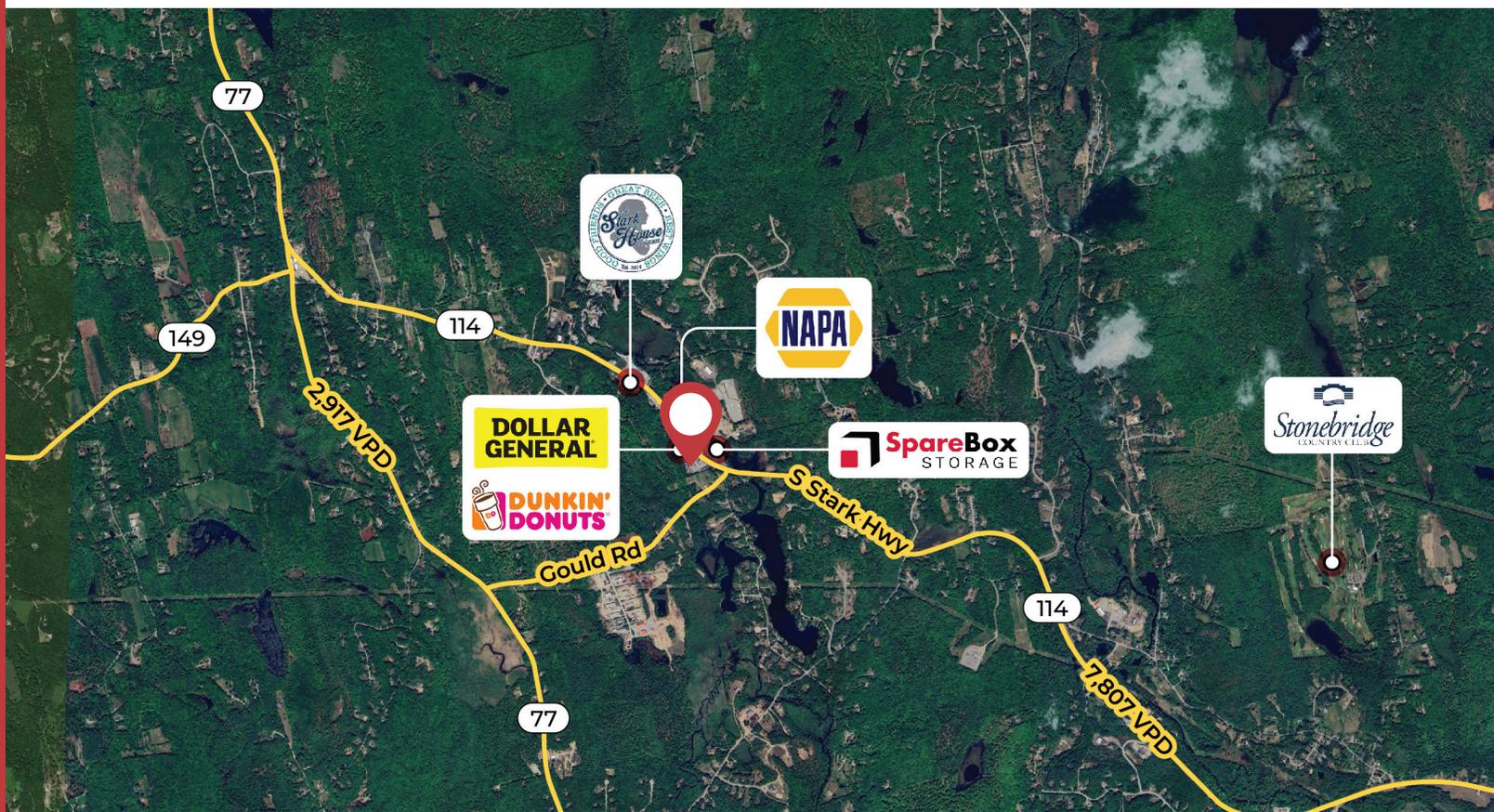
PROPERTY FEATURES:

- Mix of Retail Office & Space
- Great visibility on busy South Stark Highway
- Anchor tenants: Dunkin Donuts, Subway
- Paved Ample Parking

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DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	2,953	14,085	61,827
Households	1,055	5,186	22,408
Families	810	3,943	16,590
Avg HH Size	2.80	2.71	2.65
Median Age	40.9	41.8	41.7
Median HH Income	\$114,261	\$123,339	\$124,190
Avg HH Income	\$142,789	\$159,531	\$164,649

BUSINESSES (10 MILE)



1,486

TOTAL BUSINESSES



12,173

TOTAL EMPLOYEES

INCOME (10 MILE)



\$124,190

MEDIAN HH INCOME



\$60,336

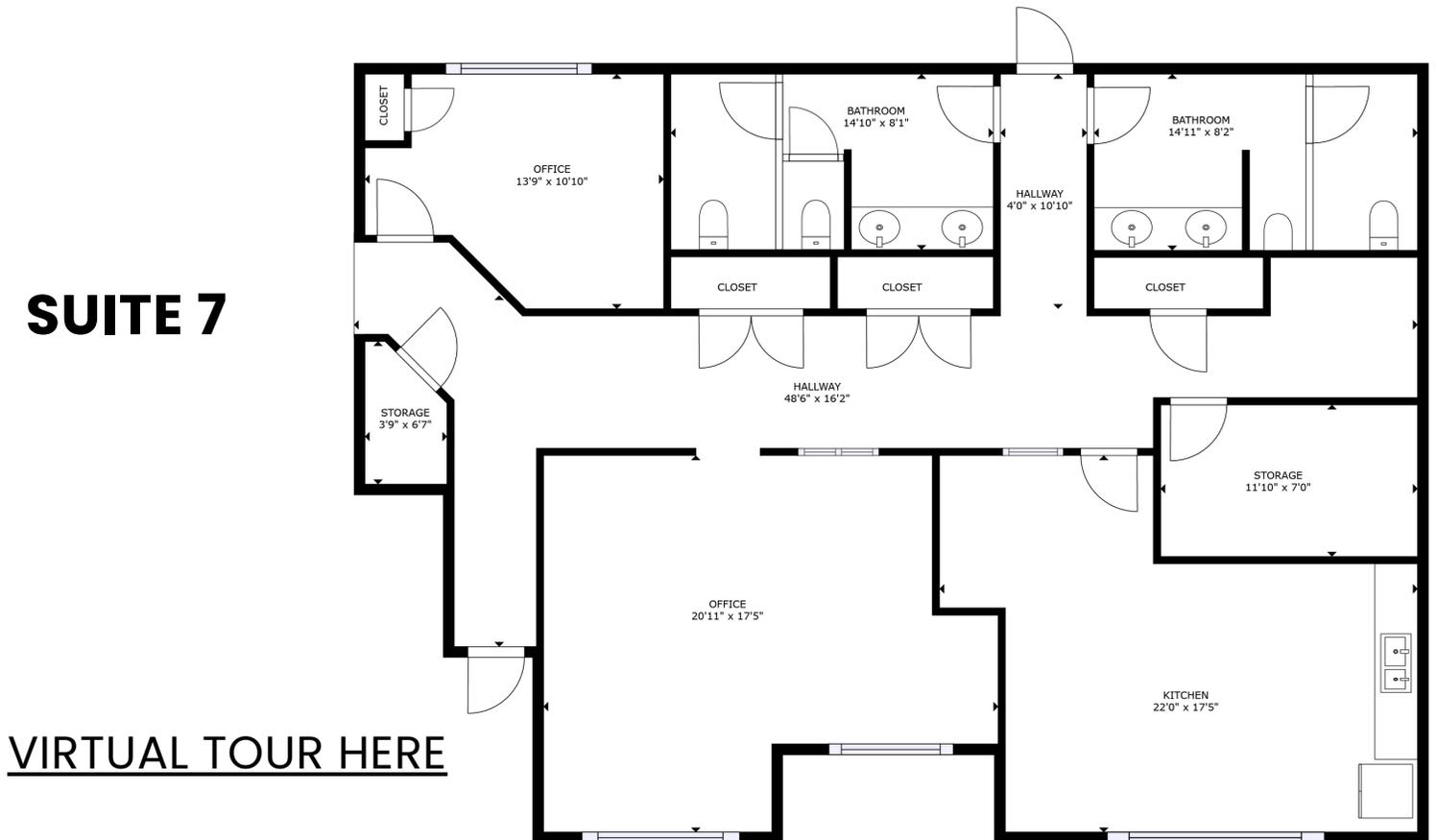
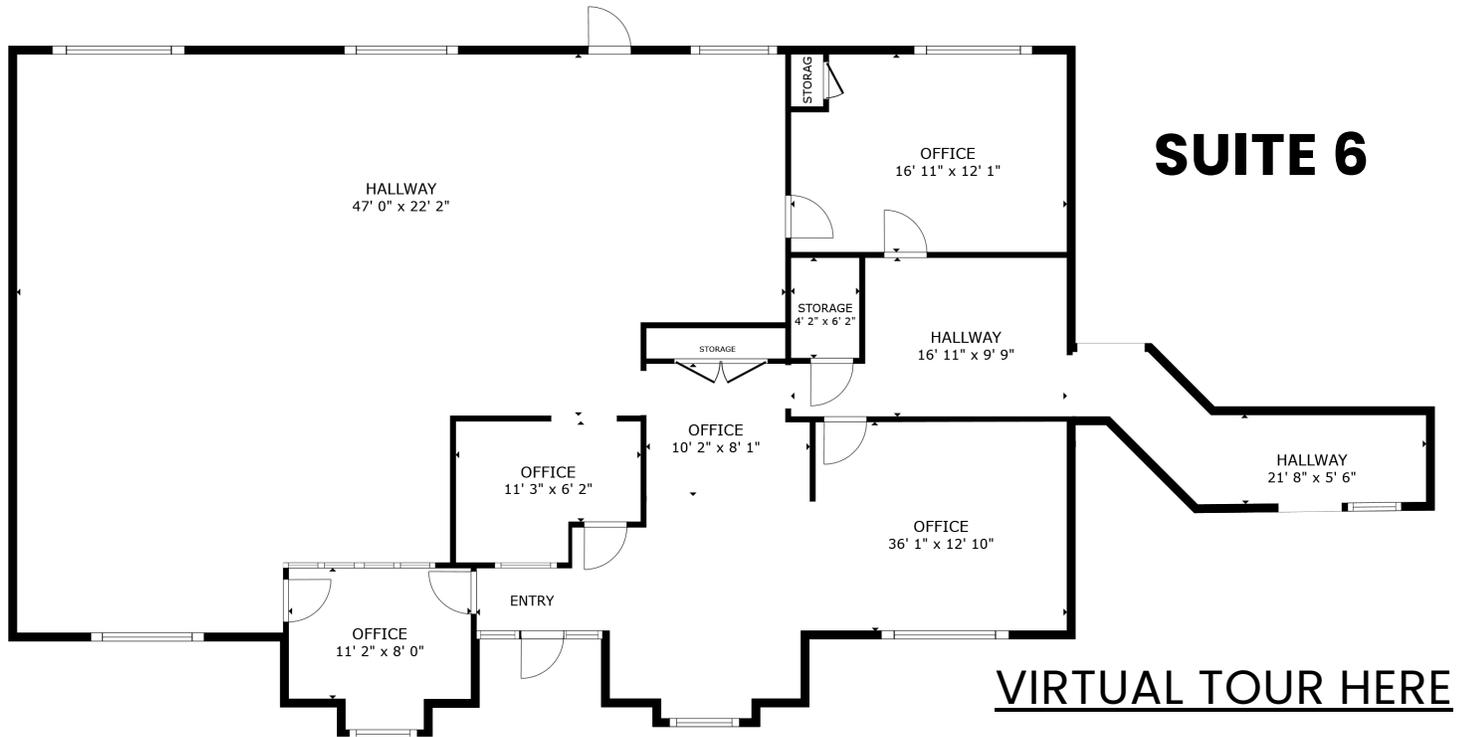
PER CAPITA INCOME



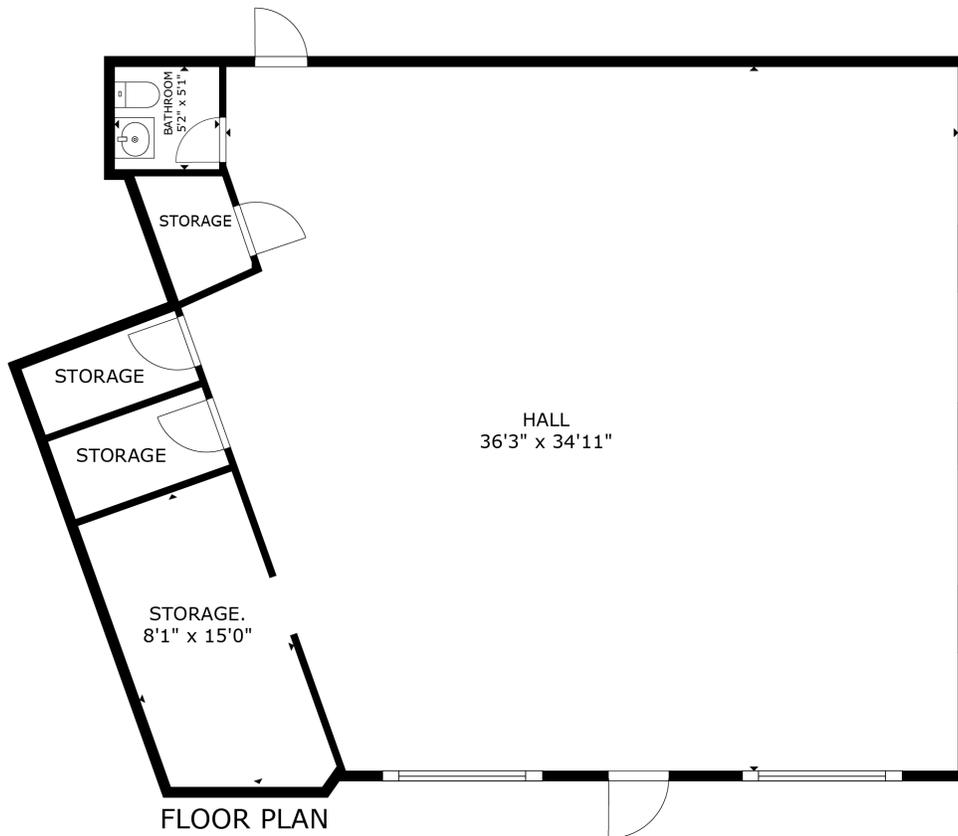
\$670,447

MEDIAN NET WORTH

FLOOR PLAN



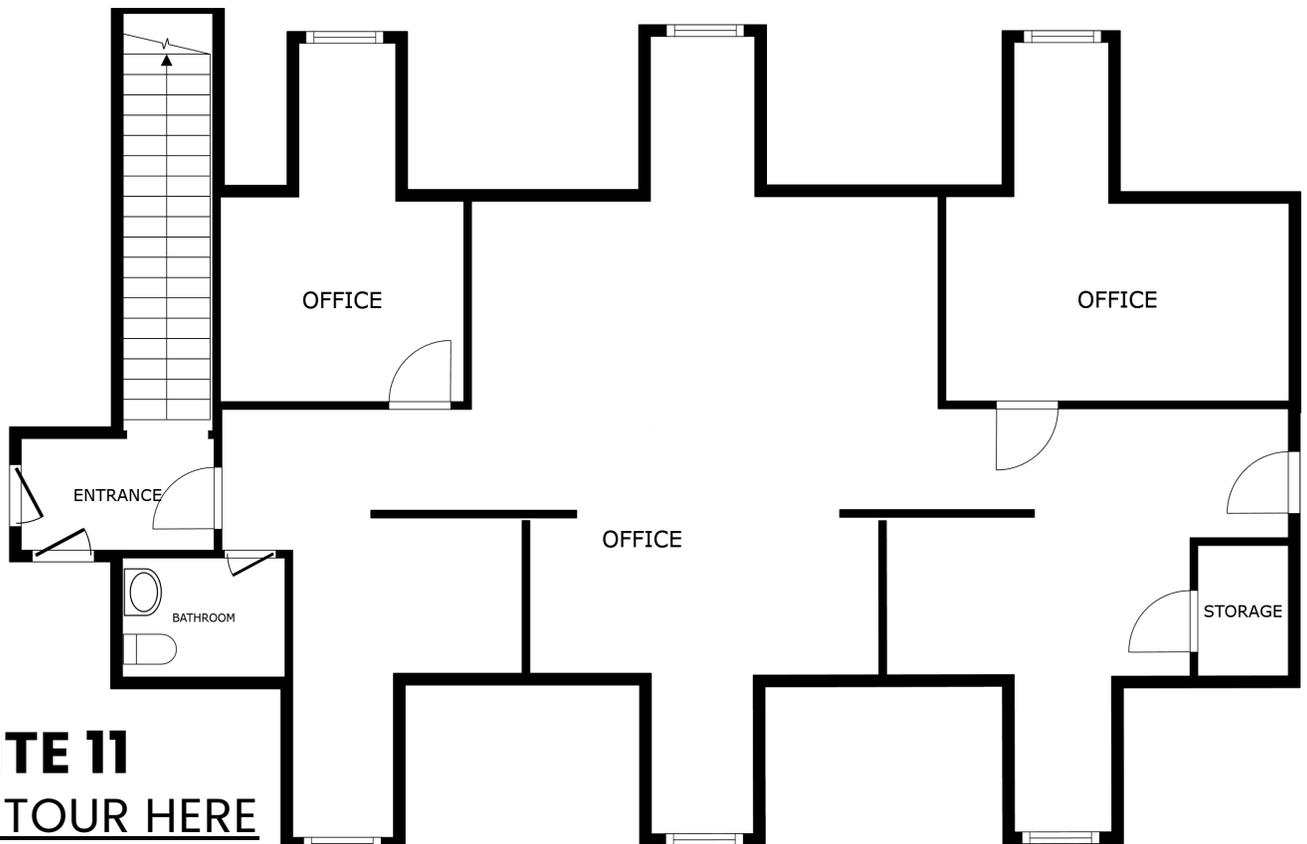
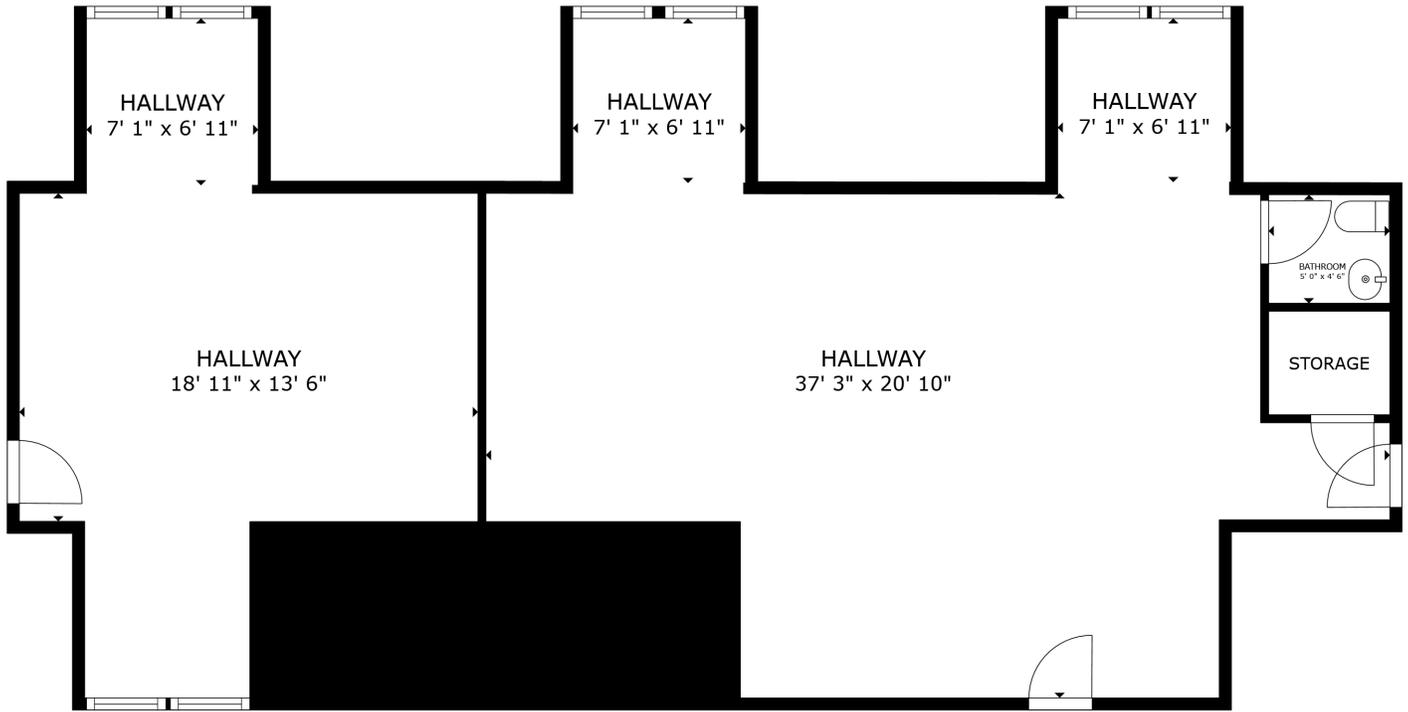
FLOOR PLAN



FLOOR PLAN

SUITE 10

[VIRTUAL TOUR HERE](#)



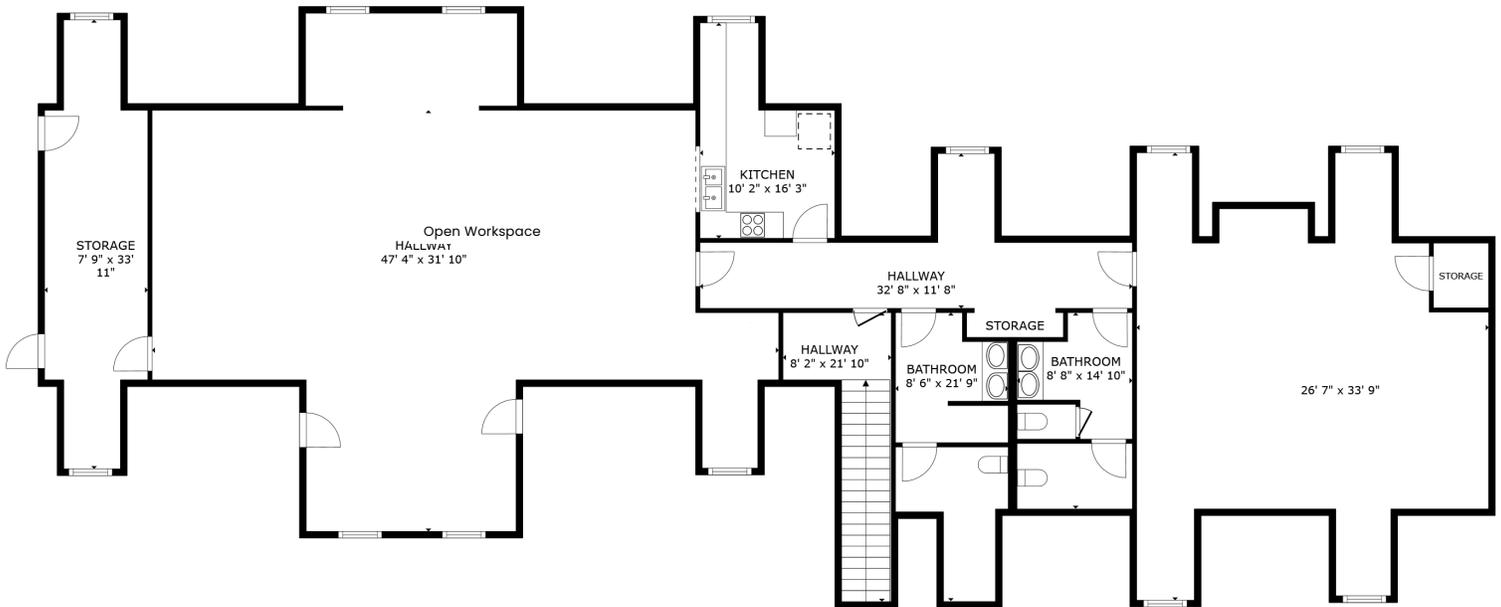
SUITE 11

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FLOOR PLAN

SUITES 13 & 14

[VIRTUAL TOUR HERE](#)



FLOOR PLAN

TAX CARDS

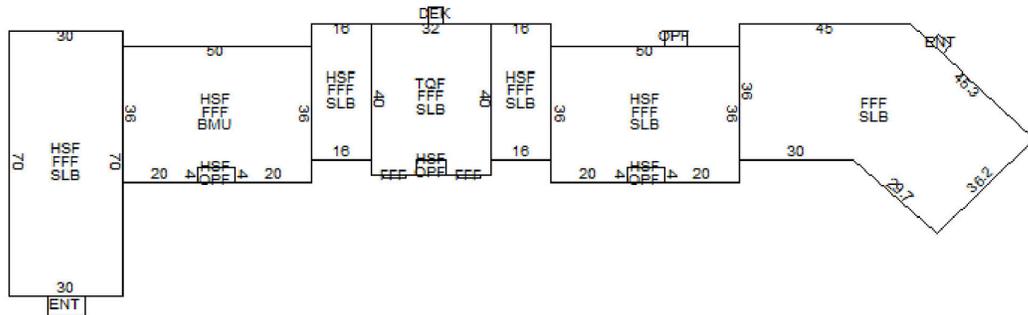
Map: 000109 Lot: 000007 Sub: 000001 Card: 1 of 1 425 SOUTH STARK HIGHWAY WEARE Printed: 09/19/2025

OWNER INFORMATION		SALES HISTORY						PICTURE					
CAK REALTY INC PO BOX 87 WEARE, NH 03281		Date	Book	Page	Type	Price	Grantor						
		10/15/1996	5759	1627	Q I	375,000	LANCTOT						
LISTING HISTORY		NOTES											
03/18/25 DMPR 02/27/24 KOPR 03/28/22 DMPR 02/18/20 DMPR 04/02/18 DMVM 03/27/17 DMPR 11/30/15 DMVM 11/17/15 INSP MARKED FOR INSPECTION		GR; 7 BTHS,=14 .5 BTHS, ASSIGNED 73 PKGSPACES & 50% INT IN 5.181 AC COMMON AREA; 2ND FLR FIN AFTER 10/96 SALE; 1999 ADDED 3-FIX BTH & KIT; 2 BTHS=AVG 4 USE(14- .5 BATHS & 1 FULL; COLD STO IN SUBWAY; 3/17 RPLCD HTNG SYS IN DAYCARE; 4/18; VU'D SUBWAY & DAYCARE ONLY; COLD STO IS TENANTS & IS PP, PAV & LIGHTS ARE COMMON & NOT ASSESSED TO UNIT OWNER; 2/20; (2) SINKS ADDED TO DAYCARE-NVC; 3/22; REPL (2) AC COND & 4 FURNS; 2/24; ADD NEW BUSINESS; DNPU 4X8 COMM COMMUNITY SIGN; 3/25; REPLACED A/C UNIT;											
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WEARE ASSESSING OFFICE					
SO STARK COMM	1		100	150,000.00	300	450,000	50% INT IN COMM						
COMM GENERATOR	1		100	10,000.00	100	10,000	OLYMPIAN CAT						
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS/SUBWAY						
COLD STORAGE	36	6 x 6	114	50.00	0	0	FREEZER						
COLD STORAGE	48	6 x 8	101	50.00	0	0	REFRIG						
PAVING	15,823	1 x 15823	61	3.25	0	0	EST/SHAPE						
LIGHTS-PKG LOT/SINGL	2		100	1,700.00	0	0	DOUBLES						
LIGHTS-PKG LOT/SINGL	2		100	1,700.00	0	0	SINGLES						
LOADING DOCKS	1		100	5,000.00	100	5,000	ATT TO 30X70						
SIGN ILLUMINATED	32	8 x 4	400	106.00	0	0	IN COMMON						
468,000													
LAND VALUATION								LAST REVALUATION: 2021					
Zone: COMMERCIAL Minimum Acreage: 2.00 Minimum Frontage: 200								Site: Driveway: PAVED Road: PAVED					
Land Type COM/IND		Neighborhood: E		Cond		Ad Valorem		SPI R		Tax Value		Notes	
		0 ac											

TAX CARDS

Map: 000109 Lot: 000007 Sub: 000001 Card: 1 of 1 425 SOUTH STARK HIGHWAY WEARE Printed: 09/19/2025

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	CAK REALTY INC PO BOX 87 WEARE, NH 03281 Account Number: 3,746	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			Model: 1.50 STORY OFFICE Roof: GABLE OR HIP/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL Floor: CARPET Heat: GAS/FA DUCTED Bedrooms: Baths: AVERAGE Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A1 AVG+10 Com. Wall: WOOD, 12 FT. 1.0000 Size Adj: 0.7641 Base Rate: COF 120.00 Bldg. Rate: 0.8487 Sq. Foot Cost: \$ 101.85
	District	Percentage					
PERMITS							
Date	Permit ID	Permit Type	Notes				
08/04/25	SG08-377-25	SIGN	17X86 SIGN				
06/28/24	MP06-292-24	MECHANICAL	AC/FHA 5 TON UNIT				
09/21/23	SG09-484-23	SIGN	SIGN -ANY PATH PHYSICAL T				
09/20/23	EL09-478-23	ELECTRICAL	EXIT SIGN, OUTLET				
08/16/21	MC-08-353-2	MECHANICAL	(2) AC UNITS LPG				
08/16/21	MC-08-353-2	MECHANICAL	(2) FLOOR FURNACES (LPG)				
08/09/19	PL-08-492-19	PLUMBING	ADD (2) SINKS TO DAYCARE				
BUILDING SUB AREA DETAILS							
ID	Description	Area	Adj.	Effect.			
HSF	1/2 STRY FIN	6884	0.50	3442			
FFF	EST FLR FIN	10750	1.00	10750			
SLB	SLAB	8978	0.00	0			
BMU	BSMNT	1760	0.15	264			
OPF	OPEN PORCH	136	0.25	34			
DEK	DECK/ENTRANCE	16	0.10	2			
TQF	3/4 STRY FIN	1248	0.75	936			
ENT	ENTRY WAY	63	0.10	6			
GLA:	15,128	29,835		15,434			
2021 BASE YEAR BUILDING VALUATION							
Market Cost New:				\$ 1,571,953			
Year Built:				1989			
Condition For Age:	GOOD			14 %			
Physical:							
Functional:							
Economic:							
Temporary:							
Total Depreciation:				14 %			
Building Value:				\$ 1,351,900			



RENT ROLL

Lanctot's Plaza 425 South Stark Hwy, Weare, NH

Prepared on 09/16/2025

Unit #	Tenant	SF +/-	Rent / Month	Term	Type	Rent / Year	Lease Ends	Notes
1	Subway	1,800	\$ 1,803.47	Expires 08/31/2029	NNN	\$ 21,641.64	31/08/2029	Tenant is in 3rd term, second renewal
2 & 3	AnyPath Physical Therapy	1,661	\$ 1,615.31	9/18/25 to 9/18/26	NNN	\$ 19,383.72	18/09/2027	
			\$ 1,663.77	09/18/26 to 09/18/27	NNN	\$ 19,965.24		
4 & 5	Vacant							
6	Vacant	2,432						
7	Vacant	1,642						
8	Miss Robin's Dance	1,155	\$ 1,058.33	06/01/25 to 05/31/26	NNN	\$ 12,700.00		Security Deposit of \$1059.00
			\$ 1,090.08	06/01/26 to 05/31/27	NNN	\$ 13,081.00		
			\$ 1,122.75	06/01/27 to 05/31/28	NNN	\$ 13,473.00		
			\$ 1,156.50	06/01/28 to 05/31/29	NNN	\$ 13,878.00		
			\$ 1,191.17	06/01/29 to 05/31/30	NNN	\$ 14,294.00		
9	Vacant	1,508						
10	Vacant (2nd Floor)	1,461						
11	Vacant (2nd Floor)	1,769						
Totals		13,428				\$ 53,725.36		

WARRANTY DEED

JOSEPH A. LANCTOT and DORIS L. LANCTOT, husband and wife, both of 445 South Stark Highway, Weare, New Hampshire, for consideration paid, grant to CAK REALTY, INC. (a New Hampshire corporation) with an address of 600 South Stark Highway, P.O. Box 87, Weare, New Hampshire 03281, with WARRANTY COVENANTS:

A certain condominium unit in Lanctot's Center At Weare, A Condominium, located on Route 114, Weare, County of Hillsborough and State of New Hampshire, said condominium more particularly bounded and described as follows:

Unit 1, sometimes referenced as the Plaza Unit 1, South Stark Highway, Route 114, Weare, New Hampshire, as defined, described and identified in Lanctot's Center At Weare, A Condominium Declaration dated November 8, 1995, recorded at Book 5678, Page 1388, as amended by First Amendment dated Oct 15, 1996, recorded *herewith* at Book _____, Page _____ (which, together with the By-laws and other appendices thereto, is sometimes hereinafter called the "Declaration") and on a certain site plan dated January 19, 1995, recorded as Plan #27733 and on a certain floor plan recorded as Plan # 28232 (all together sometimes hereinafter called the "Plans").

Together with the undivided interest in the common area appurtenant to said unit, as defined, described and identified in the Declaration and on the Plans.

Said unit and undivided interest are conveyed subject to and together with the benefit of:

1. The provisions of New Hampshire Revised Statutes Annotated Chapter 356-B as it may be amended from time to time.
2. The provisions of said Declaration and the exhibits thereto, including, but not limited to, the By-laws of Lanctot's Center At Weare, A Condominium, as the Declaration and By-laws may be amended from time to time.

This conveyance is subject to the following:

1. There is excepted from the unit conveyed herein the common area lying within said unit as set forth in the Declaration.
2. Non-exclusive easements for structural support, encroachments, and repair in favor of the owners of the other units in Lanctot's Center At Weare, A Condominium, and the other provisions of the Declaration as amended from time to time by instruments recorded in the Hillsborough County Registry

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DEED

of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said unit, as though such provisions were recited and stipulated at length herein.

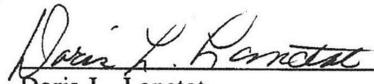
The address of Lanctot's Center At Weare, A Condominium is 425 South Stark Highway, Route 114, Weare, New Hampshire. Lanctot's Center At Weare, A Condominium is exclusively intended for commercial/business use and the restrictions on that use are embodied in the Declaration.

For the Grantor's source of title, see the deed to Joseph A. Lanctot and Doris Lanctot by Deed of Harry B. Stevens and Gertrude A. Stevens dated October 8, 1964, and recorded in the Hillsborough County Registry of Deeds at Book 1802, Page 294.

Grantors covenant and agree as a covenant to run with the land that (1) the owners of Unit 2, being the Building Site Grocery Unit, for so long as said unit shall have in-ground storage of petroleum products and sale of petroleum products, shall indemnify and hold harmless the owners of Plaza Unit 1 and Building Site Unit 3, their successors and assigns, and the Condominium Association, from any and all costs, expenses, liability or damage sustained or occasioned in any fashion by the in-ground storage of petroleum products and the dispensing of petroleum products for retail sale from said in-ground tanks; (2) that all said tanks and the dispensing equipment shall comply at all times with applicable federal and state regulations relative to condition of equipment, inspection of equipment and registration of equipment; and (3) that not less than once annually a copy of the registrations and inspections of the equipment and the tanks shall be given to the owners of Plaza Unit 1 and Building Site Unit 3 and the Condominium Association. This covenant may be enforced by a Unit Owner and/or by the Condominium Association.

Executed this 15th day of October, 1996.


Joseph A. Lanctot


Doris L. Lanctot

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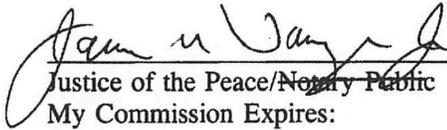
◊ STATE OF NEW HAMPSHIRE ◊	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 THOUSAND 7 HUNDRED AND 50 DOLLARS	
10/15/1996	243356 \$ ****3750.00
◊ VOID IF ALTERED ◊	

-2-

DEED

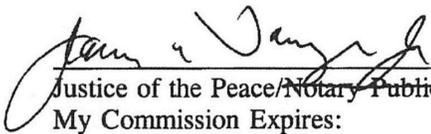
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me 15th day of October, 1996
by Joseph A. Lanctot.


Justice of the Peace/Notary Public
My Commission Expires:
Notary Seal

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me 15th day of October,
1996, by Doris L. Lanctot.


Justice of the Peace/Notary Public
My Commission Expires:
Notary Seal

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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

ARON BROWN

SENIOR ADVISOR

tel (603) 637-2010

mobile (603) 674-1638

abrown@nainorwoodgroup.com

JAY BROUSSEAU

BROKER

tel (603) 668-7000

mobile (603) 316-8777

jay@nainorwoodgroup.com

NAINorwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com