

Retail Space Available For Lease

570 Lafayette Road, Seabrook, NH 03874

Seabrook Crossing and Seabrook Crossing West

SMALL SHOP IN-LINE SPACES, END-CAP AND PAD SITE OPPORTUNITY AVAILABLE FOR LEASE



Property Highlights

- » Seabrook Crossing is a large shopping center that spans across both sides of Lafayette Road (Route 1). The shopping center benefits from its location in Seabrook, NH which is the first town over the MA border attracting shoppers to take advantage of NH's tax-free status.
- » Seabrook Crossing is anchored by BJ's Wholesale Club, Hobby Lobby, Aldi and Bob's Discount Furniture.
- » Other prominent national retail tenants include Mattress Firm, IHOP, Starbucks, and Wendy's.
- » Seabrook Crossing's prominent location ensures maximum exposure to passing traffic, providing excellent visibility and customer attraction.
- » This shopping center has ample parking and convenient access. This area offers a great opportunity for businesses looking to establish or expand their presence.
- » Variety of leasing availabilities. A 5,201 ± SF end cap space is available in the Mattress Firm Building. There is an available 1.6 acre retail or restaurant pad site directly in front of BJ's with direct visibility to Route 107.

SUMMIT REALTY PARTNERS

Seabrook Crossing and Seabrook Crossing West

Seabrook Crossing is a large shopping center that spans across both sides of Lafayette Road (Route 1) in Seabrook, NH. Seabrook Crossing is anchored by BJ's Wholesale Club, Hobby Lobby, Aldi and Bob's Discount Furniture. Other prominent national retail tenants include Mattress Firm, IHOP, Starbucks, and Wendy's. The shopping center benefits from its location in Seabrook, NH which is the first town over the MA border attracting shoppers to take advantage of NH's tax-free status. Seabrook Crossing's prominent location ensures maximum exposure to passing traffic, providing excellent visibility and customer attraction. This shopping center has ample parking and convenient access. This area offers a great opportunity for businesses looking to establish or expand their presence.

This shopping center currently has a variety of leasing availabilities. A 5,201 ± SF end-cap space is available in the Mattress Firm building and a 1.6 acre retail or restaurant pad site is available in front of BJ's Wholesale Club.



Property Information

ADDRESS	570 Lafayette Road and 2 Chevy Chase Road, Seabrook, NH
AVAILABLE SPACE	5,201 ± SF (Endcap) 1.6 ± Acres (Retail or Restaurant Pad)
TOTAL SF	293,584 ± SF
LAND AREA	42.77 ± Acres
TRAFFIC COUNTS	23,553 ± VPD
WATER	Municipal
SEWER	Municipal
GAS	Natural
ZONING	COM

Demographics

	3 Miles	5 Miles	10 Miles
Population	15,578	56,651	139,296
Households	6,415	24,176	57,740
Average HH Income	\$112,600	\$114,108	\$129,424

Key Tenants



HOBBY LOBBY

BOB'S DISCOUNT FURNITURE



MATTRESSFIRM
Save Money. Sleep Happy.™



Average Daily Traffic



Lafayette Road (Route 1)
20,282 ± VPD



Route 107
23,553 ± VPD

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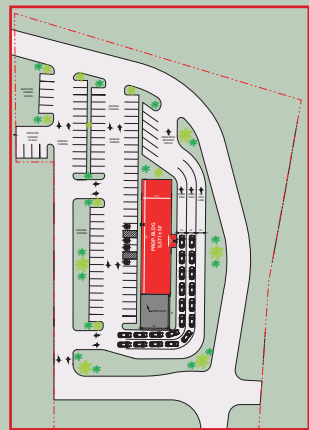


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Site Plan

Concept Plan With Drive-Thru.



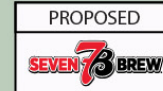
Available: End-Cap 5,201 ±SF

107 23,553 ±VPD

SEABROOK CROSSING WEST

PAD Site Available 1.6 ± Acres

Available: Retail or Restaurant Pad 1.6 ± Acres



2 CHEVY CHASE RD

1

PROVIDENT WAY

20,292 ADT

LAFAYETTE RD

1

SEABROOK CROSSING EAST

STARBUCKS

STAPLES

HOBBY LOBBY

PETSMART

DICK'S

ULTA

MICHAEL'S

FIVE BELOW

ALDI

CVS

Walmart



#	TENANT	SIZE (SF)
A	BJ'S WHOLESALE	89,770 SF
B	AVAILABLE	1.6 ± Acres
B1-01	PORTSMOUTH REGINAL HOSPITAL	10,820 SF
C	PROPOSED 7 BREW	0.5 ± Acre
1	MATTRESS FIRM	5,063 SF
2	E SMOKE & VAPE	4,000 SF
2A	AVAILABLE	5,201 SF
101	BOB'S DISCOUNT FURNITURE	32,000 SF
202	STARBUCKS	2,245 SF
301	IHOP	4,856 SF

#	TENANT	SIZE (SF)
501	ALDI	31,920 SF
601	HOBBY LOBBY	55,000 SF
701	GOODWILL	16,500 SF
801	SPORT & SPINE PT	1,644 SF
802	GREAT CLIPS	1,215 SF
803	POSITIVELY PILATES	1,624 SF
804	COSMO PROF	2,831 SF
805	WRAP CITY	1,620 SF
806	KUME STEAKHOUSE	6,070 SF
901	BETH ISRAEL LAHEY HEALTH	4,795 SF
1001	WENDY'S	3,267 SF

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