

147

LOUDON ROAD
CONCORD, NH 03301

FOR SALE



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INFINITY
INVESTMENT PROPERTIES

TABLE OF CONTENTS

The Opportunity 3

Property Description 4

Tenant Overview 5

Concord, NH Information 6

Demographics 7

Nearby Amenities 8





THE OPPORTUNITY

Infinity Investment Properties is proud to exclusively present this **long-term Friendly's investment opportunity in Concord, NH**. This location features a successful 30-year operating history and is subject to an absolute NNN lease with approximately 11.5 years of firm term remaining. The lease is corporately **guaranteed by Amici Partners Group and includes 2% annual rent escalations beginning in 2026**.

The 3,600-square-foot restaurant sits on a 0.79-acre parcel in the heart of New Hampshire's capital. Under the absolute NNN structure, the tenant is responsible for all property expenses, including the roof and structure. This offering provides a **truly passive investment with zero landlord responsibilities in the state's third most populous city**.

Located on Loudon Road, the site sees over 28,900 vehicles daily and is positioned within a premier retail corridor. **It is surrounded by major national retailers like Walmart, Target, and Lowe's, and serves a population of over 43,900 residents**. The property also benefits from its close proximity to the University of New Hampshire School of Law.

LEASE DETAILS:

<u>Guarantor</u>	<i>Amici Partners CO, LLC</i>
<u>Lease Type</u>	<i>Absolute Triple-Net (NNN)</i>
<u>Rent Commencement</u>	<i>October 15, 2021</i>
<u>Lease Expiration</u>	<i>December 31, 2037</i>
<u>Lease Term</u>	<i>~11.5 Years Remaining</i>
<u>Rent Escalations</u>	<i>Increases two percent (2%) annually starting in 2026</i>
<u>Renewal Options</u>	<i>Four (4) period of Five (5) years each</i>

PROPERTY DESCRIPTION



\$1,450,000
Sale Price

5.01%
Cap Rate

± 3,600 SF
Building Size

± 0.79 AC
Lot Size

55
Parking Spaces

1992
Year Built

Building Fascia &
Monument Signage
Signage

\$72,693.72
NOI

Tenant: Friendly's

Friendly's is more than just a restaurant; it's a Northeast staple with a heritage dating back to 1935. Founded in Springfield, Massachusetts, the brand built its reputation on the simple combination of quality diner-style comfort food and premium ice cream. Over the last eight decades, it has grown into a household name, famous for its signature Fribbles, SuperMelts, and family-friendly atmosphere.

The brand reached a pivotal milestone in late 2020 when it was acquired by Amici Partners Group, LLC. This acquisition was a strategic move to modernize the brand while preserving the classic experience that loyal customers expect. Today, Friendly's continues to thrive across roughly 100 locations, maintaining a dominant footprint in the Northeast market.

Guarantor: Amici Partners Group, LLC

The lease is backed by a corporate guarantee from Amici Partners Group, a powerhouse in the franchise and restaurant investment space. Amici is closely affiliated with BRIX Holdings, a multi-brand platform known for scaling high-growth concepts. Their portfolio includes national names like Red Mango, Smoothie Factory, and RedBrick Pizza. By bringing Friendly's under their umbrella, Amici has provided the corporate stability and operational expertise necessary to ensure the brand's long-term success in the evolving fast-casual landscape.

TENANT & GUARANTOR OVERVIEW



CONCORD, NEW HAMPSHIRE



Population Growth and Demographics: Concord, the capital of New Hampshire, is home to approximately 43,975 residents within a five-mile radius. The area features an affluent demographic with an average household income exceeding \$90,400. As the state's third-largest city, it maintains a steady growth profile and a strong local identity.



Occupancy Rates: The property is situated on Loudon Road, a major thoroughfare seeing over 28,900 vehicles daily. Exceptional connectivity is provided by the nearby Everett Turnpike and Interstate-393, which bring an additional 71,100 vehicles to the immediate area every day. This high-traffic infrastructure ensures constant visibility and seamless regional access.



Economic Indicators: The local economy is anchored by the State of New Hampshire, which employs over 6,000 workers, and Concord Hospital, with nearly 3,000 employees. Strategically located as a regional hub, the city's stable foundation is supported by major employers like Lincoln Financial Group and a robust "Smart Manufacturing" sector.



Lifestyle and Amenities: Concord serves as a premier destination for shopping and dining, with the site surrounded by national retailers like Walmart, Target, and Lowe's. The community is enriched by a strong academic presence, including the UNH School of Law and NHTI Community College, which bring over 4,000 students to the area.



DEMOGRAPHICS

1 MILE

POPULATION
6,431

AVERAGE HH INCOME
\$62,036

HOUSEHOLDS
2,919

3 MILE

POPULATION
27,788

AVREAGE HH INCOME
\$80,867

HOUSEHOLDS
11,831

5 MILE

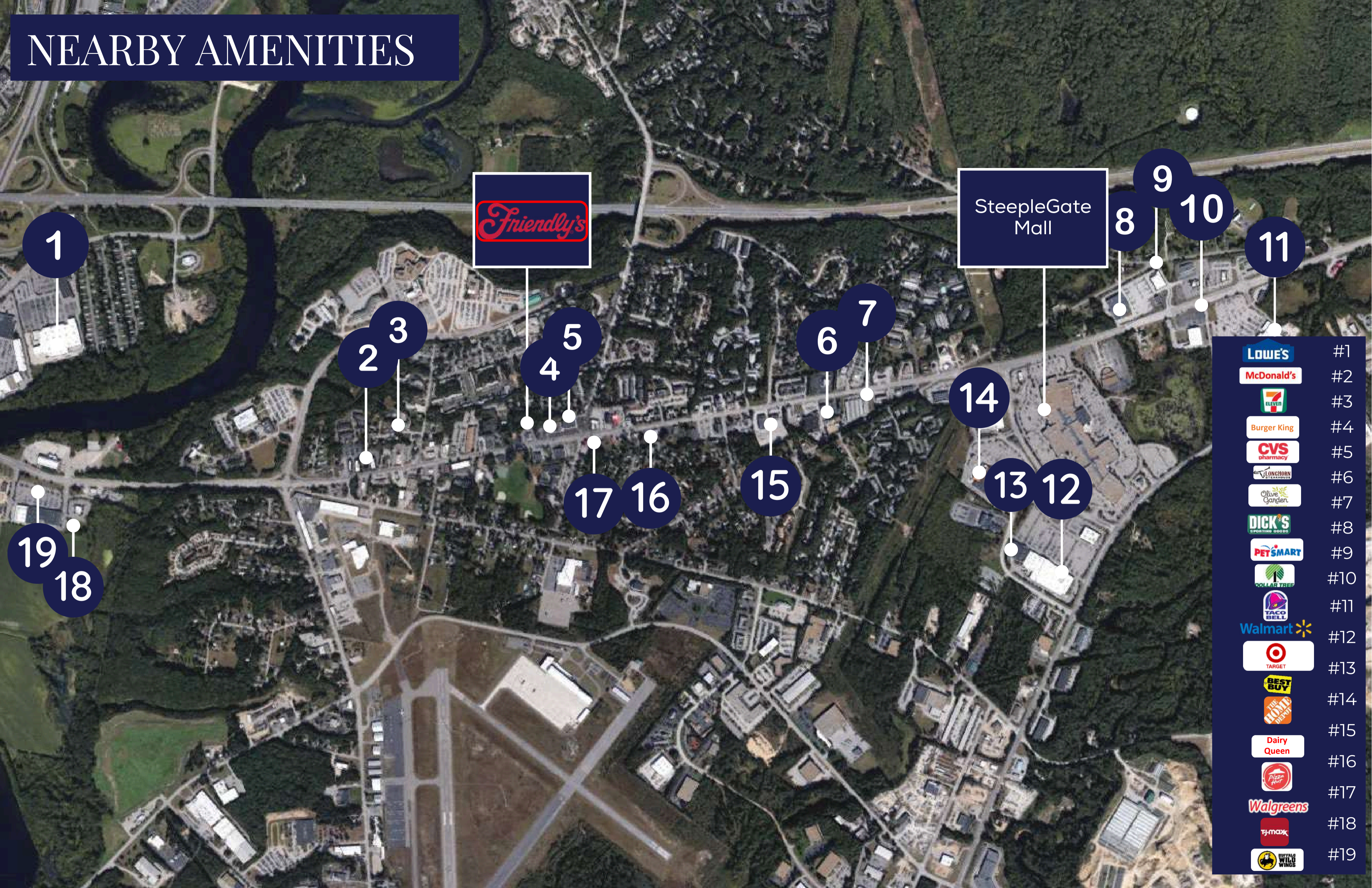
POPULATION
44,908

AVREAGE HH INCOME
\$90,413

HOUSEHOLDS
18,118



NEARBY AMENITIES



Friendly's

SteepleGate Mall

1

2 3

4 5

6 7

8 9 10

11

14

13 12

17 16

15

19 18

-  #1
-  #2
-  #3
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