

# 1

# SILVER FOX LANE

RAYMOND, NH

OFFERED FOR SALE \$4,200,736 | 6.25% CAP

RAYMOND SHOPPING CENTER  
DOLLAR TREE  
planet fitness  
ACE Hardware

NH LIQUOR & WINE OUTLET

Citizens Bank

DUNKIN'

McDonald's

COZY CORNER PLAZA

Advance Auto Parts

Walgreens

RITE AID

Hannaford

STRIKERS EAST BOWLING CENTER

FREETOWN RD 15,571 VPD

ESSEX DR

# 1 SILVER FOX LANE

RAYMOND, NH

SILVER FOX LANE



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS

STARBUCKS Domino's FEEL GOOD INDUSTRY verizon

# 1 SILVER FOX LANE RAYMOND, NH

## EXECUTIVE SUMMARY

Atlantic Capital Partners is exclusively engaged to solicit offers for the sale of a 6,925 SF Multi-Tenant Strip Center in Raymond, NH. The property is fully leased to four tenants: Starbucks, Verizon, Domino's, and Feel Good Industry, all benefiting from being strategically positioned at a signalized intersection within Raymond's primary retail node.

Located at 1 Silver Fox Lane, the property recently secured four brand-new leases. Starbucks, Verizon, and Feel Good Industry each signed 10-year leases, while Domino's committed to a 7-year lease. Lease terms include favorable renewal options: Starbucks has four (4) five-year options, and Verizon, Domino's, and Feel Good Industry each have two (2) five-year options.

### ASSET SNAPSHOT

Address	1 Silver Fox Lane   Raymond, NH
Building Size (GLA)	6,925 SF
Land Size	2.61 AC
Year Built/Renovated	2024
Tenants	Starbucks, Verizon, Dominos, Feel Good Industry
Lease Type(s)	NNN
Occupancy	100%
Current NOI	\$262,546
CAP Rate	6.25%

NOI	\$262,546
CAP	6.25%
PRICE	\$4,200,736



 **11,004** PEOPLE  
IN 3 MILE RADIUS

 **\$109,437** AHHI  
IN 3 MILE RADIUS

 **15,571** VPD  
ON FREETOWN RD





**BRAND-NEW  
CONSTRUCTION**

Newly constructed strip center  
minimizing capital expense  
exposure for investors



**100% OCCUPIED WITH  
ATTRACTIVE TENANCY**

Fully leased to a diverse tenant mix,  
including corporate tenants such as  
Starbucks (NASDAQ: SBUX), Verizon  
(NYSE: VZ), and Domino's (NYSE: DPZ),  
providing stability and credibility



**NEW LONG-TERM  
LEASES**

All tenants feature long-  
term leases with favorable  
rent escalations and  
extension options, ensuring  
steady income growth



**PRIME LOCATION WITH EXCELLENT  
VISIBILITY & ACCESS**

Strategically located at the signalized intersection  
of Freetown Road and Essex Road, with a  
combined traffic count of over 15,000 VPD

Just 0.3 miles from NH 101, the region's main  
thoroughfare, boasting a robust traffic flow of  
50,000 VPD



**STRONG TENANT  
SYNERGY**

Tenant mix enhances consumer  
draw to the trade area, promoting  
crossover shopping and boosting  
site performance

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
<b>Starbucks (Corporate)</b>	2,200	June 23, 2023	June 30, 2033	\$42.27	\$93,000	July 1, 2028	\$102,300	PRS TICAM 10% Admin Fee On CAM 5% Non-Cumulative Controllable CAM CAP	(4) 5-Year Options Option 1 Option 2 Option 3 Option 4	\$112,530 \$123,783 \$136,161 \$149,777
<b>Verizon (Franchise)</b>	1,530	January 10, 2024	January 31, 2034	\$37.65	\$57,600	January 1, 2029	\$63,360	PRS TICAM Incl. Mgmt. Fee 10% Admin Fee On CAM, TAX, INS	(2) 5-Year Options Option 1 Option 2	\$69,696 \$76,665
<b>Dominos (Franchise)</b>	1,525	January 3, 2024	January 31, 2031	\$35.00	\$53,375	--	--	PRS TICAM Incl. Mgmt. Fee 10% Admin Fee On CAM, TAX, INS 5% Non-Cumulative Controllable CAM CAP	(2) 5-Year Options Option 1 Option 2	\$57,645 \$62,256
<b>Feel Good Industry (Franchise)</b>	1,670	Est. 4/1/2025	Est. 3/31/2035	\$36.50	\$60,955	Est. 4/1/2030	\$67,050	PRS TICAM Incl. Mgmt. Fee 10% Admin Fee On CAM, TAX, INS	(2) 5-Year Options Option 1 Option 2	\$67,050 \$71,225
<b>CENTER TOTAL</b>	<b>6,925 SF</b>			<b>\$38.26</b>	<b>\$264,930</b>					



TENANTS	SQUARE FEET	LEASE START	LEASE END	BASE RENT			CAM	INS	TAX	TOTAL RECOVERY	TOTAL ANNUAL
				PSF	MONTH	YR					
Starbucks	2,200	June 23, 2023	June 30, 2033	\$42.27	\$7,750	\$93,000	\$13,490	\$1,271	\$5,745	\$20,506	\$113,506
Verizon	1,530	January 10, 2024	January 31, 2034	\$37.65	\$4,800	\$57,600	\$12,699	\$972	\$4,395	\$18,066	\$75,666
Dominos	1,525	January 3, 2024	January 31, 2031	\$35.00	\$4,448	\$53,375	\$12,657	\$969	\$4,380	\$18,006	\$71,381
Feel Good Industry	1,670	Est. 4/1/2025	Est. 3/31/2035	\$36.50	\$5,080	\$60,955	\$13,861	\$1,061	\$4,797	\$19,719	\$80,674
<b>PROPERTY TOTAL</b>	6,925				\$22,078	\$264,930	\$52,707	\$4,273	\$19,317	\$76,297	\$341,227

**UNDERWRITING ASSUMPTIONS**

- 1) Analysis Shows a One-Year Snapshot of NOI from 4/1/2025 to 3/31/2026
- 2) Expenses are based on 2025 Budget
- 3) Recovery Structures are based on structures outlined in 2025 Budget
- 4) Analysis assumes Feel Good Industry is in place and paying rent at analysis start

**CASH FLOW**

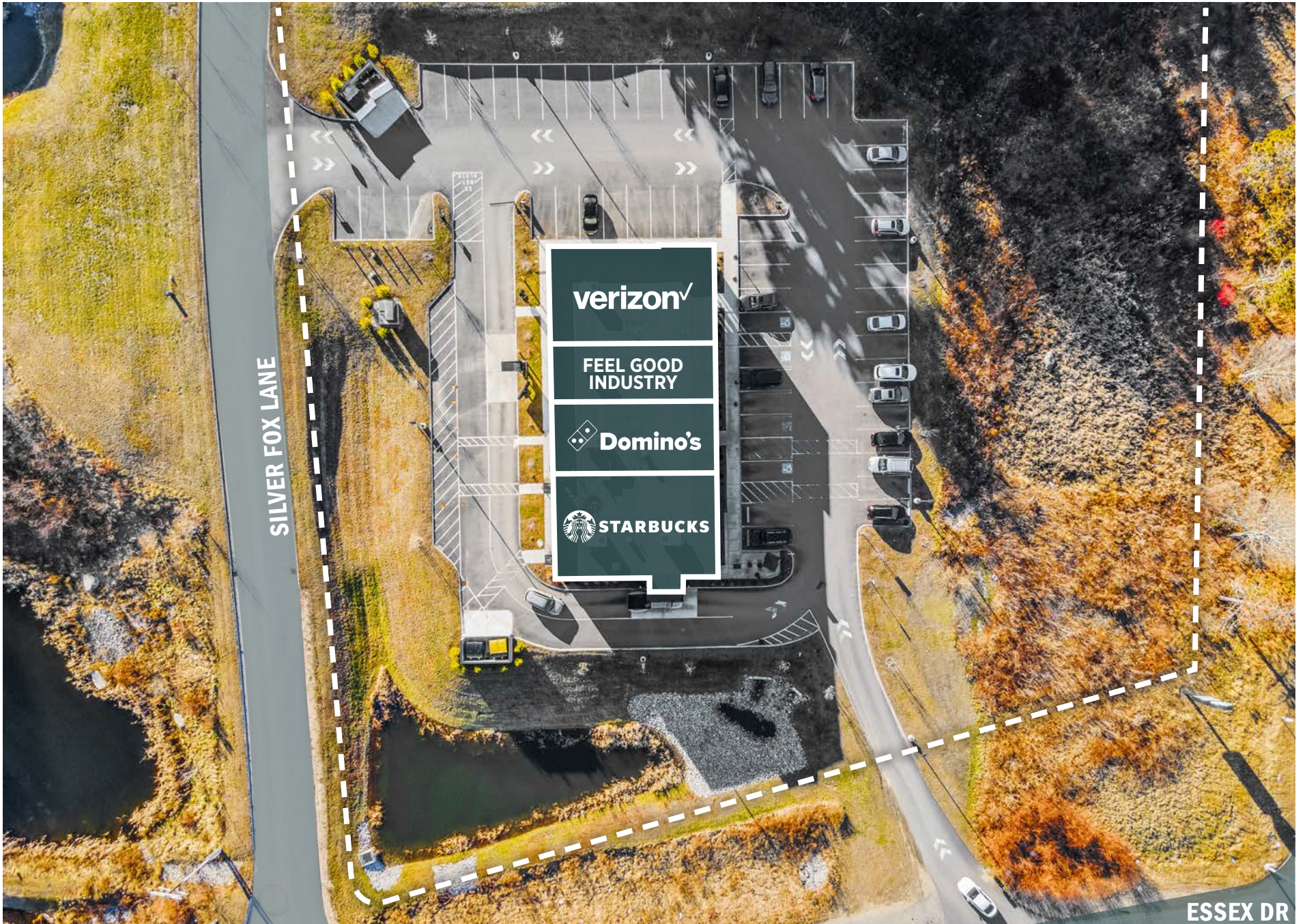
**INCOME**

Base Rent	\$264,930
Expense Recovery	\$76,297
<b>EFFECTIVE GROSS INCOME</b>	<b>\$341,227</b>

**EXPENSES**

CAM	\$32,050
Insurance	\$4,000
Property Taxes	\$18,083
Management Fee (4% of EGI)	\$13,649
Utilities	\$6,552
Non-Reimbursable OpEx	\$4,347
<b>TOTAL EXPENSES</b>	<b>\$78,681</b>
<b>NET OPERATING INCOME</b>	<b>\$262,546</b>





SILVER FOX LANE

ESSEX DR

RAYMOND HIGH SCHOOL

NAPA AUTO PARTS

COZY CORNER PLAZA

Walgreens

RAYMOND SHOPPING CENTER  
DOLLAR TREE  
planet fitness  
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Hannaford

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NH LIQUOR & WINE OUTLET

Citizens Bank

DUNKIN'

1 SILVER FOX LANE  
RAYMOND, NH

STRIKERS EAST BOWLING CENTER



ESSEX DR

FREETOWN RD 15,571 VPD

2.61 AC

SILVER FOX LANE



STARBUCKS

Domino's

FEEL GOOD INDUSTRY

verizon

IBER HOLMES GOVE  
MIDDLE SCHOOL  
416 STUDENTS

27

COZY CORNER  
PLAZA

Walgreens

Advance  
Auto Parts

RITE AID

NH-27 13,022 VPD

RAYMOND

RAYMOND  
SHOPPING CENTER  
DOLLAR TREE  
planet fitness ACE  
Hardware

Citizens  
Bank

McDonald's

Hannaford

**1 SILVER FOX LANE**  
RAYMOND, NH

STARBUCKS **Domino's**  
FEEL GOOD INDUSTRY **verizon**

ROCKINGHAM  
COUNTY  
325K POPULATION  
\$155K AHHI



101

NH-101 50,650 VPD

FREETOWN RD 15,571 VPD

Walmart  
DISTRIBUTION CENTER





# 1 SILVER FOX LANE

MANCHESTER  
15 MILES

NEW HAMPSHIRE  
MASSACHUSETTS

BOSTON  
56 MILES

## NEW HAMPSHIRE MSA

Raymond, New Hampshire, is a small yet strategically located town in Rockingham County, offering easy access to major metropolitan areas in the region. Situated just 20 miles from Manchester, New Hampshire's largest city, and about 60 miles north of Boston, Raymond benefits from its proximity to these urban hubs while maintaining a rural, small-town charm. With a population of approximately 11,000 residents, Raymond is a growing community that serves as both a commuter town and a regional hub for local businesses. Its location near Interstate 93 and Route 101 makes it a key point for transportation and commerce in southeastern New Hampshire.

Economic growth in Raymond has been steady, supported by a mix of industries such as manufacturing, retail, construction, and agriculture. The town has seen an increase in small business development, alongside investments in larger-scale commercial and industrial projects. Raymond's commercial real estate market has been growing, with particular interest in industrial parks, warehouses, and mixed-use developments to meet the demands of businesses drawn to the area for its affordability and central location. The town's balance of economic opportunity and quality of life has made it an attractive choice for residents, investors, and companies seeking a strategic base in New England.



# 1 SILVER FOX LANE RAYMOND, NH

OFFERED FOR SALE \$4,200,736 | 6.25% CAP

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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