



**SPERRY**  
COMMERCIAL REALTY ASSOCIATES

## THIRTY PINES SHOPPING CENTER, CONCORD, NH

### 7-ELEVEN ANCHORED NEIGHBORHOOD SHOPPING CENTER FOR SALE



**JESSE HEPLER**  
SENIOR ASSOCIATE  
603-785-2246



**JOSHUA SOLLOWAY**  
ASSOCIATE  
603-289-1405





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# Highlights



**Asking Price:** \$2,900,000

**GLA:** 18,517 SF

**Year Built:** 1987

**Site Size:** 2.12 AC

**Occupancy:** 100%

## Highlights:

- 7-Eleven anchored daily-needs retail center
- Long-term tenants with stable performance
- 1031 exchange opportunity – offered free and clear
- Excellent visibility and access at a signalized intersection
- Growing area with over 300 housing units under development

# Property Overview

**Zoning:** CG – allows retail, restaurant, office, fitness, medical, etc.

**Parking:** 74 spaces (4:1 ratio)

**Ingress/Egress:** 5 access points at signalized intersection

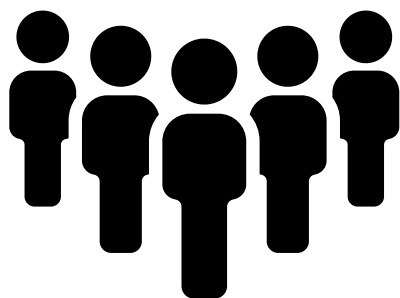




# Demographics

## Traffic Count:

- 10,396 (VPD) Village Street
- 1,577 (VPD) Borough Road

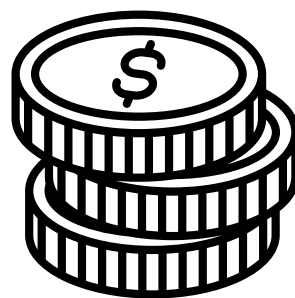


### Population

1 Mile: 6,423  
3 Miles: 15,607  
5 Miles: 30,131

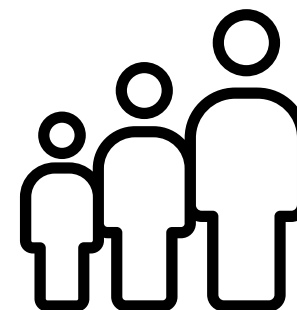
### Daytime Population

1 Mile: 1,528  
3 Miles: 4,845  
5 Miles: 25,295



### Median Income

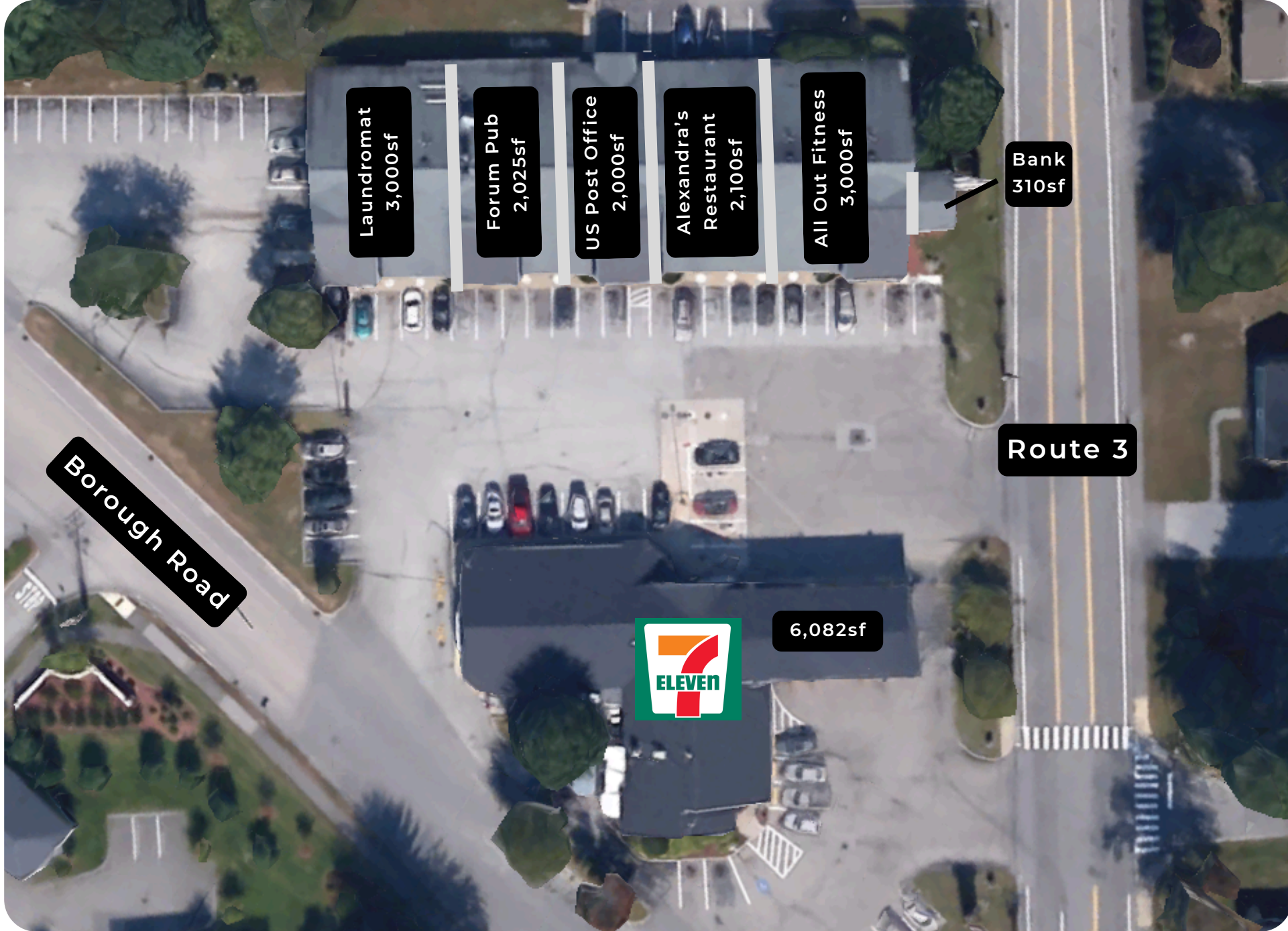
1 Mile: \$80,173  
3 Miles: \$88,096  
5 Miles: \$89,249



### Median Age

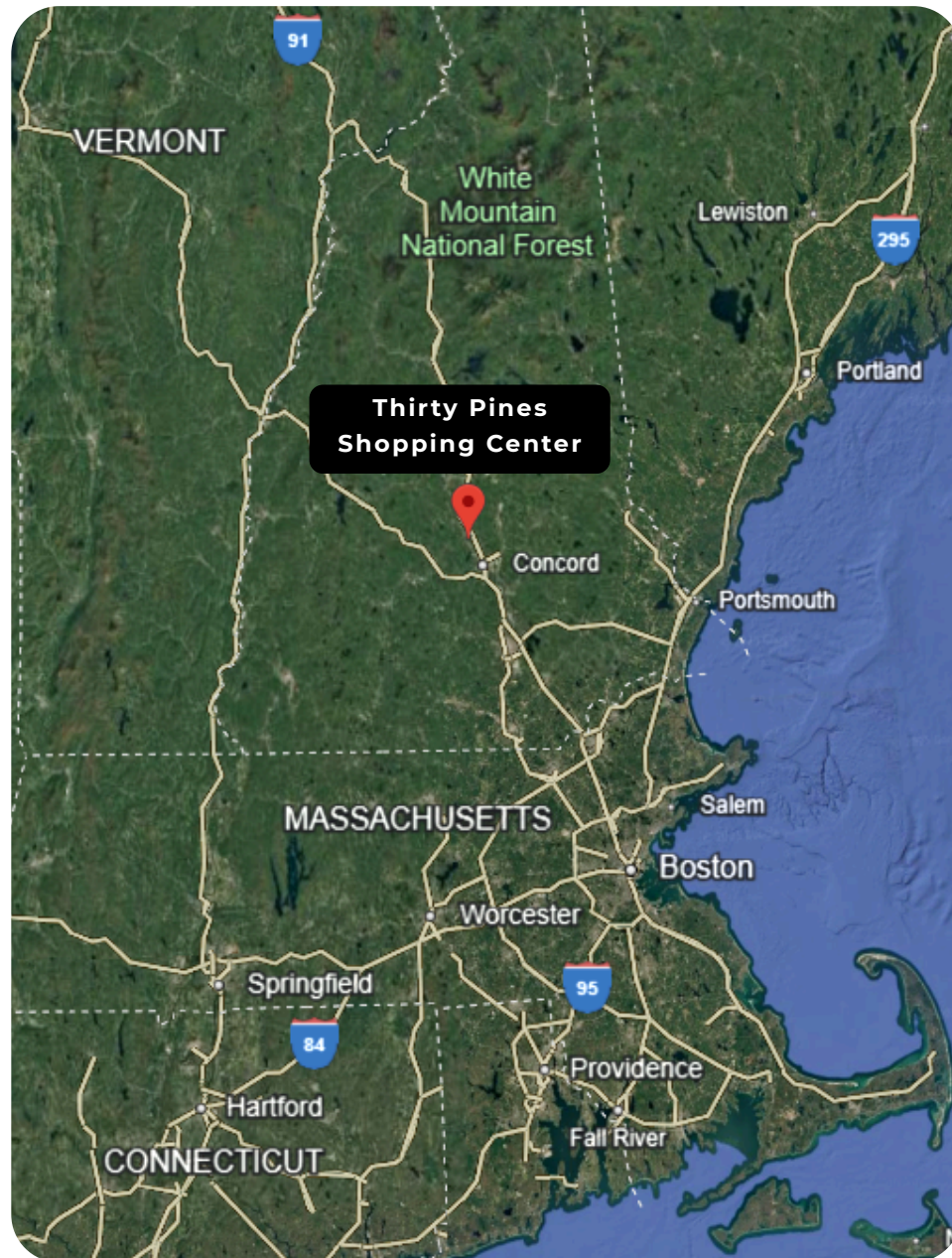
1 Mile: 41.7  
3 Miles: 42.1  
5 Miles: 42.9

# Site Plan & Floor Plans





# Location & Market Overview





## Additional Photos





# Advisor Bio



**JESSE HEPLER**

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## JESSE HEPLER PROFESSIONAL BACKGROUND

Jess Hepler brings a wealth of retail and restaurant real estate experience to Sperry Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S.

Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage. He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At Sperry Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses.

## JOSHUA SOLLOWAY PROFESSIONAL BACKGROUND

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.

Joshua is a dynamic networker with a deep commitment to community engagement. He was honored as a member of the Union Leader's "40 Under 40" class in 2022 and participated in the Leadership Greater Manchester program in 2020. From 2015 to 2022, he served on the board of directors for the Make-A-Wish Foundation of New Hampshire, including two years as board chair. He continues to volunteer and fundraise for organizations such as Adult & Teen Challenge of NH, Berea Ministries, and Families in Transition.