



## GEORGE'S OUTFIELD HINSDALE, NH

### PAD SITES FOR LEASE



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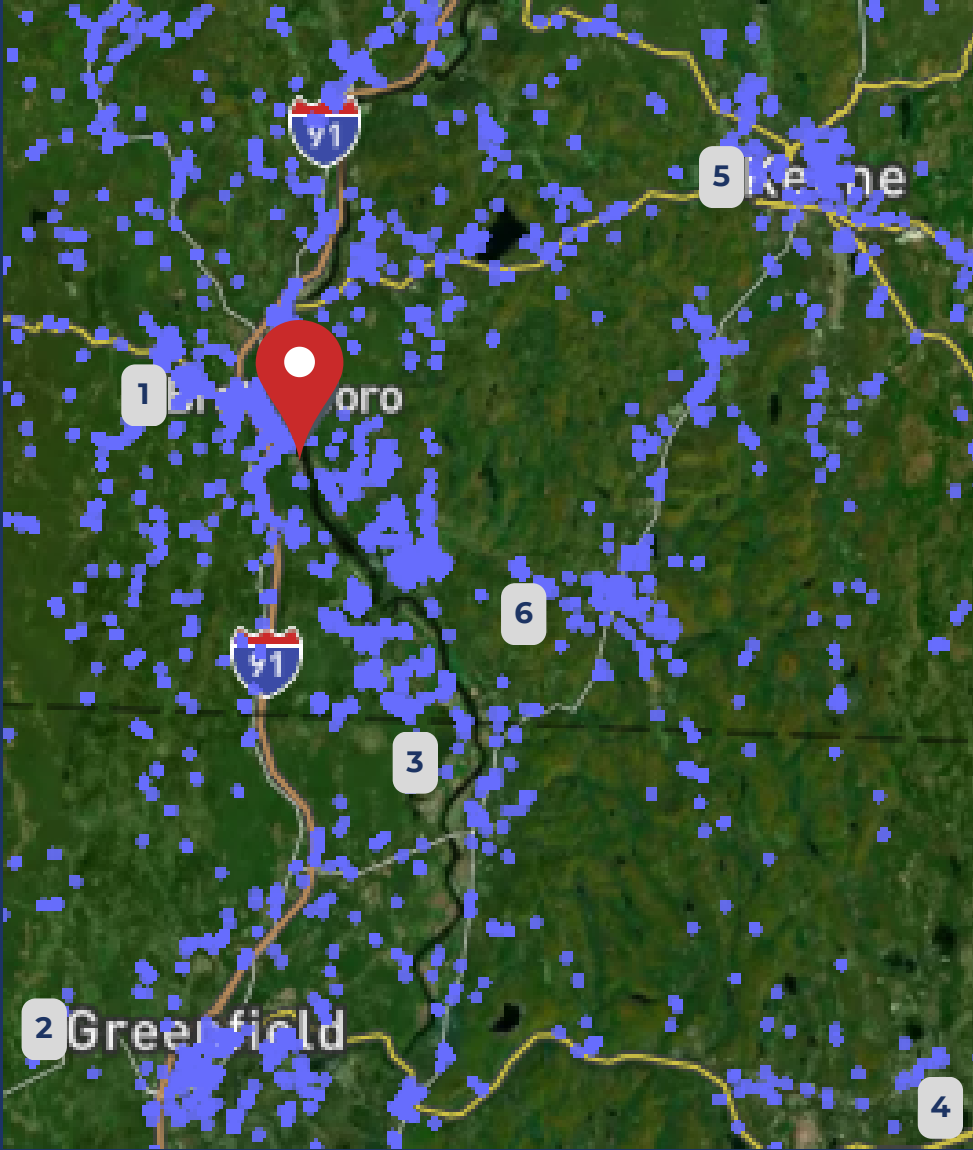
**WALMART ANCHORED OUTPARCEL PADS**



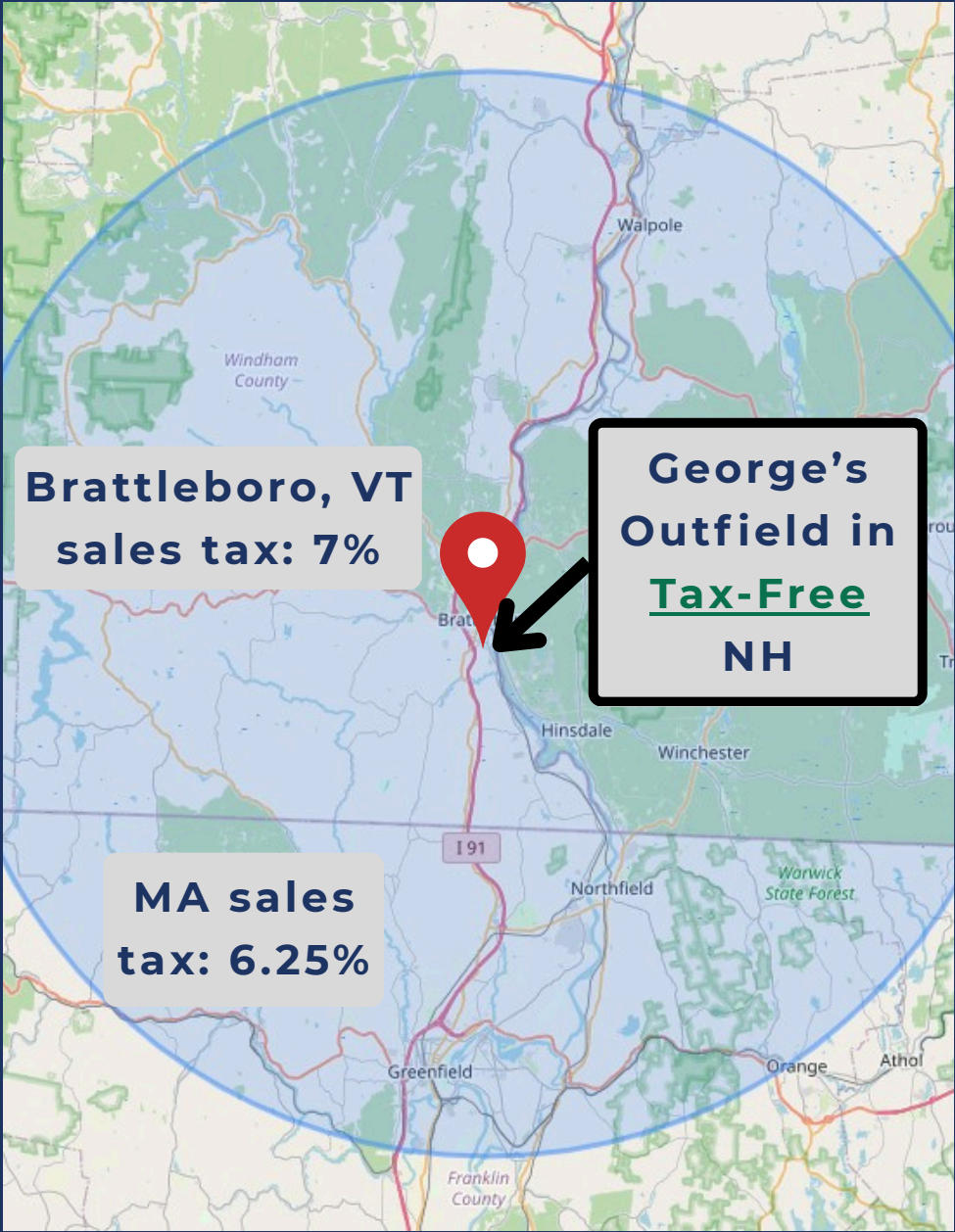
# TRI-STATE DESTINATION SHOPPING HUB

Regional Driving Radius According to Placer AI  
Estimated Population is 142,000 people

Notable regional communities to travel to George's Outfield – According to Placer AI



- 1. Brattleboro, VT (1 mile)
- 2. Greenfield, MA (22 miles)
- 3. Northfield, MA (13 miles)
- 4. Orange, MA (26 miles)
- 5. Keene, NH (20 miles)
- 6. Winchester, NH (12 miles)



Tax-free shopping draws cross-border customer traffic year-round



## DESCRIPTION

- Exceptional Visibility
- Full Signalized Access
- Abundant Parking

George's Outfield is a 3.5 acre pad site with 5:1 parking. These pads are ready for a Build-to-suit or ground lease and provides for tremendous visibility for all entering the Walmart Supercenter. These pad sites are the only Walmart outparcel sites within its entire system of stores that allows for a State Liquor store. Multiple curb cuts are also in place on these flat parcels with subdivision available to one acre. Utilities stubbed out to property.

Deborah George of Deborah George Development was tapped by Walmart Real Estate to develop these outparcels after working with the business for nearly 20 years while at George's Field, Walmart's former home in Hinsdale, NH.




## LOCATION

724 Brattleboro Road (Route 119) is a high-visibility commercial parcel located directly adjacent to the Walmart Supercenter in Hinsdale, New Hampshire. Positioned along the busy NH Route 119 corridor, the property offers excellent access and exposure, with direct frontage and a shared entrance from Walmart's main access drive. The site sits just east of the recently completed General John Stark Memorial Bridge, providing seamless connectivity to Brattleboro, Vermont and the greater Connecticut River Valley.

Surrounded by established national retailers and consistent traffic from Walmart—the only Supercenter within a 30-mile radius—this location benefits from strong regional draw and steady daily footfall. Key on-site amenities include a Dunkin', Service Credit Union, and SmartStyle salon, all located within the Walmart building. The parcel also offers proximity to Interstate 91 and is minutes from downtown Hinsdale, enhancing its appeal for both local and commuter traffic. This is a prime opportunity to establish a new presence in a proven retail corridor.

# DEMOGRAPHICS

This is a unique trade area that draws on a 15 mile radius from three states – MA, VT, and MA

		
<b>Population</b> 74,895 <b>Daytime Population</b> 74,048	<b>Median Household Income</b> \$79,350	<b>Median Age</b> 45.2



# SITE PLAN

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# AERIAL VIEW

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