

**PRICE REDUCTION
PRICED BELOW ASSESSMENT**

PUBLIC HOUSE VIRTUAL TOUR

SALT SHED VIRTUAL TOUR

HOSPITALITY REPOSITION OPPORTUNITY

**15 NEWMARKET ROAD
DURHAM, NH 03824**



OFFERING MEMORANDUM DISCLAIMER

This is a Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos Company. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner, The Boulos Company, nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

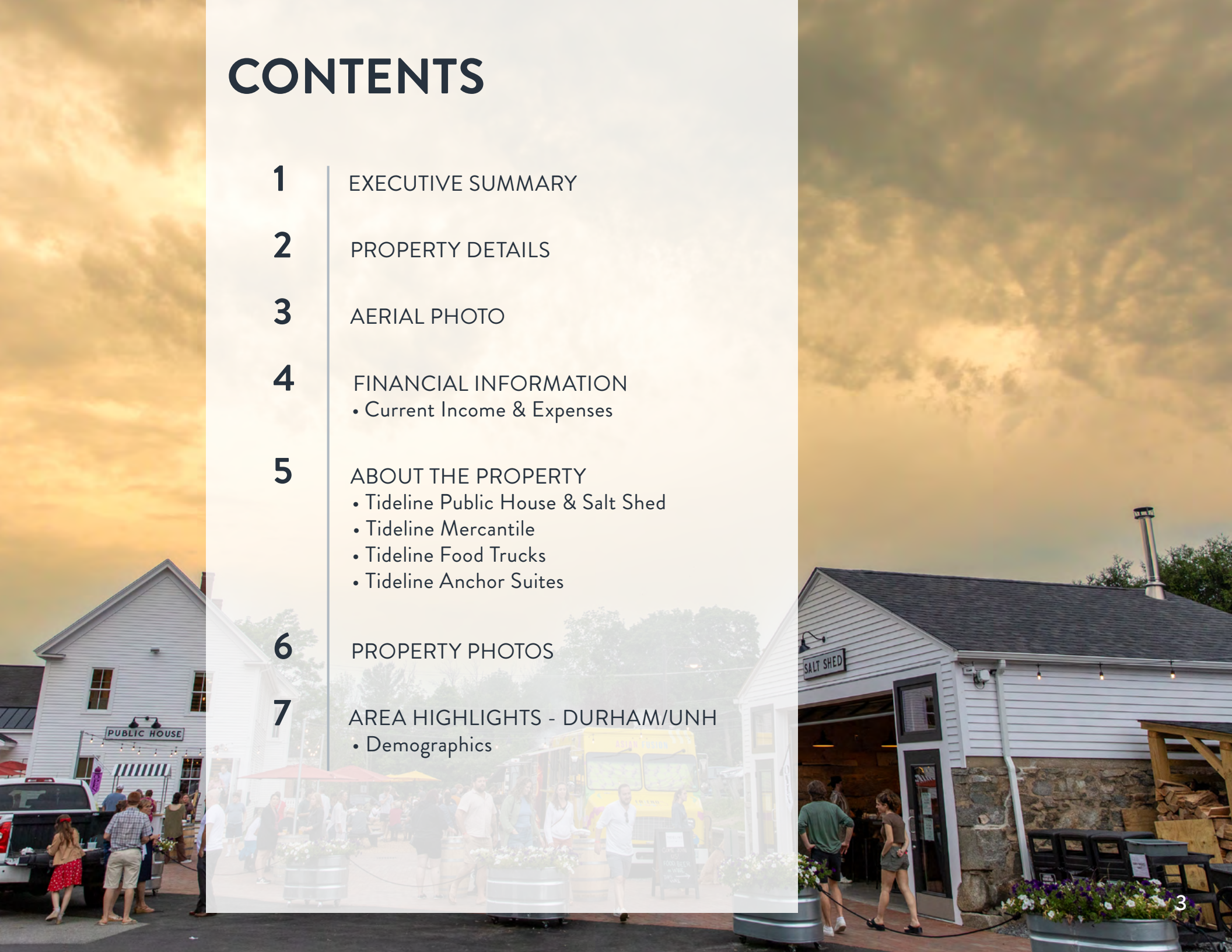
The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The Boulos Company. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or The Boulos Company.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, please destroy and/or delete all copies of this Memorandum.

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EXECUTIVE SUMMARY

15 Newmarket Road in Durham is nestled within the New Hampshire Seacoast and is seamlessly integrated into the vibrant University of New Hampshire community. This property is home to the acclaimed Tideline Public House & Salt Shed and Tideline Mercantile, along with some of the area's finest food trucks. Additionally, the property features two private lodging suites, known as The Anchor at Tideline, which are available for short-term rentals.

The Tideline brand is currently owner-operated, presenting an exceptional opportunity for an owner-user or an investor seeking value-add potential to realize their vision by bringing their tenants to the property.

The property will be sold free of tenants except for food truck operators which are on short term leases. FF&E negotiable.

The property consists of three buildings: a two-story main building with approximately 7,175± SF, the Salt Shed at roughly 576± SF, and the Commissary building, which includes public restrooms, totaling about 624± SF.

Tideline Public House has recently been featured in NH Chronicle and NNE Modern Food Halls, highlighting its standout presence in the culinary scene.

The property is being offered at an asking price of:

\$2,895,000



PROPERTY DETAILS

BUILDING 1	Main Building
TOTAL SF	7,175± SF
YEAR BUILT	1900±
YEAR RENOVATED	2023
HVAC	Forced air, mini-splits, electric baseboards (Lobby)
UTILITIES	Natural gas (hot water heater), propane, water & sewer
BUILDING 2	Salt Shed
TOTAL SF	576± SF
YEAR BUILT	1920±
YEAR RENOVATED	2023
HVAC	Mini-split and wood stove
UTILITIES	Water & sewer
BUILDING 3	Commissary and Restrooms
TOTAL SF	624± SF
YEAR BUILT	2002±
YEAR RENOVATED	2023
HVAC	Mini-split, two in-wall heaters in restrooms
UTILITIES	Propane, water & sewer
FOOD TRUCKS	8 designated food truck pads
UTILITIES	Individual services to each pad. Propane, water & sewer. Includes a frost free heating element and a sewer gray water drain.

OWNER	SlipKnot Properties, LLC
REGISTRY OF DEEDS	Book 5037, Page 0442
ASSESSOR'S REFERENCE	Map 108, Lot 69
LOT SIZE	0.93± acres
BUILDING SIZE	8,375± SF
TRAFFIC COUNTS	Approximately 11,000± VPD
ZONING	<ul style="list-style-type: none"> • Courthouse • Historic Overlay District • Approved uses (to be verified with the Town) consist of inns, hotels, restaurants, business services, medical clinics, and many more. • See broker for more information on zoning.
LEASES	Inquire for details on food truck leases. Note: Food truck leases can transfer at closing.
FF&E	<p>All furniture and equipment is negotiable. Inquire for details. FF&E featured with building:</p> <ul style="list-style-type: none"> • 16 beer tap • Glycol beer cooling systems • 3 bars • Walk-in coolers
SPRINKLERS	Wet system (main building only)
ELECTRICITY	All buildings and food truck pads have access to electricity.
PARKING	<ul style="list-style-type: none"> • Thirty-seven (37) on-site spaces. • ± 10 parking spaces via easement with Town. Inquire for details.
REAL ESTATE TAXES (Estimated)	\$61,915.02/year
ASSESSED VALUE	\$3,045,500 (2024) Owner is currently pursuing a tax abatement with Town.
SALE PRICE	\$2,895,000

AERIAL PHOTO



Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes.

INCOME & EXPENSES

CURRENT INCOME			
Category	Annual Amount	Monthly Amount	Notes
Food Trucks	\$111,300.00	\$9,275.00	Lease structure is a gross lease rate for each pad.
Parking Spaces (Projected Rent)	\$21,600.00	\$1,800.00	Potential to lease 12± parking spaces for UNH students. Owner does not currently lease spaces.
EV Charging Station	\$700.00	\$58.33	
Total	\$133,600.00	\$11,133.33	
Note: Income does not account for Mercantile, Tideline Brand, and Anchor.			

CURRENT PROPERTY EXPENSES			
Category	Annual Amount	Price/SF	Notes
Insurance	\$9,987.00	\$0.80	
Plowing/Landscaping (estimated)	\$7,000.00	\$0.56	
R&M	\$3,800.00	\$0.31	
HVAC Maintenance	\$2,000.00	\$0.16	Filters, testing & repairs
Fire Alarm Monitoring	\$1,200.00	\$0.10	
Sprinkler	\$300.00	\$0.02	Annual sprinkler system inspection
Pest Control	\$945.00	\$0.08	
Total CAM Expense	\$25,232.00	\$2.03	
Utilities (estimated)	\$56,000.00	\$4.51	Includes electric, water/sewer, phone, fiber internet, & natural gas
Real Estate Taxes	\$61,915.02	\$4.98	2024
Total Bldg. Expenses	\$143,147.02		PROPERTY EXPENSES ONLY

*See broker for details on income and expense information specific to Anchor.

SALE PRICE: \$2,895,000

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TIDELINE PUBLIC HOUSE & SALT SHED DETAILS



Tideline Public House and Salt Shed is Durham, NH's newest community hub, where great food, craft beer, and a welcoming atmosphere come together. Housed in a beautifully re-purposed historic salt shed, this unique venue features a rotating lineup of local food trucks, offering everything from savory comfort food to fresh, seasonal dishes. At the heart of Tideline is its cozy public house, pouring a wide selection of locally brewed craft beers, ciders, and fine wines. Whether visitors are relaxing with friends by the fire pits, enjoying live music, or simply soaking in the rustic charm of this iconic space, it is the perfect spot to enjoy the best of what the New England seacoast has to offer.

The Tideline restaurant and kitchen were crafted to deliver a clean, streamlined experience with a focus on simplicity.

*Business rights to Tideline Public House not included in the sale. Inquire for details. FF&E not included in the listing sale price.



www.tidelinepublichouse.com

TIDELINE MERCANTILE SPACE DETAILS

This space is highly adaptable, offering versatile potential for a variety of business uses, including the possibility of an AirBnB, restaurant, or retail space.

Currently home to Tideline Mercantile, a charming and eclectic boutique featuring coastal-inspired goods, the sale does not include the business rights to Tideline Mercantile. Please inquire for additional details.

Furniture, fixtures, and equipment (FF&E) are not included in the listing price.



FOOD TRUCKS DETAILS



The Food Trucks at Tideline bring a dynamic and ever-changing culinary experience to the heart of the community. As part of Tideline Public House, the rotating lineup of local food trucks offers a variety of delicious options—from gourmet comfort food and farm-fresh creations to international flavors and sweet treats. Paired with locally brewed craft beers and ciders from Tideline’s taps, the food trucks make for a fun and casual dining experience.

Guests can enjoy their meal at one of the outdoor picnic tables, by the fire pits, or in the cozy indoor spaces, while soaking in the lively, welcoming atmosphere.



FOOD TRUCKS DETAILS

CURRENT TENANTS:

Coffee Cravings: Visit <https://coffeecravingnh.com/>

Coffee Craving provides fresh, gourmet coffee, along with non-coffee drinks and vegan, gluten-free options, available daily. Founded by a coffee enthusiast, the shop focuses on delivering perfectly brewed coffee without bitterness or unbalanced flavors.

Friends for OBA: Visit <https://www.friends4oba.com/>

A group of friends, united by their love for cooking, decided to build a food truck from scratch to share their passion for Asian Fusion cuisine. Their goal was to create a mobile restaurant that could serve delicious food on the go while exploring new locations. Their menu consists of a flavorful array of Asian Fusion cuisine, including Pad Thai, Sesame Noodles, and other traditional favorites.

Up Street: Visit <https://upstreetfoodtruck.wixsite.com/upstreet>

Since August 2020, Up Street Food Truck has proudly served over 12,000 meals throughout New Hampshire at fairs, festivals, and private events. Their mission is to offer fresh, affordable, and delicious food for all ages. With customizable catering options and a weekly-changing menu, there's something to delight every palate. Specializing in New England comfort food, they focus on locally sourced fresh fish, featuring favorites like fish and chips, fish tacos, and other seafood dishes.

Dahab: Visit <https://dahabfalafelco.com/>

Founded in 2022, Dahab Falafel Co. is driven by a passion for sharing the flavors of Middle Eastern cuisine with everyone. Committed to using only the finest ingredients, they craft dishes that are fresh, healthy, delicious, and generously portioned. Experience their unique offerings, and you'll find yourself craving more!

Cambioncito Ranchero:

A new, authentic Mexican food experience, including tacos, burritos, nachos, quesadillas, taquitos, and more!

Whippoorwill Ice Cream (Summer Pop-Up): Visit <http://www.whippoorwillfarmnh.com/>

The ice cream truck by Whippoorwill Dairy Farm offers a plentiful selection of homemade ice cream flavors, encapsulating tastes from all seasons. The ice cream is crafted using fresh, locally sourced ingredients, and has a flavor for everyone.

Oro Ice Cream (Summer Pop-Up): Visit <https://www.instagram.com/orofrozen/>

Oro Ice Cream is known for its artisanal approach to frozen treats, offering a wide range of unique and classic flavors made from high-quality ingredients. With a focus on creativity and freshness, Oro aims to provide a delightful experience for ice cream lovers in a welcoming atmosphere.

Loaded Tots (Summer Pop-Up): Visit <https://www.loadedtots.com/>

A crowd favorite, with numerous yummy toppings added to crispy tater tots. Great for all ages!

Wicked Tasty Food Truck (Summer Pop-Up): Visit <https://wickedtastytrucks.com/>

Offering a tasty menu with something for everyone: burgers, hot dogs, chicken sandwiches, and even a vegan bowl!



ANCHOR AT TIDELINE DETAILS



"My son and I spent a lovely weekend here for a UNH event and it was fabulous! The location is ideal—right in town so you can easily walk around Durham and to the university. There are numerous food choices right on the property so finding tasty food is as easy as can be. The room itself was sparkling clean, tastefully decorated, and very comfy. We would absolutely stay here again and highly recommend it."

Adrienne Sharon 5/5

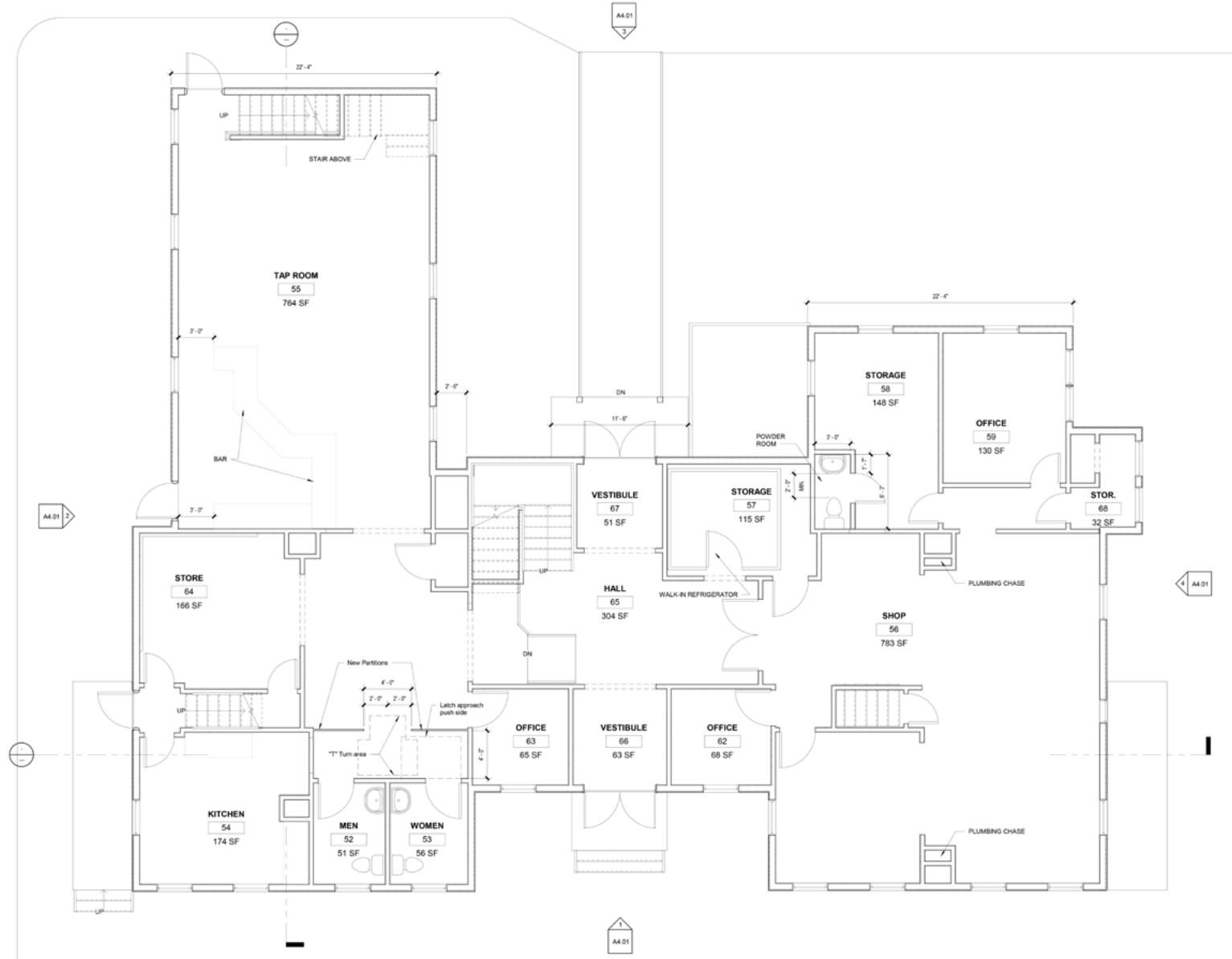
Nestled on the second floor above Tideline Mercantile within Tideline Public House, you'll find two cozy and private lodging suites perfect for a relaxing getaway. After enjoying craft beer, mingling with new friends, lounging by the fire pits, and sampling curated food truck offerings, guests can retreat to their suite and unwind. With easy self-check-in/out and a designated parking spot, a guest's stay is as convenient as it is comfortable.

A popular choice, this unique offering fills the gap in limited short-term rental options in the UNH area. Since opening, it has attracted numerous repeat customers.

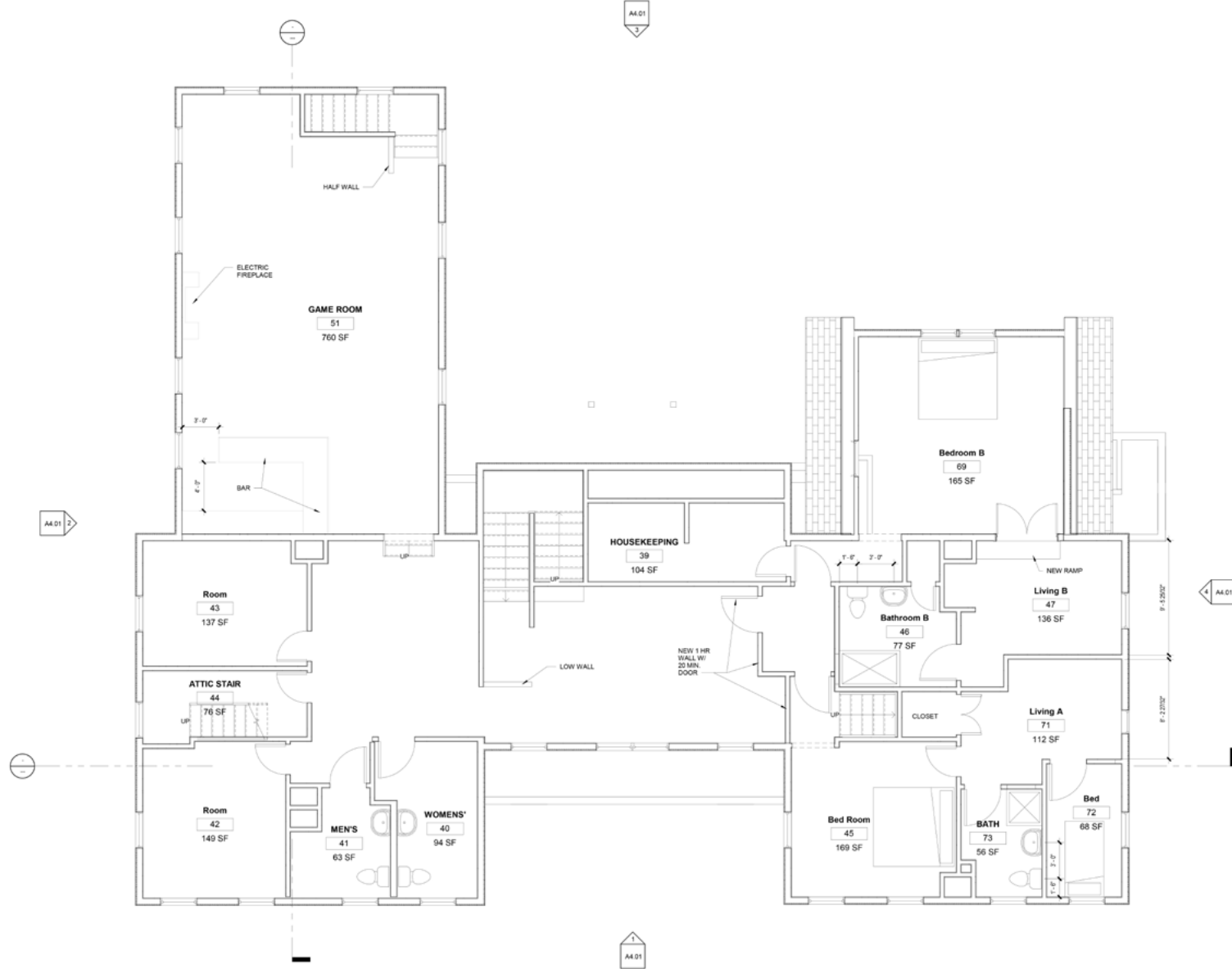


www.tidelinepublichouse.com/anchor-at-tideline

FLOOR PLAN FIRST FLOOR (Main Building)

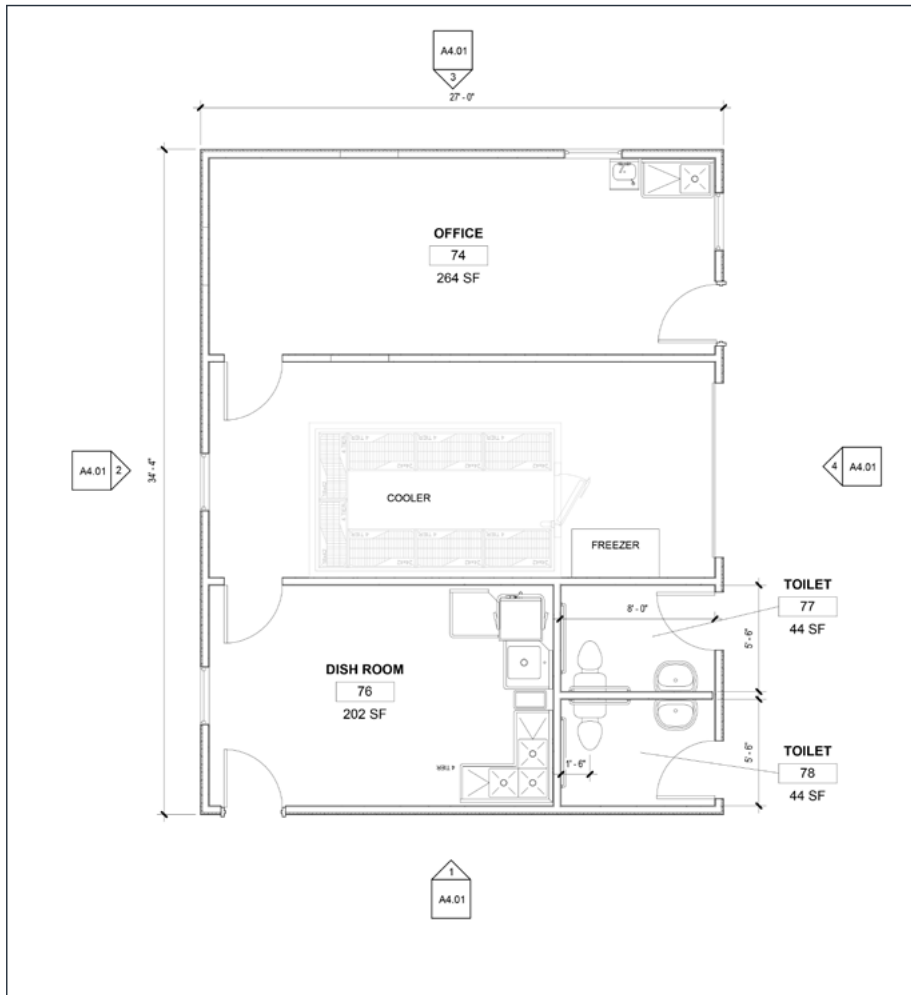


FLOOR PLAN SECOND FLOOR (Main Building)

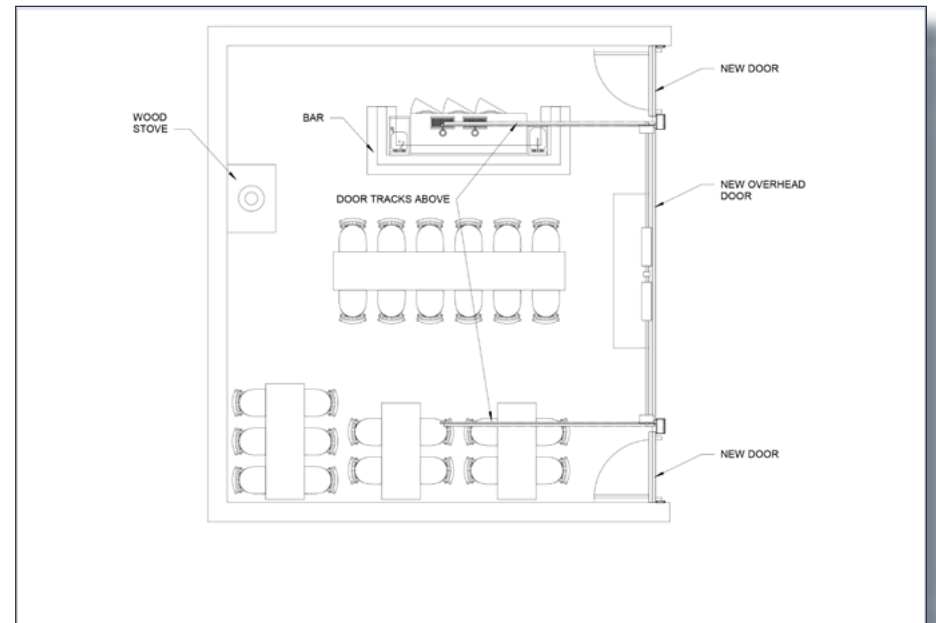


FLOOR PLAN SALT SHED & COMMISSARY

Commissary Building



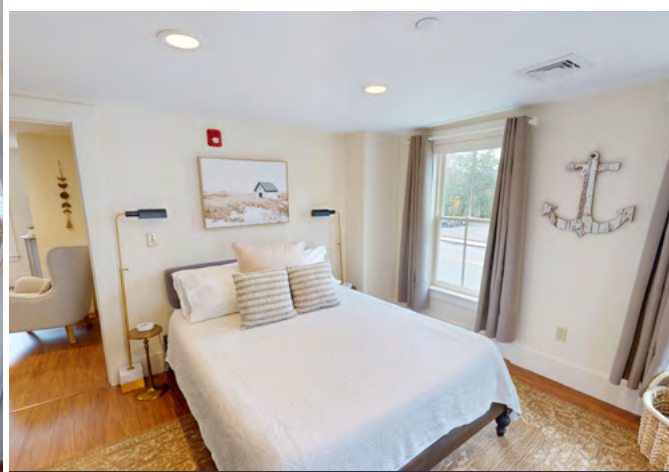
Salt Shed



TIDELINE PUBLIC HOUSE



ANCHOR AT TIDELINE



TIDELINE MERCANTILE



TIDELINE SALT SHED



FOOD TRUCKS & EVENING CROWDS



AREA HIGHLIGHTS

Town of Durham Overview

The Town of Durham boasts a rich cultural, historical, and natural heritage. Residents enjoy the best of both worlds; stunning landscapes and the peaceful pace of New England small-town life, with convenient access to top-notch arts, culture, and sporting events. Durham fosters an engaged community in all aspects of growth, development, and decision making. As Southern New Hampshire continues to grow, Durham is able to preserve its small-town charm while supporting a thriving business community.

Key Benefits

- Commitment to both economic and environmental sustainability
- Small town, rural character with nearby access to major highways and transportation hubs
- Active downtown business district that supports a variety of businesses
- Host town to the University of New Hampshire, which provides a rich academic atmosphere, access to cultural and athletic opportunities, and access to a highly skilled workforce
- High-speed rail station with direct access to Portland and Boston
- No personal state income or sales tax

Transportation

By rail, air, or water, people and products get from Durham to virtually anywhere else with ease.

- Interstate 95 is the primary access to the town from the north and south. State Highway Routes 108, 101, 4, and 125 provide convenient access from adjoining areas.

- Nearby Airports

- Logan (50 miles)
- Manchester/Boston (35 miles)
- Pease International (14 miles)

- Public bus transportation is available with destinations throughout neighboring Seacoast towns and the main campus of the University of New Hampshire. Additional bus service to Boston and other major cities is available from nearby Portsmouth.



The Music Hall in Portsmouth has partnered with the University of New Hampshire to bring larger touring acts to the Seacoast region by hosting shows at UNH's Whittemore Center, which has a capacity of up to 7,500. The first concert announced is the Avett Brothers on May 1, 2025, with plans to stage up to six shows annually, allowing locals to enjoy major acts without traveling to Boston.

Directions

From Boston, MA

Driving Time: ~90 minutes

Follow I-95 North to Exit 4 in N.H. (N.H. Lakes and Mountains/Spaulding Turnpike). Continue North to Exit 6W and follow Route 4 west. Exit at Route 108 and turn left towards Durham.

From Portland, ME

Driving Time: ~60 minutes

Follow I-95 South to Exit 5 in N.H. (Spaulding Turnpike). Continue North to Exit 6W and follow Route 4 west. Exit at Route 108 and turn left towards Durham.

From Concord, NH

Driving Time: ~45 minutes

Take Route 4 east to the Route 155A exit and turn right towards Durham. Follow 155A through the UNH campus to town.

From Manchester, NH

Driving Time: ~45 minutes

Take Route 101 east to Exit 7 (Epping/Route 125). Continue north on Route 125 to the Lee Traffic Circle. Drive east on Route 4 to the Route 155A exit. Turn right towards Durham.

Source: Town of Durham

AREA HIGHLIGHTS

University of New Hampshire

UNH was founded in 1866. Its main campus is located in Durham, NH and it has satellite locations in Concord and Manchester, NH. UNH offers over 100 academic majors.

Colleges and Schools

- Carsey School of Public Policy
- College of Engineering and Physical Sciences
- College of Health and Human Services
- College of Liberal Arts
- College of Life Sciences and Agriculture
- College of Professional Studies
- Extension
- Graduate School
- School of Marine Science and Ocean Engineering
- Peter T. Paul College of Business and Economics
- Thompson School of Applied Science
- UNH at Manchester
- Franklin Pierce School of Law
- UNH Online

Students - Main Campus

Total enrollments: 13,966

Undergraduate: 11,500

Graduate: 2,466



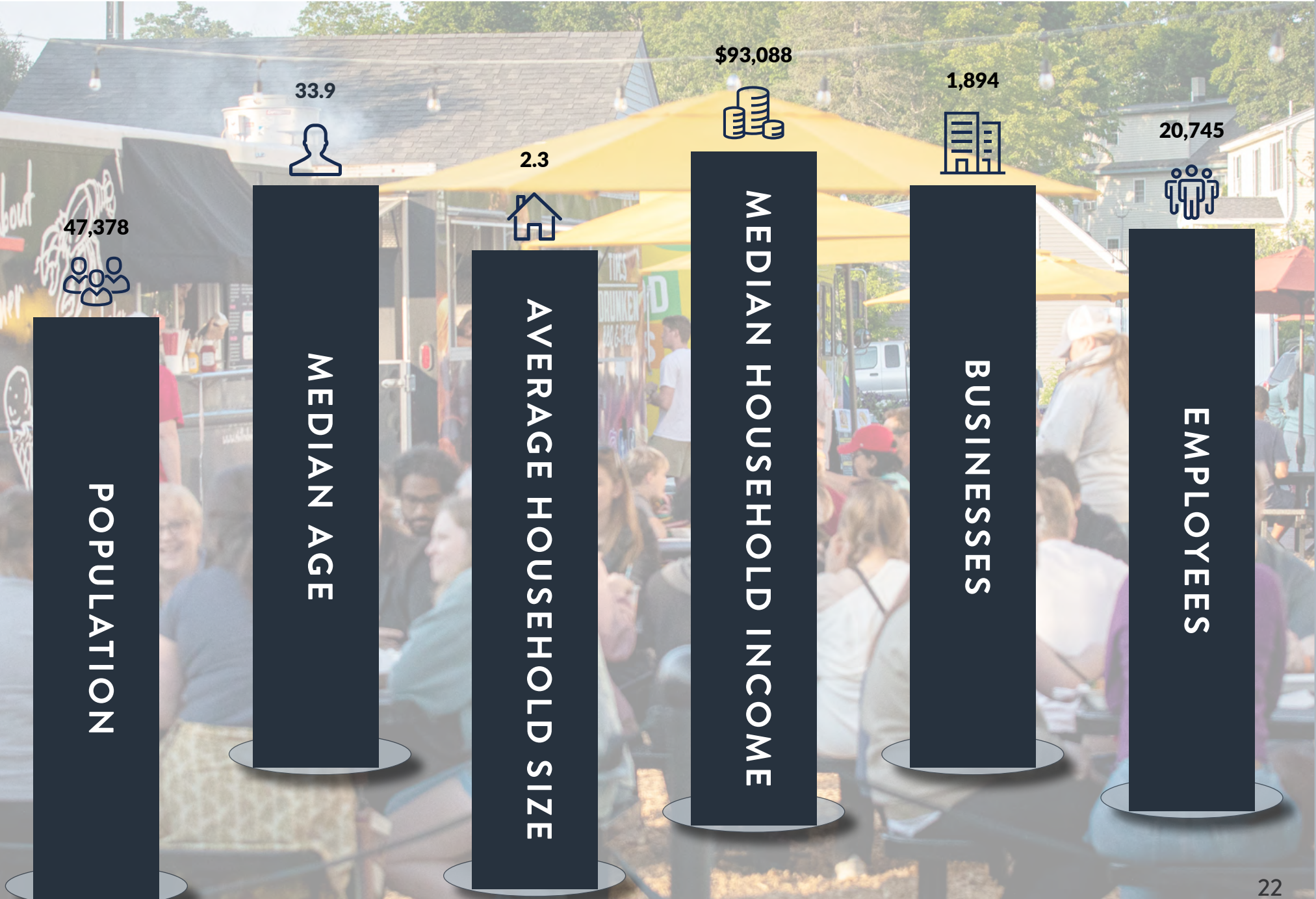
University of New Hampshire

Tideline is ideally located within walking distance of the UNH Campus and most off-campus housing, making it the perfect spot for students and faculty to unwind. Whether they are looking for a quick lunch break, a place to study, or a spot to hang out with friends, Tideline offers a convenient and inviting atmosphere. They can enjoy the ease of popping over for a meal, a coffee, or simply to relax between classes, all just a short stroll away from campus.



Source: UNH Website

AREA DEMOGRAPHICS - 5 Mile Radius





The Seacoast of New Hampshire is a dynamic region known for its scenic beauty, vibrant communities, and strong economy. With easy access to major cities like Boston and Portland, it's a desirable area for businesses and residents alike. The region boasts a growing workforce, diverse industries, and a high quality of life, making it an attractive location for both living and working. From charming downtowns to coastal landscapes, the Seacoast offers a unique blend of small-town charm and economic opportunity.



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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
_____ consumer has declined to sign this form (Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.