

# PRIME RETAIL FOR LEASE: Unit A: 1,840 SF

Recently purchased, North Country Plaza is a 20,860 SF neighborhood center anchored by a Panera Bread, and adjacent to the NH Wine & Liquor Outlet, Walmart, Best Buy and BJ's. North Country Plaza's new ownership invested in major improvements in 2022-23, including upgrades to signage, lighting, façade, and walkway.

**UNIT A  
1,840 SF  
Available**

**UNIT B  
2,011 SF  
Available**

Walmart

Price Chopper

Miracle Ear

Ng  
Nails

Just  
Leased  
BLACK  
MOON  
GAMES  
LEBANON

Just  
Leased  
charles  
SCHWAB

verizon

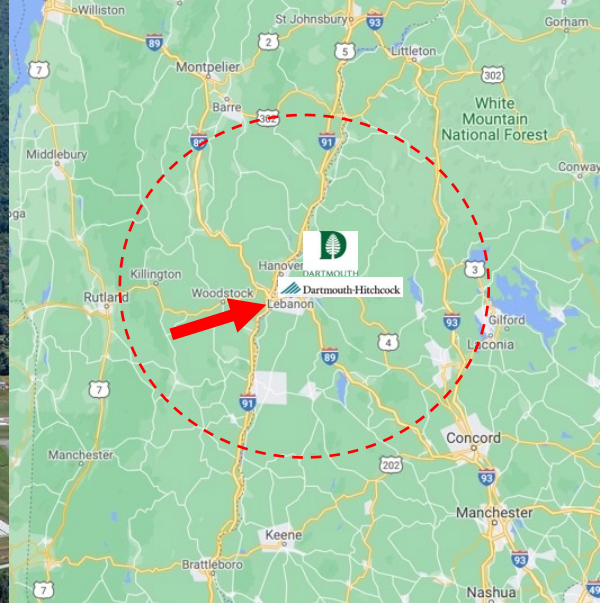
Panera  
BREAD



North  
Country  
PLAZA

# PRIME RETAIL FOR LEASE:

Unit B: 2,011 SF



MIRACLE MILE PLAZA

Price Chopper TSC TRACTOR SUPPLY CO  
CLEAR CHOICE MD URGENT CARE CARE FAMILY DOLLAR

POWERHOUSE MALL

L.L.Bean EMS  
LULU IN LULU YANKEE CANDLE

NORTH COUNTRY PLAZA

Panera Bread verizon AAA Miracle-Ear  
OUTLET

VALLEY SQUARE SHOPPING CENTER

Walmart Price Chopper Michaels DOLLAR TREE

Hannaford

newbury comics SIERRA TRADING POST  
TJ-maxx TARGET JOANN

KOHL'S OLYMPIA Sports  
FAMOUS footwear GameStop  
SALLY BEAUTY Party City GAP  
FIVE GUYS BURGERS and FRIES

HomeGoods OLD NAVY PET SMART

Staples

BJS

BEST BUY

Applebees

GOLF & SKI WASHHOUSE

THE HOME DEPOT

**Market Draw:**

30-mile radius, Super-regional retail corridor of I-89/I-91

**Demographics:**

170,000 population within 30-mile radius

72,000 population within 15 mil radius with an average household income of \$102,000

**Traffic Counts:**

NH Route 12a: +/-14,000 per day

Interstate I-89: +/-39,000 per day



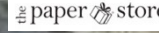


North Country PLAZA

# PRIME RETAIL FOR LEASE: Unit B: 2,000 SF



+/- 39,00 VPD



+/- 14,000 VPD



Lebanon Municipal Airport



# PRIME RETAIL FOR LEASE: Unit B: 2,011 SF

## Site

**Address:** 267 Plainfield Road  
**Zoning:** General Commercial  
**Parking:** 5.0 spaces /1,000 SF  
**Signage:** Pylon Monument  
along Rt 12A  
**Frontage:** 315' along Rt 12a  
and 399' on Weathervane Drive

## Building, & Services

**Year Built:** 1987  
**Roof:** Carlisle rubber roofing  
membrane installed 2008. Metal  
decking over open-web steel joist  
structure.  
**HVAC:** Heated and cooled by  
individual direct expansion constant  
volume gas fired packaged rooftop  
units.  
**Electrical:** 100amp-400amp  
120/208 Volt. Service provided by  
Liberty Utilities.  
**Life Safety:** Wet and Dry pipe  
sprinkler system  
**Water/Sewer:** City of Lebanon  
**Floor-Deck Ceiling Height:** 14'-10"



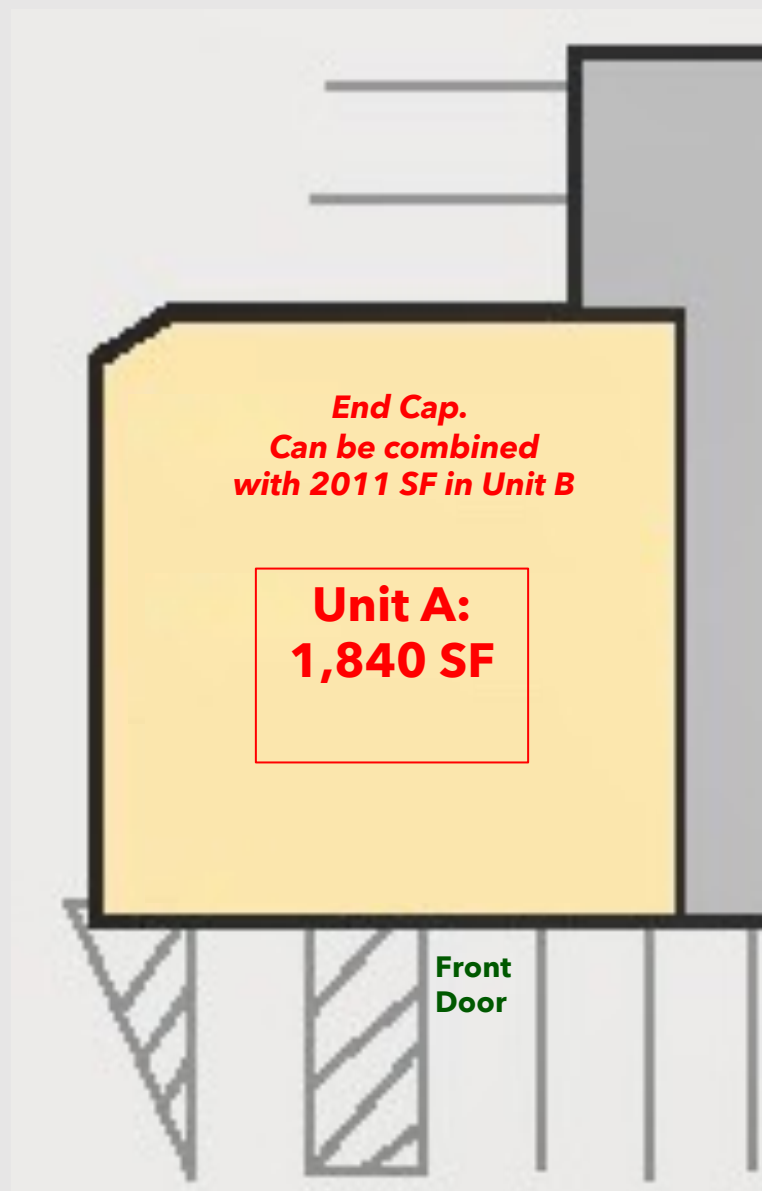
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structure.  
**HVAC:** Heated and cooled by  
individual direct expansion constant  
volume gas fired packaged rooftop  
units.  
**Electrical:** (2) 200amp, 3 phase.  
Service provided by Liberty Utilities.  
**Plumbing:** 4"-6" pipe.  
**Life Safety:** Wet and Dry pipe  
sprinkler system  
**Water/Sewer:** City of Lebanon  
**Floor-Deck Ceiling Height:** 14'-10"



## Economics

**BASE RENT: Unit A: 1,840 SF**  
\$24/SF/YR NNN. ( less if leased with  
adjacent unit  
Base Rent is escalated at the greater  
of 3% or CPI.

**CAM:** For calendar year 2024  
estimated at \$9.50/SF/Year, which  
includes everything except propane  
and electric which is bill separately

**GROSS RENT**  
\$33.50/SF/YR plus utilities x 1,840 SF  
= \$61,640/year  
= **\$5,136.67/month+ utilities**

**Term:** 5-10 years preferred



# NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

## 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 actually 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: \_\_\_\_\_ Licensee

Date

(Name of Real Estate Brokerage Firm)

\_\_\_\_\_  
(Licensees Initials) Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to [www.nh.gov/nhrec](http://www.nh.gov/nhrec). Inactive licensees may not practice real estate brokerage.



*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 both 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 services 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.