



Epping Crossing

ROUTE 125 | 7-36 FRESH RIVER ROAD | EPPING, NH 03042



About the Center

Epping is strategically positioned midway between Portsmouth and Manchester at the intersection of Route 101 and Route 125. Its retail hub which includes Epping Crossing serves the historic town of Exeter, home to Philips Exeter Academy.

Epping Crossing attracts a large influx of affluent customers thanks to its convenient location and anchor tenants like Walmart Supercenter and Lowe's. Epping Crossing serves a population of more than 620,000 people with an average household income over \$135,000.



WS | Location & Access



PROPERTY FACTS

GLA:

410,000 SF

KEY TENANTS:

Walmart Supercenter, Lowe's,
TD Bank, Confident Med Spa

TRAFFIC (ADT)

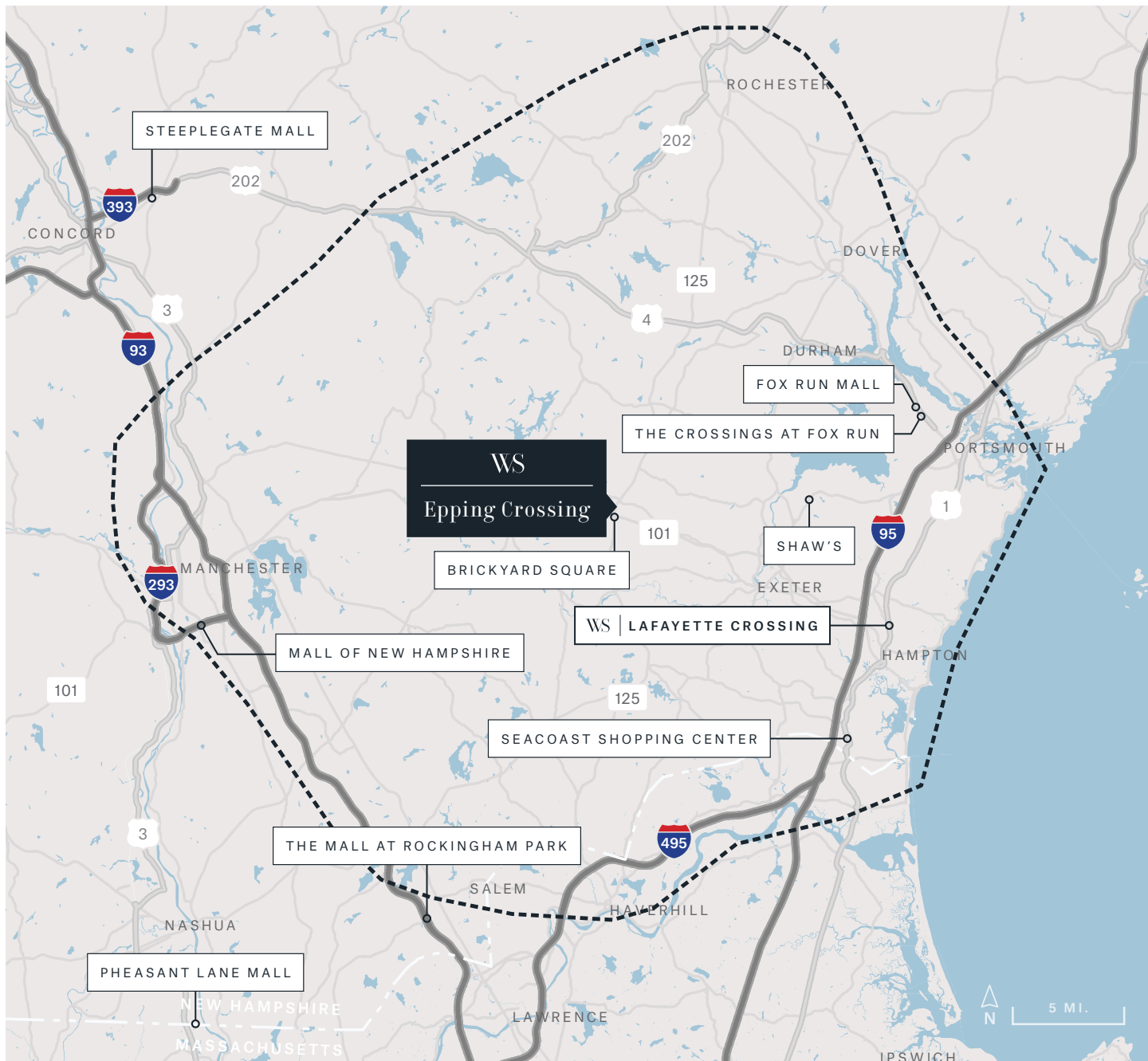
ROUTE 101 45,650

CALEF HWY. 26,230

PROPERTY HIGHLIGHTS

- Midway between Portsmouth and Manchester, two major economic hubs in New Hampshire
- Conveniently situated at the intersection of Route 125 and Route 101, a major east-west highway, ensuring easy accessibility
- New Hampshire's 0% tax rate appeals to both locals and visitors alike
- Tremendous growth projected

WS | Trade Area & Retail Market



TRADE AREA DEMOGRAPHICS

ESTIMATED POPULATION	621,484
ESTIMATED HOUSEHOLDS	255,314
ESTIMATED AHHI	\$135,849

Source: Placer.ai, U.S. Census (2023 estimates)

AREA RETAIL

The Mall of New Hampshire <i>Manchester, NH</i>	23.8 miles
Fox Run Mall <i>Newington, NH</i>	25.6 miles
Steeplegate Mall <i>Concord, NH</i>	39.3 miles
The Mall at Rockingham Park <i>Salem, NH</i>	40.5 miles
Pheasant Lane Mall <i>Nashua, NH</i>	44.8 miles



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