



## 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 Phillips 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

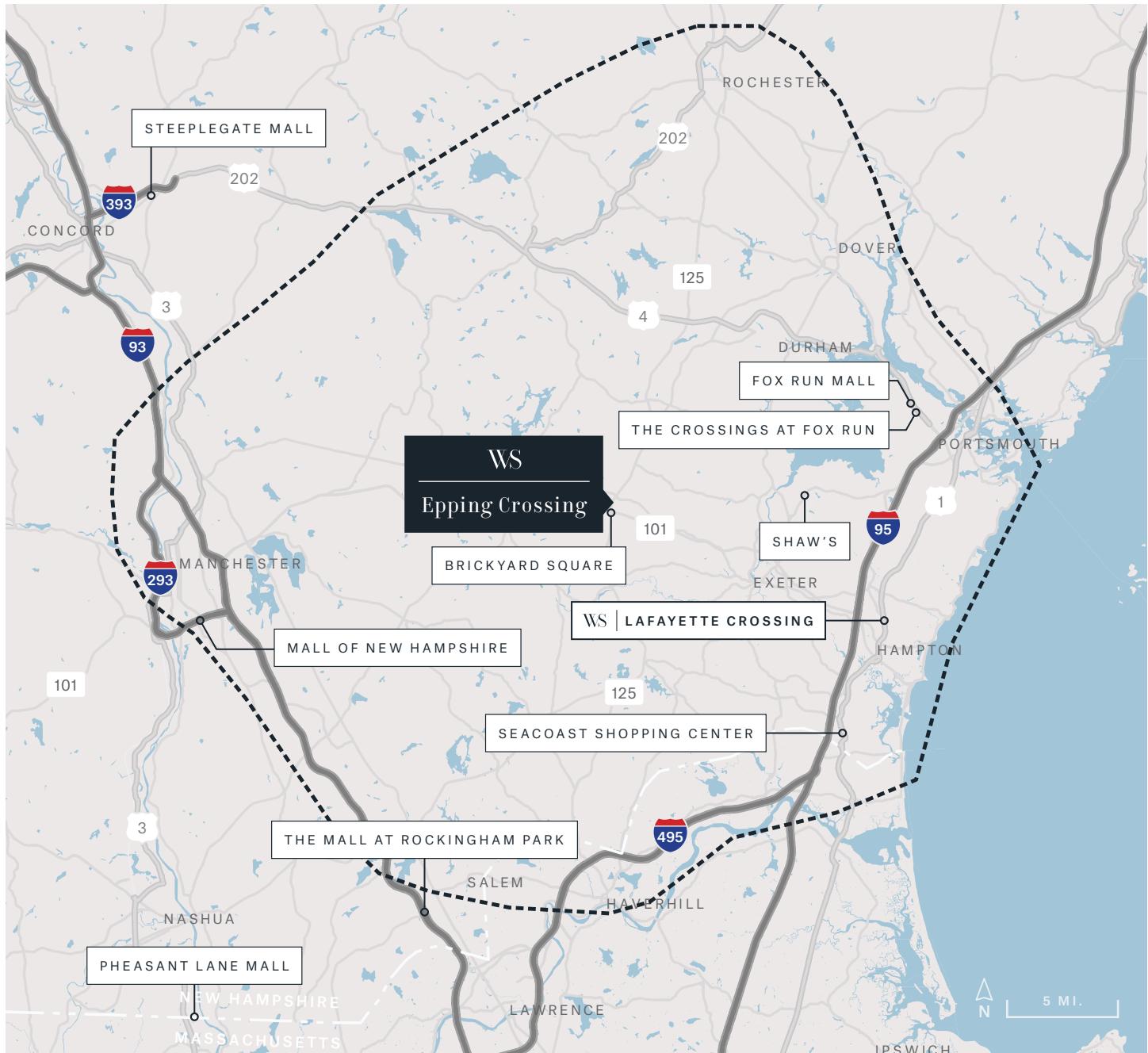
### TRAFFIC (ADT)

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 Manchester, NH	23.8 miles
Fox Run Mall Newington, NH	25.6 miles
Steeplegate Mall Concord, NH	39.3 miles
The Mall at Rockingham Park Salem, NH	40.5 miles
Pheasant Lane Mall Nashua, NH	44.8 miles

A photograph of a grassy lawn with a red flower in the center. Overlaid on the image is a large, semi-transparent watermark containing the text "LOVE PLACES PEOPLE" repeated in a diagonal, curved pattern.



WS

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