



GEORGE'S FIELD HINSDALE, NH

PRIME SPACES FOR LEASE



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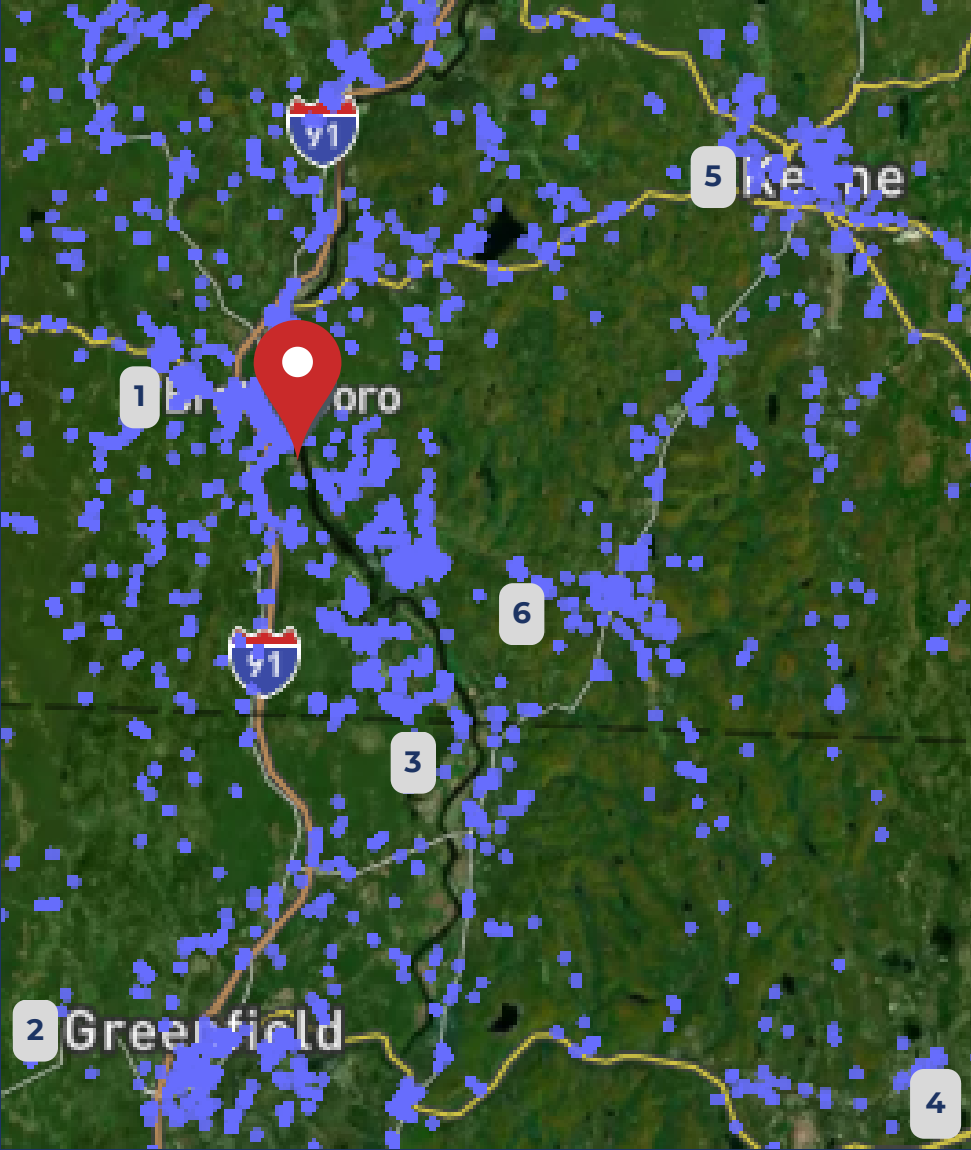


OUTPARCEL PAD | RETAIL SPACES | OFFICE SUITES

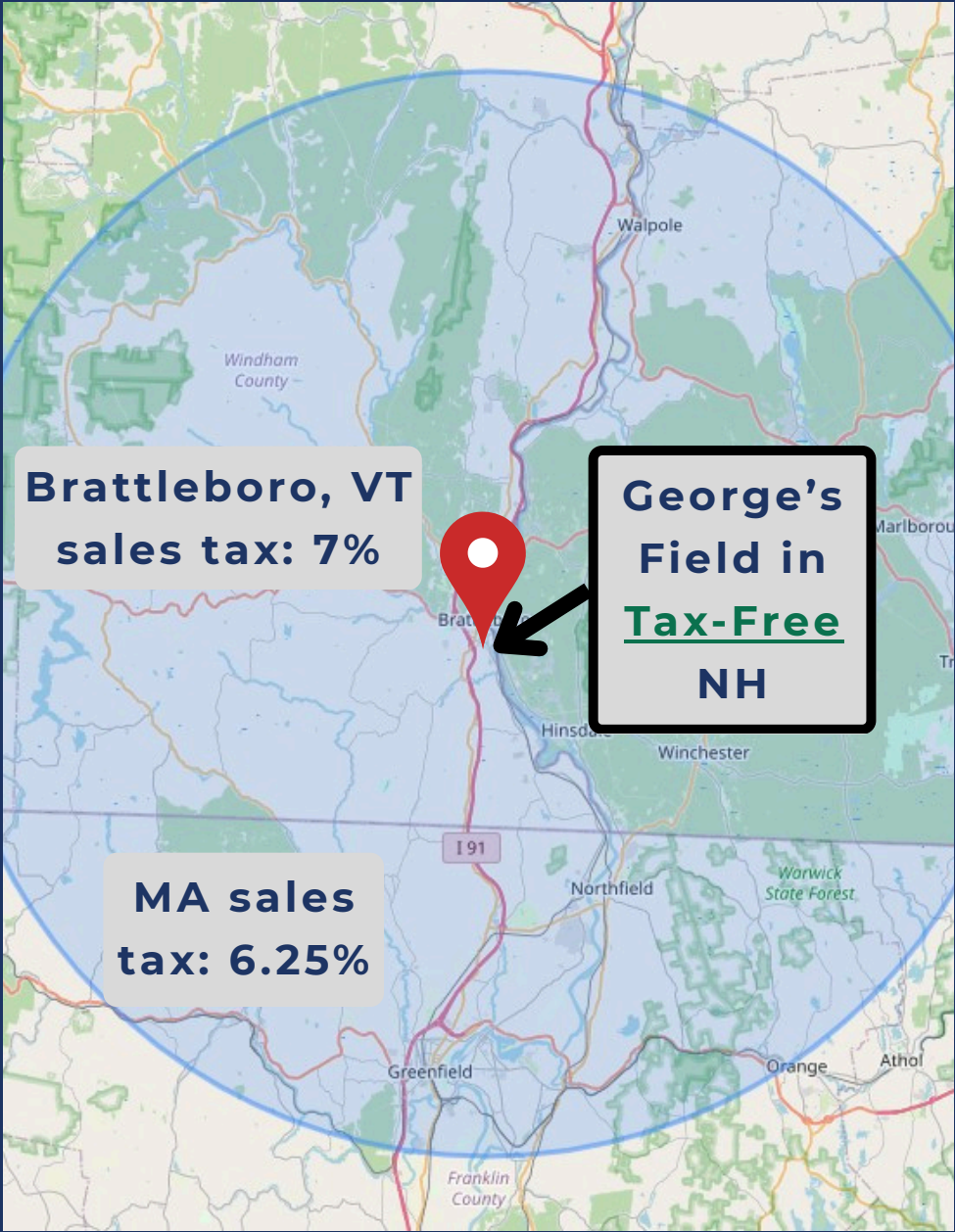
TRI-STATE DESTINATION SHOPPING HUB

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

Notable regional communities to travel to George's Field for Runnings – 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 Field Shopping Center has up to 150,000 SF of retail space and is the former location of Walmart's #1 revenue-generating store in New England, which has relocated 3 miles south of George's Field. "Runnings", an 80-store national retail chain, now serves as the Anchor store for George's Field and is among the chain's most successful stores.

George's Field is located at the base of a new interstate bridge connecting Vermont and New Hampshire near I-91, Exit 1. This massive new bridge is currently the largest infrastructure project in the state and provides scenic views of Mount Wastastiquet and George's Field.

George's Field fronts NH State Highway Route 119 and is located 1 mile from VT exit 1 of I-91 and 8.3 miles from the Massachusetts border. Destination shoppers from all New England states make their way to George's Field Shopping Center, which is the first retail location when entering New Hampshire, to benefit from the sales tax-free shopping.

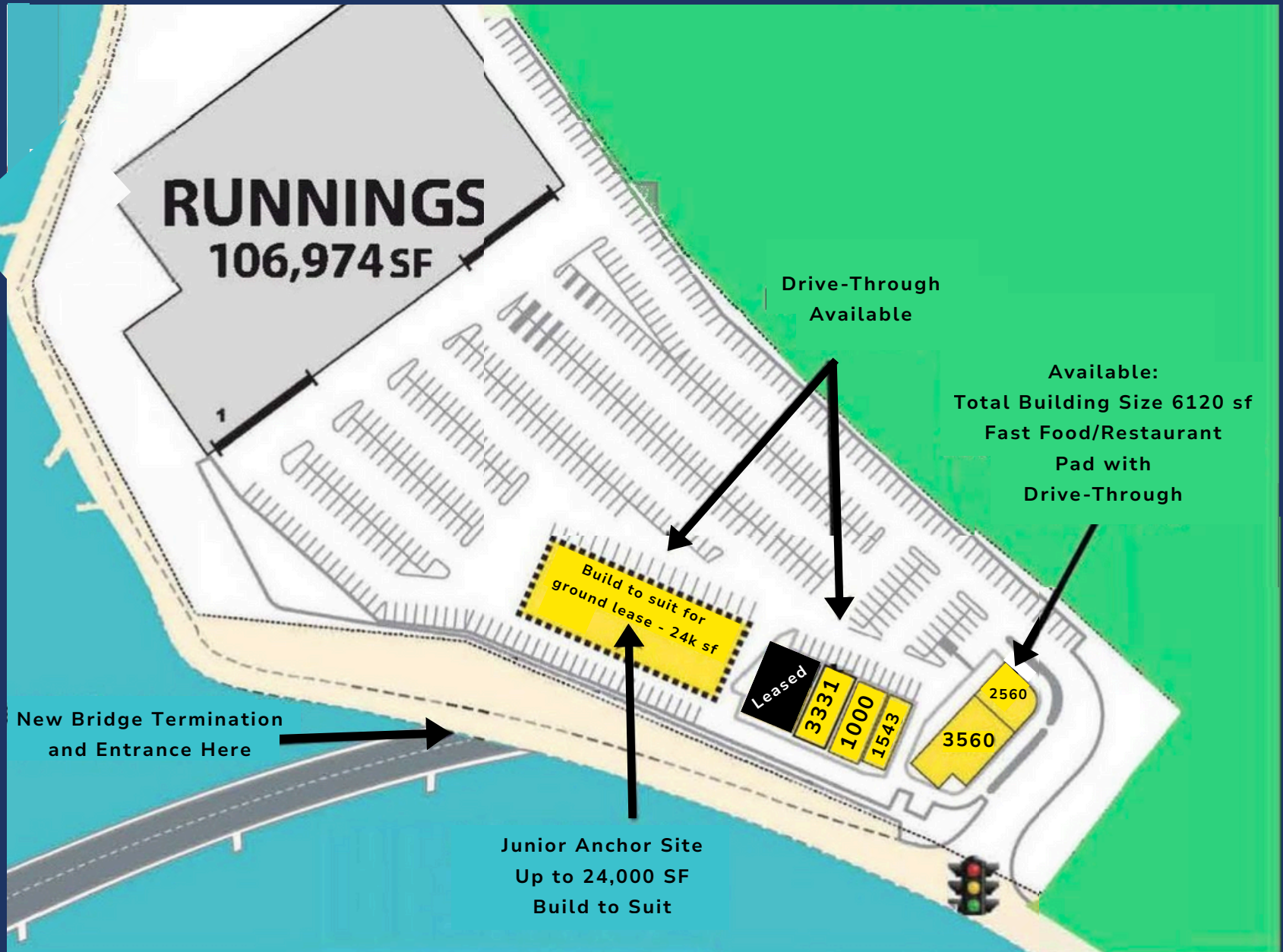
DEMOGRAPHICS

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

		
Population 74,895	Median Household Income \$79,350	Median Age 45.2
Daytime Population 74,048		

SITE PLAN

RETAIL FOR LEASE | GEORGE'S FIELD



7 GEORGE'S FIELD

This building fronts NH State Highway 119 and is located at the signalized entrance to the Center. The building consists of two units each with endcaps, at 7A (2626 sf) and 7B (3574 sf.) 7A is equipped with a full drive-thru, grease trap and has signage visibility from State Highway 119 (aka Brattleboro Road) and the adjacent State of Vermont.



11 GEORGE'S FIELD

Building 11 George's Field is a two-story retail building of 12,000 sq. ft. This building provides a colonnade walkway to allow shoppers to enter each storefront to avoid inclement weather conditions. Additional drive-thru capabilities are available. This 12,000 sf two-story building provides state-of-the-art smart building features including spray foam insulation and signature green metal roof. Each bay may be open to provide for larger space.



11 GEORGE'S FIELD UNITS

LOCATION	USE	DESCRIPTION
Space 1 1500 SF	Office	This 1,500 sf end cap space currently is built out to prime office space with individual offices, conference room and lobby. Ideal for Financial and medical office services. Signage is located at the signalized entrance of this center featuring frontage along NH State Highway 119. Drive thru capability available. Space may be reconfigured for fast food as grease trap is located under this bay.
Space 2 1000 SF	Barber/Hair Salon	This interior 1000sf space is located near the entrance to the center and is the former location of a hair salon which also served as one of the largest beauty supplies businesses in the state of New Hampshire. It has built out plumbing for a future salon or barber shop use including lobby and private rooms. Can accommodate any retail use. Space has high visibility with signage along State Highway 119 that can be seen from new interstate bridge as well as the neighboring State of Vermont.
Space 3 3331 SF	General Retail	This space of 3,331 sf is center stage for this building. Primary signage in middle of front and back of building which has visibility along State Highway 119 and panoramic view from the new interstate bridge and neighboring state of Vermont. As an optional build out feature this bay's ceiling may be opened to the upstairs to provide for a stunning double ceiling height and clear span space along with 10 foot high windows.
Space 4 - Leased 3169 SF		Leased
Second Floor Space 4500 SF	Dance Studio Office Light Fitness	This nearly 4,500 sf space has high open ceilings with dynamic views of the Connecticut River and Mount Wastastiquet and features a front floor lobby and back entrances. Signage for this space serves both the front and back of the building which fronts State Highway 119 and can be seen easily from the new interstate bridge as well as neighboring Vermont.

15 GEORGE'S FIELD

A Junior Anchor Retail Building of up to 24,000 sq. ft. is to be developed at George's Field to be known as 15 George's Field. This build-to-suit or Ground Lease pad site is perfectly located between building 11 George's Field and 18 George's Field, the Runnings' building. Visibility is centerstage from the new elevated interstate bridge, signage of which can be seen from the neighboring state of Vermont. This pad site shares parking with fellow co-tenant anchor 'Runnings.' Square footage may be built to 24,000 sf to maintain 5:1 parking ratio. Pad site will have its own parcel and maintains great visibility from the new interstate bridge whereby Customers will be focused on this site while approaching George's Field. Ground lease and Build-to-suit available including drive thru capabilities



AERIAL VIEW

