

Hillsborough NH - 2 Tenant Investment Property w/ Dominos

53 West Main Street, Hillsborough, NH 03244

Mixed Use Retail & Residential Property For Sale



PROPERTY DESCRIPTION

Opportunity to purchase this two tenant Domino's leased investment property located at 53 West Main Street in Hillsborough, NH. The property features a 2nd floor apartment which is currently rented to a residential tenant. A multi-unit franchisee operates this Domino's which opened for business in 2024 after substantial interior & exterior building renovations to this former bank. This new Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick grab and-go option after placing their order online or over the phone. The Domino's lease currently has 7 +/- years remaining with an expiration date of October 12, 2033. The tenant, Hillsborough Pizza Company Inc. assumed this lease in May 2025 and is a multi-unit operator of Domino's. The 2nd floor apartment lease started November 9, 2024 and the current expiration date is November 9, 2026.

PROPERTY HIGHLIGHTS

- Diversified income from nationally branded restaurant tenant and an apartment tenant
- Prominent signage on West Main Street
- Ample & convenient parking on-site and in adjacent lot
- The location features a pickup window for carryout customers who want a quick grab and-go option

Property Details

Property Type	Mixed Use Retail & Residential
Property Subtype	Free Standing Building
Sale Price	\$1,210,000
NOI	\$78,540
Cap Rate	6.49%
Occupancy	100%
Building Size (Total GLA)	3,639 SF
Traffic Count	7,540
Utilities Description	Public water and sewer
Zoning	Central Business
Year Built	1970
Year Renovated	2024

Chris McMahon

Principal & Director of Brokerage
781.862.9700 x225
cjm@sumrp.com

Travis Ginsberg

Vice President & Partner
781.862.9700 x226
tg@sumrp.com

Casey Piché

Commercial Broker
781.862.9700 x227
cp@sumrp.com

Summit Realty Partners, Inc.

80 Hayden Avenue
Lexington MA, 02421
summitrealtypartners.com

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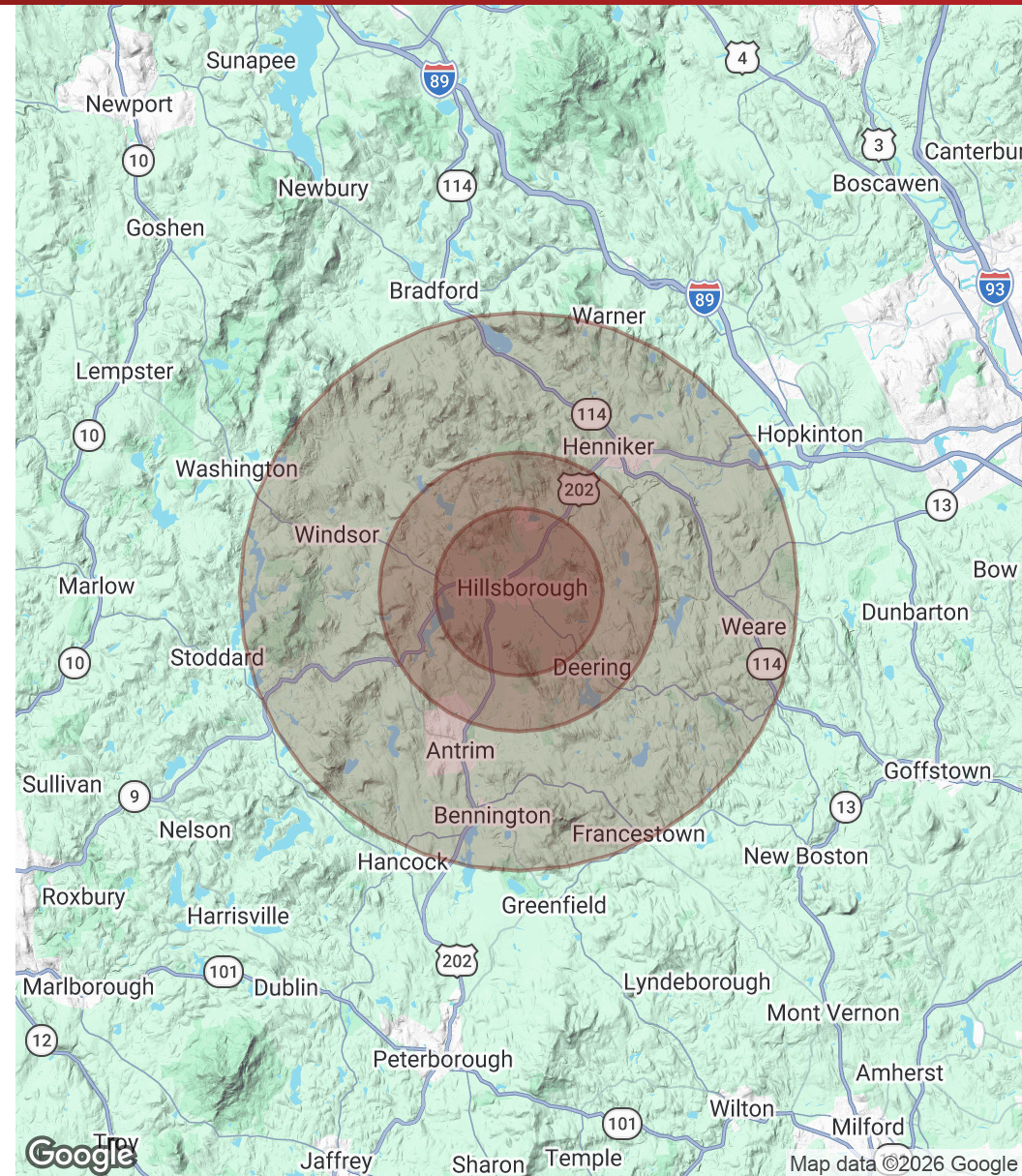
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Mixed Use Retail & Residential Property For Sale

Population	3 Miles	5 Miles	10 Miles
Total Population	4,488	8,209	27,526
Average Age	39.4	42.5	43.5
Average Age (Male)	39.7	40.8	42.0
Average Age (Female)	40.3	44.2	44.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,642	3,036	10,600
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$99,870	\$107,224	\$115,505
Average House Value	\$249,194	\$268,179	\$325,744

2023 American Community Survey (ACS)



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