



CARE FACILITY

RIDGE  
TENANT  
TENANT  
TENANT  
TENANT  
TENANT  
RIDGE

EMERGENCY

RESTAURANTS

ROCHESTER BANK

RIDGE

AVAILABLE

# The Ridge Marketplace - Phase II

60 - 68 Farmington Road | Rochester, NH



# The Ridge: Phase II

60-68 Farmington Road | Rochester, NH



**AVAILABLE**

1,800 - 13,600 SF  
Available Opportunities

Q3 2027  
Expected Delivery

## ABOUT THE PROPERTY

- Located on Route 11, the only road leading to the famed lakes region.
- Phase II includes luxury apartments, restaurants, entertainment, a beer garden and retail.
- Outdoor park area featuring seasonal entertainment, community events, and dining.
- "The City of Rochester was featured as a Top 10 Investment Destination in European CEO Magazine."

## DEVELOPED BY



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## MARKET OVERVIEW



### Traffic Counts

Farmington Road, S of Site	25,189 VPD
Farmington Road, N of Site	16,928 VPD
US Highway 202, SE of Site	30,207 VPD

Year: 2019 | Source: New Hampshire DOT



### Market Highlights

5.3 Million  
people a year drive past  
The Ridge

4.25 Million  
visitors at the Ridge District:  
Rochester, NH

#1 Ranked  
shopping center in the state  
of NH

\$5.5 Billion  
direct spending in NH in 2017

216 +/-  
luxury apartments

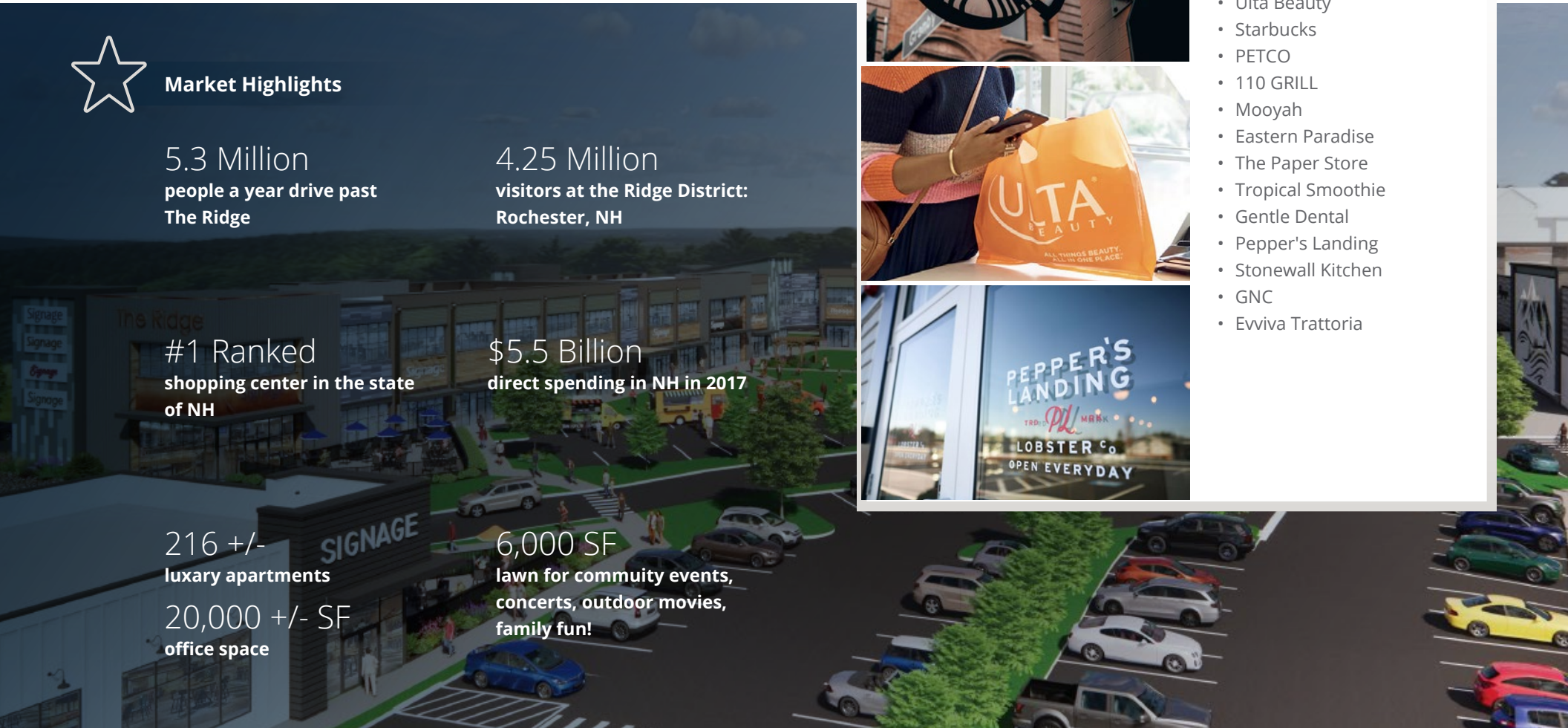
20,000 +/- SF  
office space

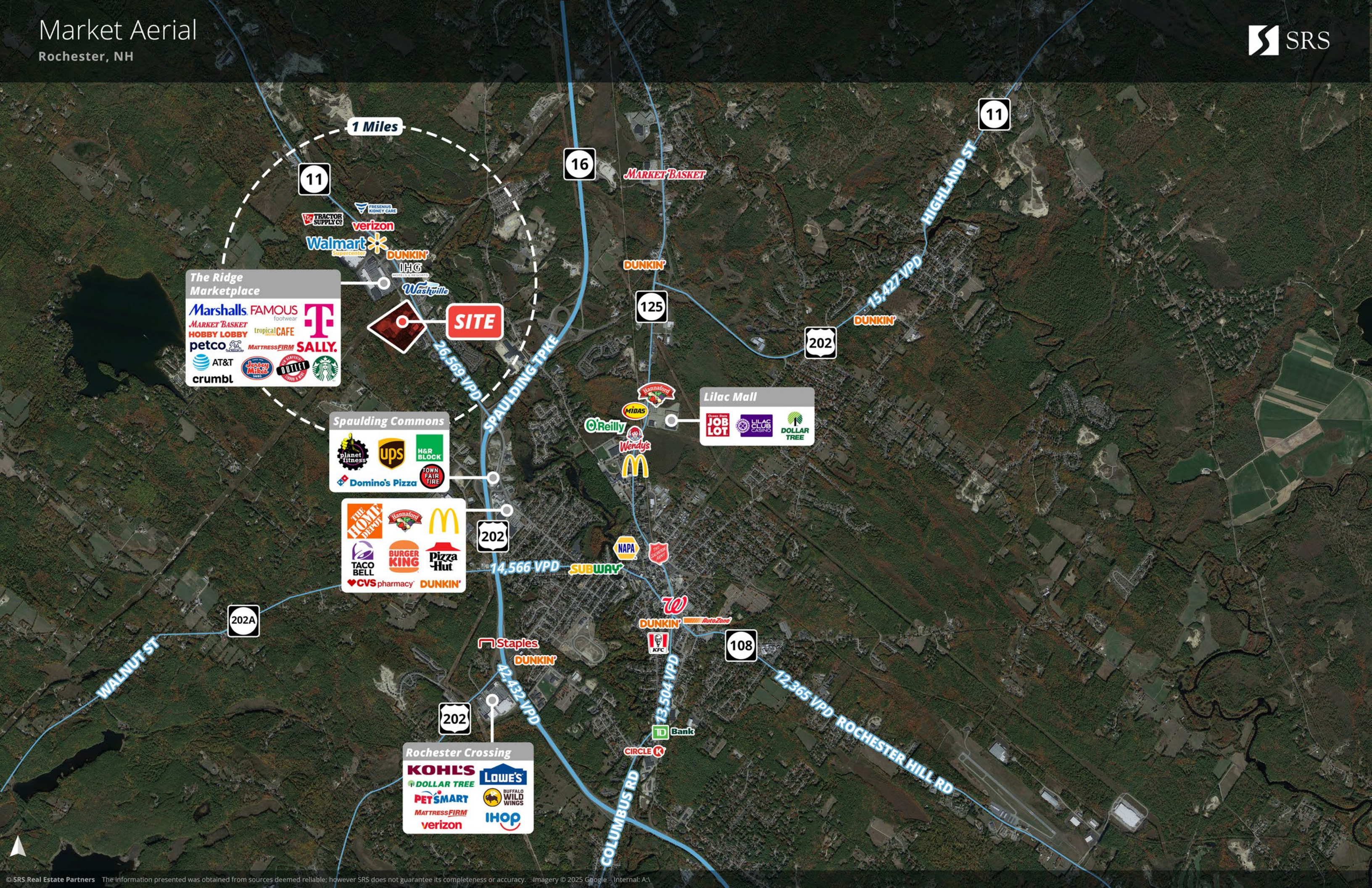
6,000 SF  
lawn for community events,  
concerts, outdoor movies,  
family fun!



### KEY TENANTS - Phase I

- Market Basket
- NH Liquor & Wine Outlet
- Marshalls
- Old Navy
- Ulta Beauty
- Starbucks
- PETCO
- 110 GRILL
- Mooyah
- Eastern Paradise
- The Paper Store
- Tropical Smoothie
- Gentle Dental
- Pepper's Landing
- Stonewall Kitchen
- GNC
- Ewiva Trattoria





**The Ridge Marketplace**

- Marshalls
- FAMOUS footwear
- MARKET BASKET
- HOBBY LOBBY
- petco
- AT&T
- crumbl
- tropical CAFE
- MATTRESS FIRM
- SALLY.
- Jersey Mike's
- OUTLET
- Starbucks

**Spaulding Commons**

- planet fitness
- ups
- H&R BLOCK
- Domino's Pizza
- TOWN FAIR TIRE

**Commercial Center**

- THE HOME DEPOT
- Hannaford
- McDonald's
- TACO BELL
- BURGER KING
- Pizza Hut
- CVS pharmacy
- DUNKIN'

**Rochester Crossing**

- KOHL'S
- DOLLAR TREE
- LOWE'S
- PET SMART
- MATTRESS FIRM
- verizon
- BUFFALO WILD WINGS
- IHOPE

**Lilac Mall**

- JOE JOB LOT
- LILAC CLUB CASINO
- DOLLAR TREE

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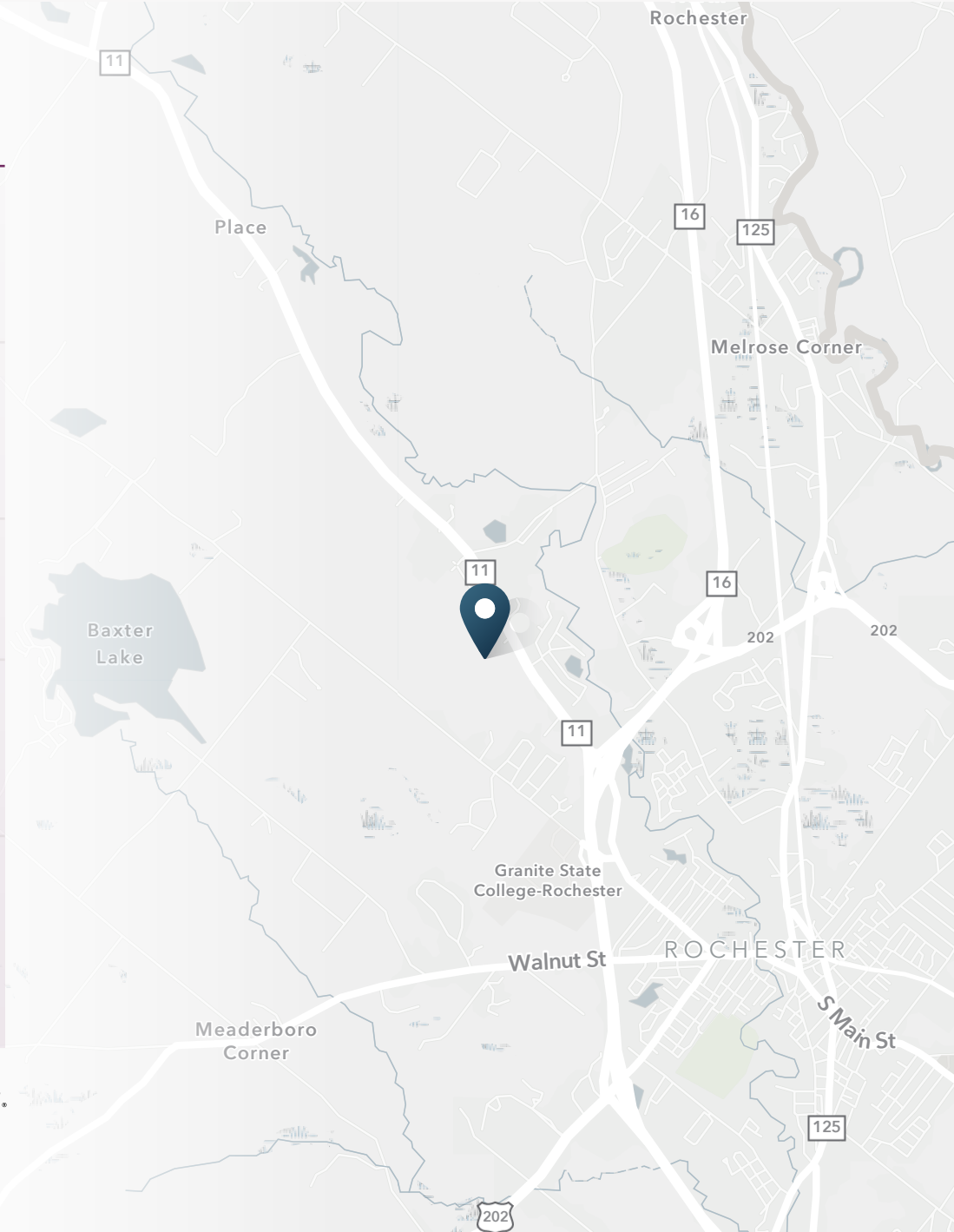
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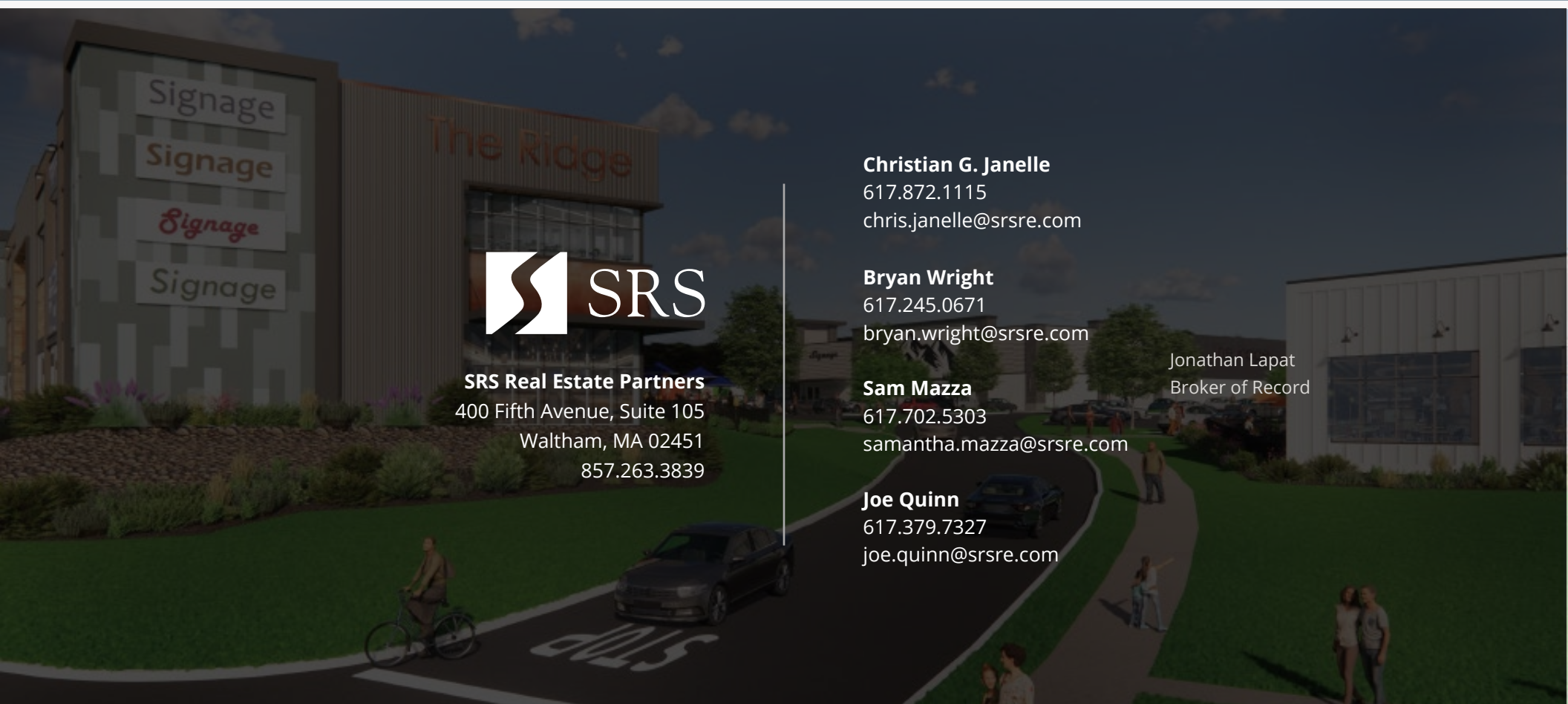
## DEMOGRAPHIC HIGHLIGHTS

Population	10 miles	15 miles	25 miles
2025 Estimated Population	85,397	191,254	421,461
2030 Projected Population	88,157	196,756	433,382
Proj. Annual Growth 2025 to 2030	0.64%	0.57%	0.56%
<b>Daytime Population</b>			
2025 Daytime Population	73,849	167,706	402,294
Workers	35,133	81,718	213,197
Residents	38,716	85,988	189,097
<b>Income</b>			
2025 Est. Average Household Income	\$107,678	\$112,649	\$125,478
2025 Est. Median Household Income	\$91,568	\$94,182	\$102,303
<b>Households &amp; Growth</b>			
2025 Estimated Households	35,977	78,451	176,992
2030 Estimated Households	38,047	82,593	185,498
Proj. Annual Growth 2025 to 2030	1.13%	1.03%	0.94%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	89%	89%	90%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	2%	3%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	7%	7%	6%
2025 Est. Hispanic (Any Race)	3%	3%	3%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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