

# MOUNTAIN VIEW SHOPPING CENTER

277 NEWPORT ROAD | NEW LONDON, NH 03257

AVAILABLE 1,010 SF - 2,663 SF

ANCHORED BY



## NEW LONDON'S ONLY GROCERY-ANCHORED SHOPPING CENTER

## PROPERTY INFORMATION



- Strong co-tenancy featuring Hannaford, NH State Liquor Store, and USPS generating consistent daily consumer traffic.
- Adjacent to New London Hospital, serving employees, patients, and visitors.
- Strong daytime population driven by healthcare, education, and professional employment centers.
- Minutes from Colby-Sawyer College, Mount Sunapee Resort and the broader Lake Sunapee recreation market.
- Affluent trade area with household incomes exceeding state and national averages.
- Significant second-home ownership and tourism drive seasonal population growth.
- Exceptional visibility, prominent signage opportunities, and convenient access from Route 11.



Principal Broker:  
Charter Realty Company Corp.  
NH License #: 080288  
203-227-2922  
[www.CharterRealty.com](http://www.CharterRealty.com)

FOR MORE INFORMATION CONTACT:

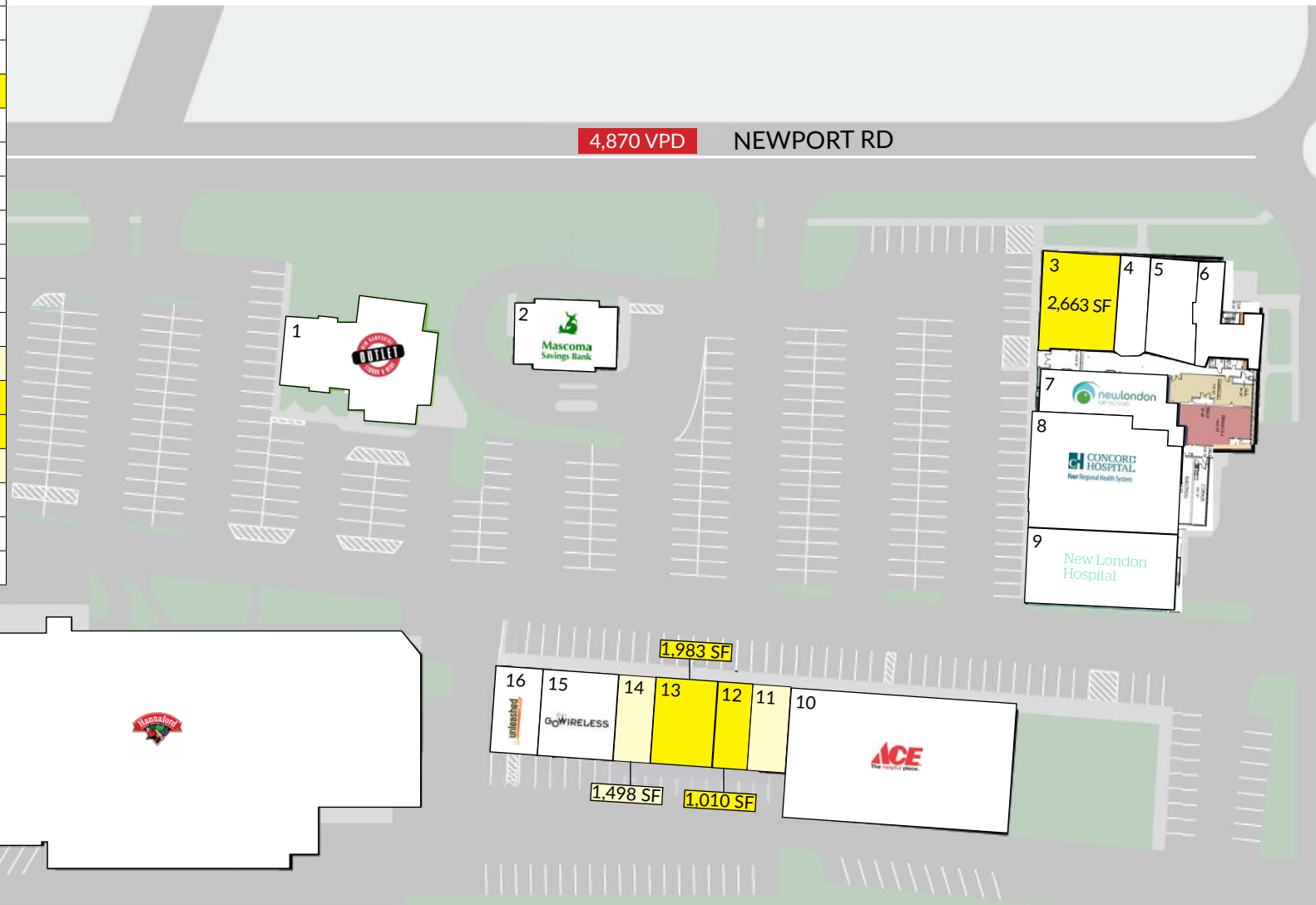
BRYAN FURZE | 617.947.0428 | [Bryan@CharterRealty.com](mailto:Bryan@CharterRealty.com)

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## TENANTS / AVAILABILITY

#	TENANT
01	NH Liquor & Wine Outlet
02	Mascoma Savings Bank
03	Available
04	Occupied
05	Occupied
06	Go Lightly Consignment
07	New London Opticians
08	Concord Hospital
09	New London Hospital
10	ACE
11	Tenant at will
12	Available
13	Available
14	Tenant at wil
15	Go Wireless
16	Unleashed
17	Hannaford



- Available
- Tenant at will
- Lease Out
- Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: 1,235

Households: 570

Daytime Population: 2,142

Median Age: 56.2



Average Household Income: \$131,537

Median Household Income: \$96,326

### 3 MILE RADIUS:



Total Population: 4,824

Households: 1,987

Daytime Population: 4,669

Median Age: 48.0



Average Household Income: \$144,566

Median Household Income: \$108,217

### 5 MILE RADIUS:



Total Population: 8,943

Households: 3,834

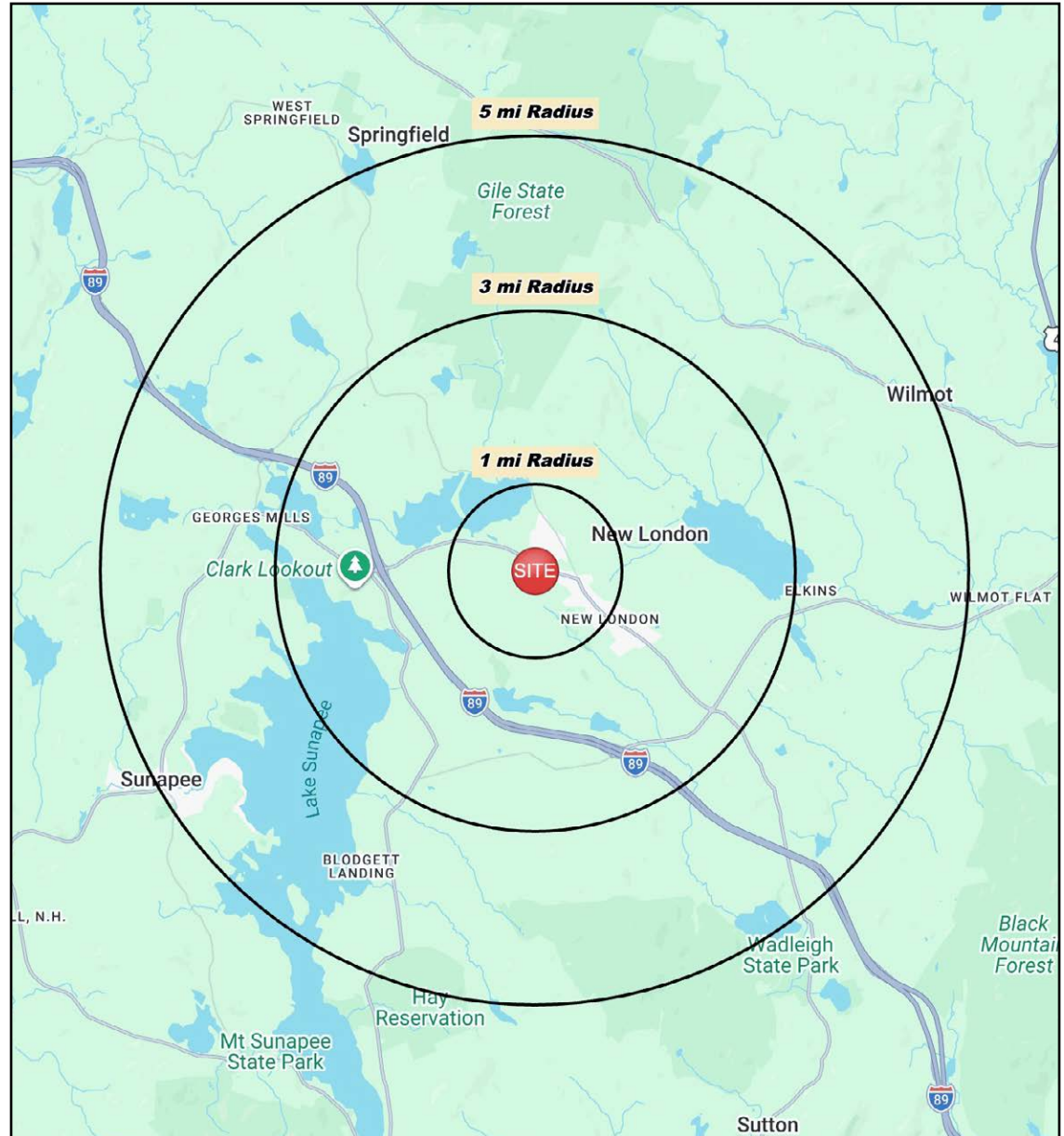
Daytime Population: 6,809

Median Age: 49.4



Average Household Income: \$146,235

Median Household Income: \$108,502



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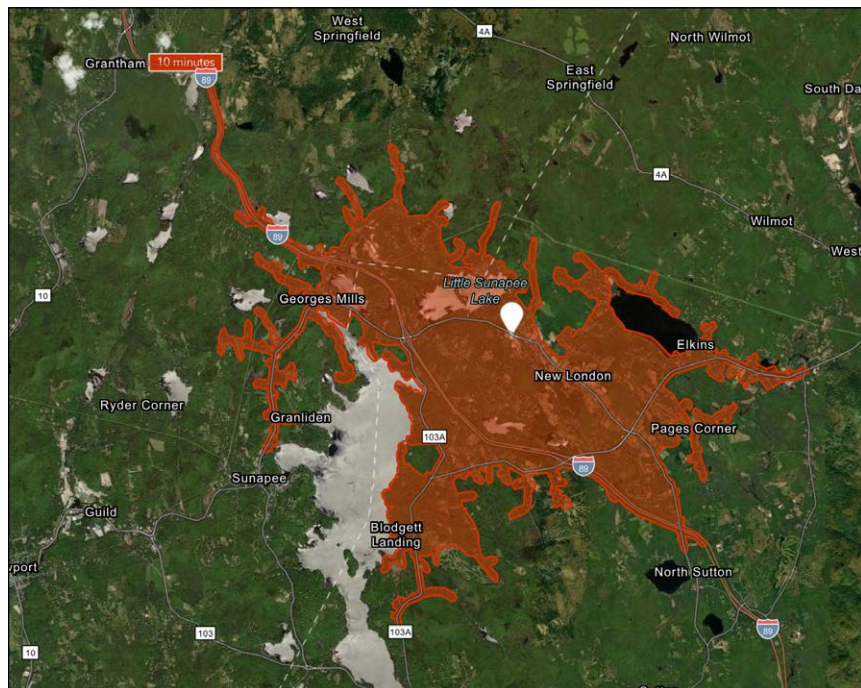
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**10 MINUTE DRIVE TIME**



## KEY FACTS

**4,813**

Population

**52.1**

Median Age

**\$101,262**

Median Household Income

**5,706**

Daytime Population

## TAPESTRY SEGMENTS

**Burbs and Beyond**

*0,000 households*

### Socioeconomic Traits

Predominantly in the West, these affluent, older communities feature married couples without children, high self-employment, and second homes near nature. Many homes exceed \$500K, with seasonal vacancies and multiple vehicles.

### Household Types

Married couples with no kids

### Typical Housing

Single Family

**Retirement Communities**

*0,000 households*

### Socioeconomic Traits

Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.

### Household Types

Singles living alone; married couples with no kids

### Typical Housing

Multi-Units

**Silver and Gold**

*0,000 households*

### Socioeconomic Traits

Located in warmer, low-density areas, these mostly older, married-couple households have high net worth and incomes. Many work professionally or self-employed. Homes are newer single-family units with significant seasonal vacancies and low affordability.

### Household Types

Married couples with no kids

### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



**\$58,848,247**

## EDUCATION

Bachelor's Degree or Higher



**63%**

## OWNER OCCUPIED HOME VALUE

Average



**\$677,346**

## ANNUAL HOUSEHOLD SPENDING

**\$4,629**

Eating Out

**\$2,726**

Apparel & Services

**\$8,393**

Groceries

**\$259**

Computer & Hardware

**\$9,317**

Health Care



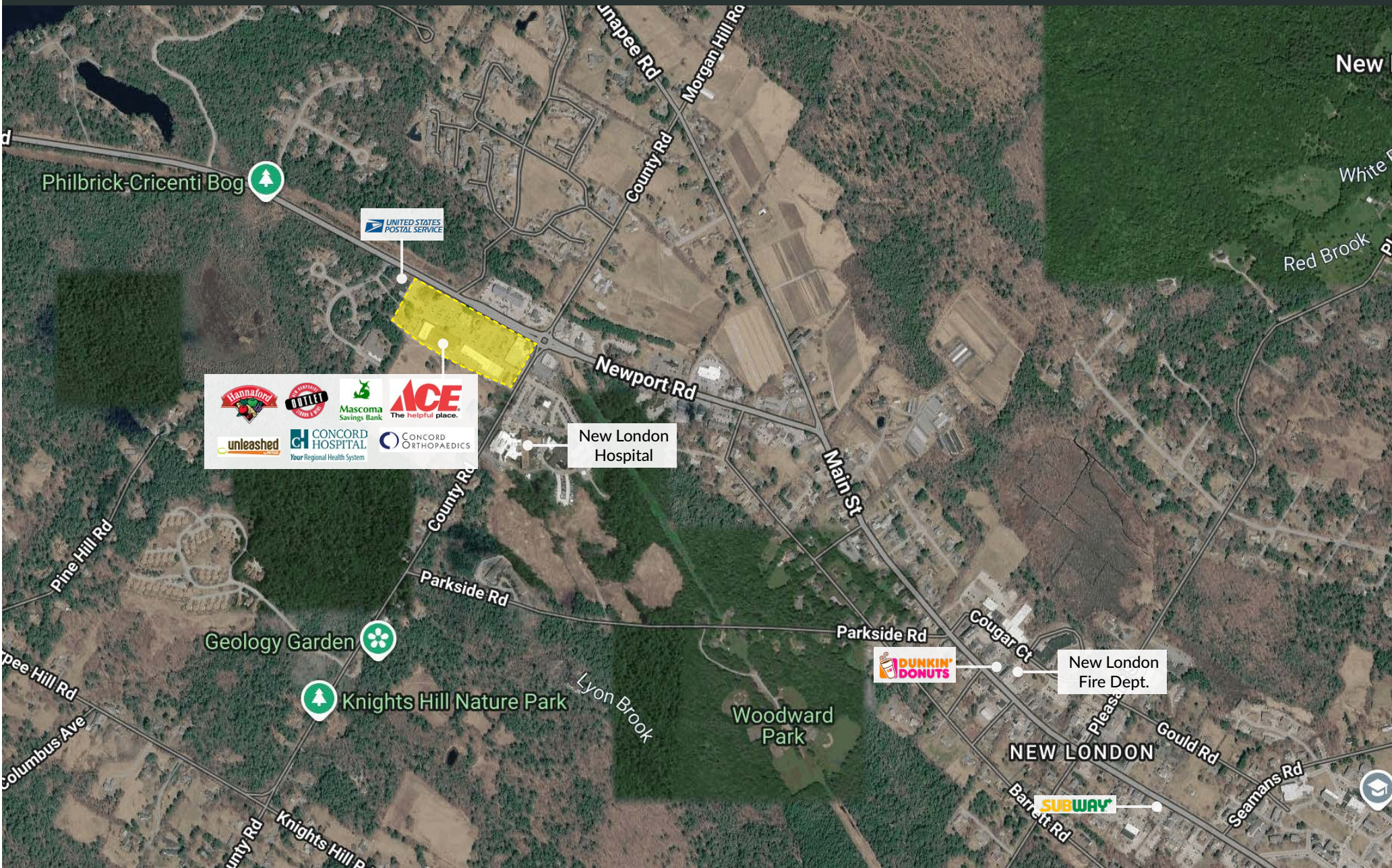
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**BROKERAGE RELATIONSHIP DISCLOSURE FORM**

(This is Not a Contract)

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

<p><b>Right Now, You Are a Customer</b></p> <p>As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.</p> <p><b>As a customer, you can expect a real estate licensee to provide the following customer-level services:</b></p> <ul style="list-style-type: none"> <li>• To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;</li> <li>• To treat both the buyer/tenant and seller/landlord honestly;</li> <li>• To provide reasonable care and skill;</li> <li>• To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;</li> <li>• To comply with all state and federal laws relating to real estate brokerage activity; and</li> <li>• To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.</li> </ul>	<p><b>To Become a Client</b></p> <p>Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.</p> <p><b>As a client, in addition to the customer-level services, you can expect the following client-level services</b></p> <ul style="list-style-type: none"> <li>• Confidentiality;</li> <li>• Loyalty;</li> <li>• Disclosure;</li> <li>• Lawful Obedience; and</li> <li>• Promotion of the client's best interest.</li> <li>• For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.</li> <li>• For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.</li> </ul> <p><b>Client-level services also include advice, counsel, and assistance in negotiations.</b></p>
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**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.