

Sales-Tax Free, State Border Location • Business Tax Credits Available



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George's Field, NH (neighboring Brattleboro, VT)

Anchor Pads and Restaurant Site Available

Property Information

• Proven Retail Location

- Former location of Walmart's #1 revenue store in New England; relocated to establish SuperCenter status, 3.5 miles beyond this site

• First Retail Location in New Hampshire from Interstate-91, Exit 1

- Sales Trade Area serve Tri-States Area
- Within 1/4 mile of VT, and confluence of Routes 5 & 142
- 1.5 miles from Exit 1 off I-91
- 8.3 miles to MA

• Sales Tax-Free Location; Sin Tax-Free

• NH Tax Revitalization Zone, Up to \$240,000 Tax Credit

• \$40MM Interstate Bridge connecting VT & NH at Site Entrance

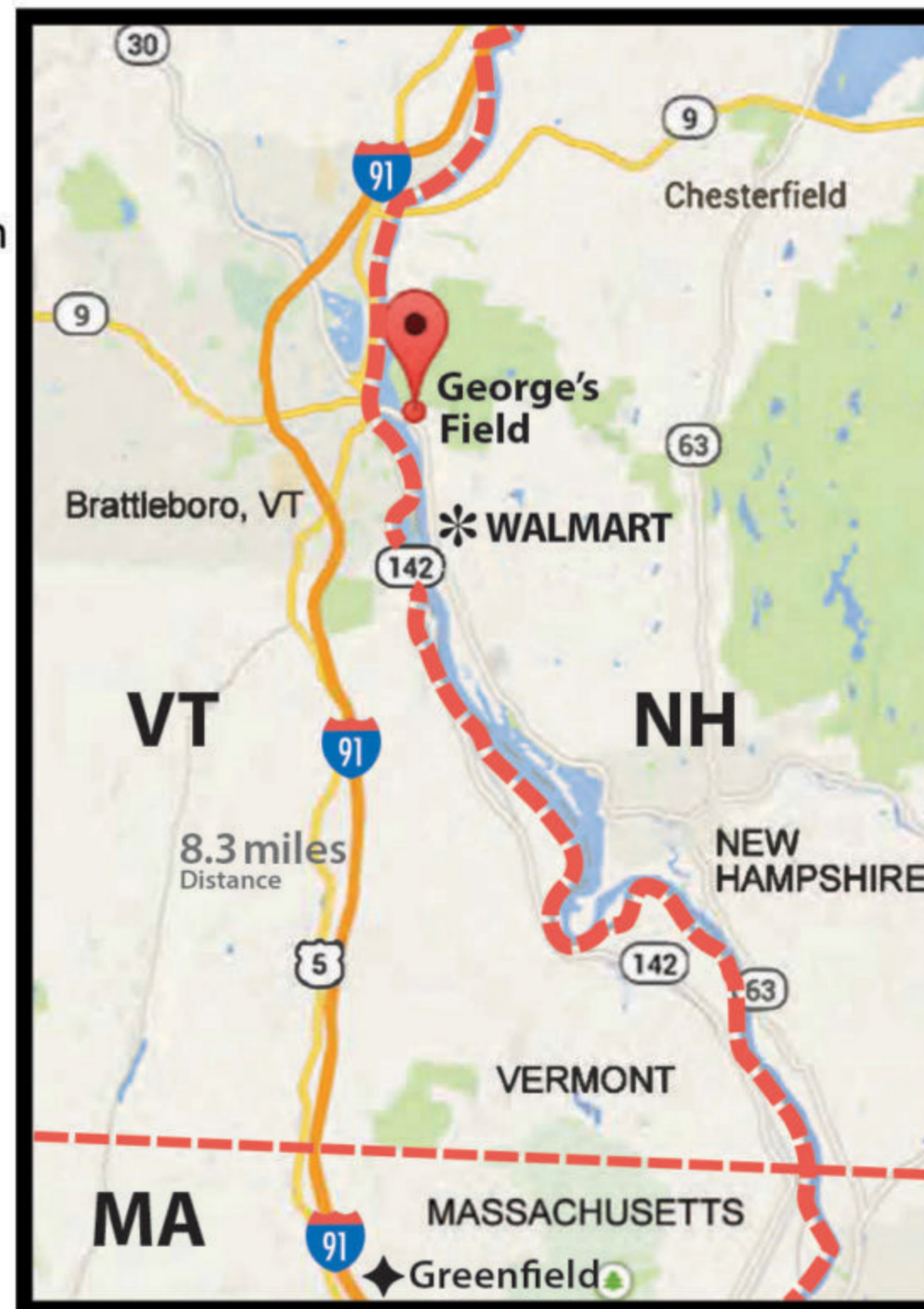
- Provides infrastructure advantage for site
- Will decrease travel time from I-91 to site to under 5 minutes
- New bridge widens trade area to include I-91 corridor

• Parking: 628 space (5.4/1000)

• Excellent signage visibility from Highway Bridge

• 14,000 ADT in front of site: much greater ADT 1/4 mile away at confluence of Routes 5, 142, exit off I-91

• Availability for Gasoline Sales



Trade Area Demographics – 2012:

- Population: 72,280 (10-mile radius: 189,188)
- Households: 30,160
- Average 05301 HH Income: \$60,887



New VT/NH Interstate Bridge w/Railroad overpass
Will be completed by fall 2024

