



**TURN-KEY  
RETAIL AND  
FOOD-SERVICE  
OPPORTUNITY**

**FOR SALE**  
**6 MAIN STREET,**  
**BENNINGTON, NH 03442**  
**2,400+/- SF AVAILABLE**

# PROPERTY INFORMATION



## FOR SALE

**6 MAIN STREET, BENNINGTON, NH 03442**

**PRICE: \$400,000**

## DESCRIPTION:

This 2,400± square foot commercial building, formerly a beloved neighborhood country store, is move-in ready for its next successful operator. The property has undergone significant interior upgrades over the past few years, creating a bright, modern, and highly functional space ideal for immediate business activation.

The building features an equipped commercial kitchen with a comprehensive array of existing food service equipment and fixtures that remain in place, allowing a new owner to launch operations with minimal additional investment. A dedicated deli area, spacious cooler space, and comfortable customer seating are already in position, providing an ideal foundation for a country store, deli, café, pizzeria, full-service restaurant, or convenience store.

The area sees a significant influx of seasonal visitors year-round. With many wonderful bodies of water to enjoy during the summer months, along with seasonal second homes and winter activities such as skiing, snowmobiling and ice fishing during the colder months.

This property is perfectly suited for an owner-operator ready to hit the ground running or an investor seeking a prime retail redevelopment opportunity in the heart of Bennington, New Hampshire. Don't miss this chance to acquire a turn-key commercial space with extensive recent renovations and all the tools necessary for immediate success.

## PROPERTY FEATURES:

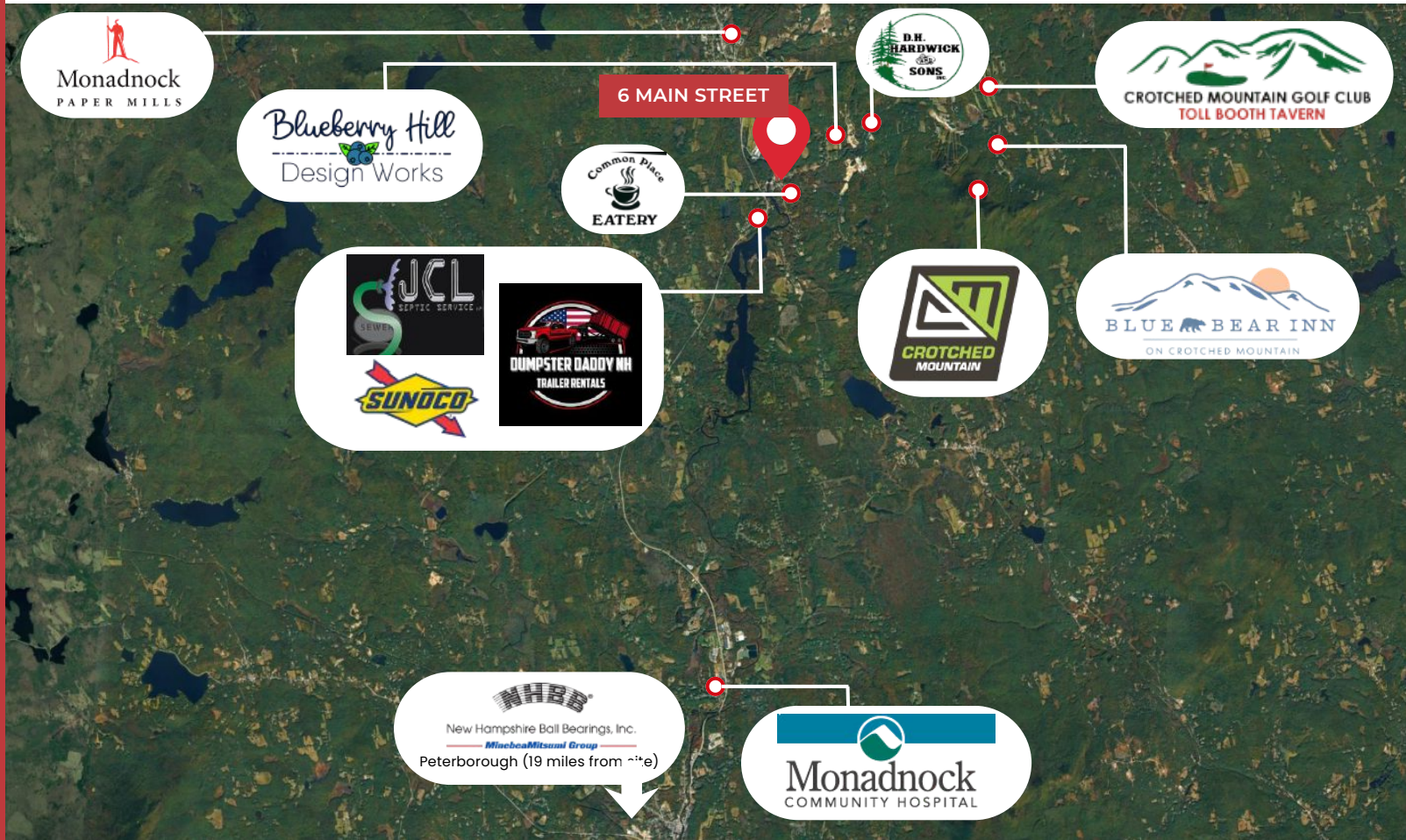
- 2,400± SF of move-in ready food service building
- Commercial kitchen and food service equipment
- Deli area, spacious cooler space, comfortable customer seating
- Excellent visibility located in the center of town on a busy Main Street



# EQUIPMENT

| Equipment                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------|
| Hoodmart 8' x 48" Low Box Hood with Short-Cycle Make-Up Air                                                                                  |
| Delfield 72" Mega Top Sandwich Unit 4472NP-30M                                                                                               |
| NSF 54" Reach-In 2-Door Upright Stainless Steel Commercial Refrigerator 42 cu. ft.                                                           |
| True 2-Door Glass Freezer GDM43F                                                                                                             |
| KCS HSB Wall-Mounted Hand-Sink                                                                                                               |
| Stainless Steel 3-Bay Commercial Sink 22" x 58"                                                                                              |
| Garland Sunfire Series 6-Burner Range, 24" Griddle, Broiler, 2-Ovens (Gas-Propane)                                                           |
| Pitco Fryer SG14 (Gas-Propane)                                                                                                               |
| McRay 74" Open Case Grab & Go SC0550E6                                                                                                       |
| Walk-In Cooler 6-Door 20' x 8' x 7' with Heated Door Frames, Evaporator and Condensing Unit                                                  |
| Walk-In Freezer 6' x 6' x 6.5' with Evaporator and Condensing Unit                                                                           |
| Globe Meat Slicer Model 775                                                                                                                  |
| True Stainless Steel Curved Glass Refrigerated Deli Case with LED Lighting                                                                   |
| Waring Commercial Heavy Duty 4-Slot Toaster                                                                                                  |
| Avantco Electric Griddle 2' x 18"                                                                                                            |
| VEVOR Commercial Panini Grill - 3600W Electric Sandwich Maker, Stainless Steel Double Press, Temp Control & 19"x9" Full Grooved Enamel Plate |
| Frigidaire Commercial Freezer FFU20FK1CW0 – 20 Cubic Feet                                                                                    |
| Kenmore Coffin Freezer                                                                                                                       |
| Galaxy Curved Top Display Freezer                                                                                                            |

# DEMOGRAPHICS



## 2026 SUMMARY

| 2026 SUMMARY     | 2 MILE    | 5 MILE    | 10 MILE   |
|------------------|-----------|-----------|-----------|
| Population       | 1,731     | 7,301     | 27,161    |
| Households       | 756       | 3,049     | 11,464    |
| Families         | 502       | 2,075     | 7,652     |
| Avg HH Size      | 2.28      | 2.36      | 2.33      |
| Median Age       | 43.0      | 46.8      | 47.3      |
| Median HH Income | \$84,577  | \$97,438  | \$104,161 |
| Avg HH Income    | \$114,439 | \$132,898 | \$138,007 |

### BUSINESSES (10 MILE)



**1,247**

TOTAL BUSINESSES



**11,288**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$104,161**

MEDIAN HH INCOME



**\$58,800**

PER CAPITA INCOME

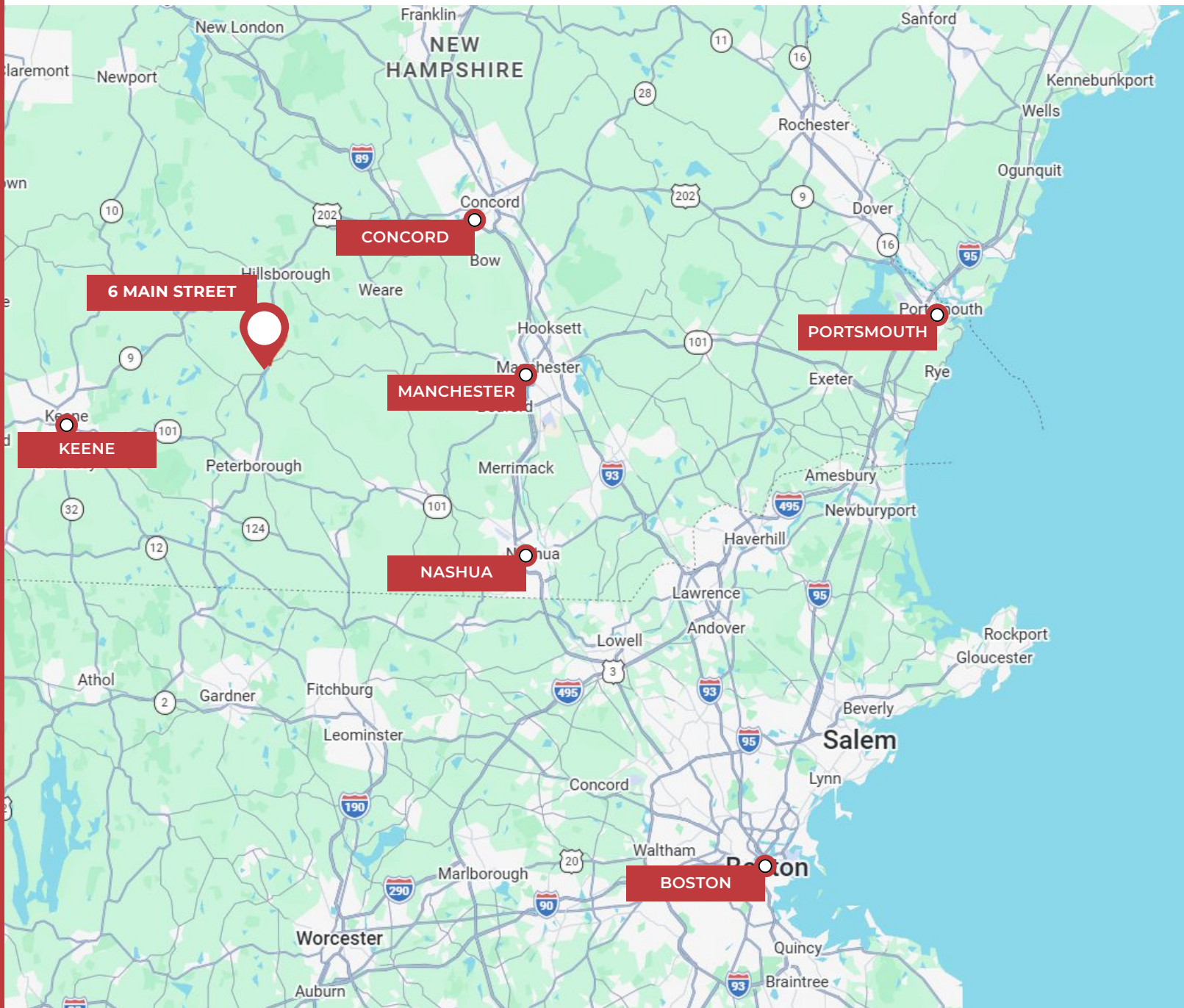


**\$581,239**

MEDIAN NET WORTH



# MAP LOCATOR



## DRIVE TIMES TO:

|                       |              |                       |              |
|-----------------------|--------------|-----------------------|--------------|
| <b>Boston, MA</b>     | 1 hr 41 mins | <b>Concord, NH</b>    | 40 mins      |
| <b>Manchester, NH</b> | 53 mins      | <b>Keene, NH</b>      | 36 mins      |
| <b>Nashua, NH</b>     | 58 mins      | <b>Portsmouth, NH</b> | 1 hr 33 mins |

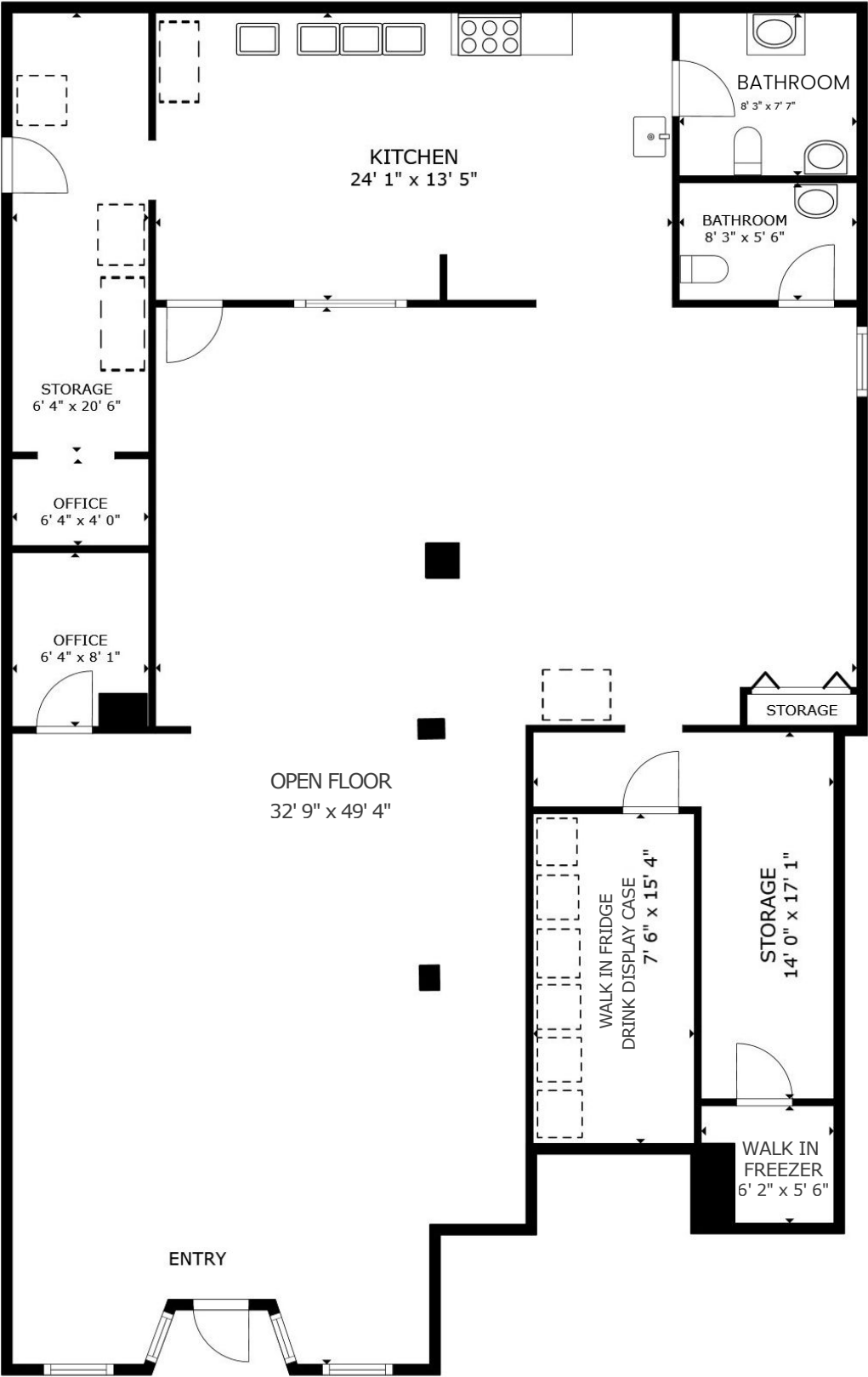


# INTERIOR PHOTOS



# VIRTUAL TOUR

# Floor Plan



Book: 9644 Page: 489

After Recording Return To:  
Bennington Partners, LLC  
15 Fawn Ridge Road  
Hopkinton, MA 01748

E- Doc # 220039274  
Book 9644 Page 489

08/17/2022 01:57:43 PM  
Page 1 of 2

Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA683508 25.00  
TRANS TAX HI147817 2,250.00

### WARRANTY DEED

**DAVID R. SEYMOUR**, ~~married~~/unmarried with an address of 6 Main Street, Bennington, NH 03442, for consideration paid, grants to **BENNINGTON PARTNERS, LLC**, a New Hampshire Limited Liability Company, with an address of 15 Fawn Ridge Road, Hopkinton, MA 01748, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, with the buildings thereon, located at 6 Main Street, in the Town of Bennington, County of Hillsborough and State of New Hampshire, being shown as Tract I, containing 3,647 square feet and Tract II, containing 6,300 square feet on plan entitled Plan of Land in Bennington, N.H. Owned by Terry D. & Aileen P. Schnare Scale: 1"= 20', Sept. 28, 1998, Donald R. Mellen, Surveyor, Hillsborough, N.H." said plan being recorded in the Hillsborough County Registry of Deeds as Plan #22650, to which reference is made for a more particular description as if fully set forth herein.

Subject to the following:

1. All the rights reserved by Ann E. Foster in deed of Philip Mallett, dated September 22, 1896 and particularly the right to keep a drain from house formerly of George E. Messer to drain the sink water and cellar through said land as the drain now is, with the right to dig up and repair said drain any time it is needed, as the same may affect the subject.
2. Rights of Margaret E. LaClair, her successors and/or assigns over the paved driveway as shown on said Plan #22650 by prescription or otherwise.
3. Highway easement as shown on said Plan #22650.

For title reference see Warranty Deed recorded on October 7, 2020 in the Hillsborough County Registry of Deeds at Book 9360, Page 2719.

Under the pains and penalties of perjury, I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth, and state that there are no other persons or person entitled to any homestead rights.

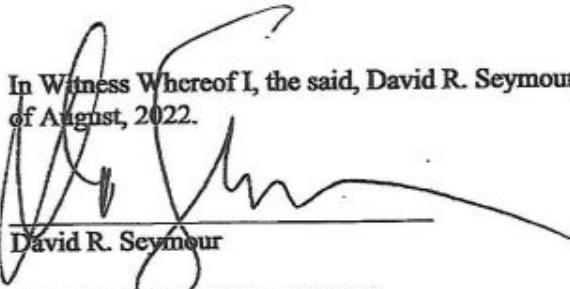
Page 1 of 2



# DEED, CONT.

Book: 9644 Page: 490

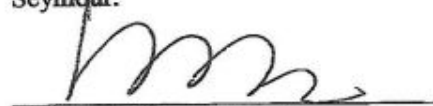
In Witness Whereof I, the said, David R. Seymour, hereunto set my hands and seals this 17th day of August, 2022.



David R. Seymour

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this 17th day of August, 2022, by David R. Seymour.



Signature of notarial officer  
Title and Rank



TAX CARD

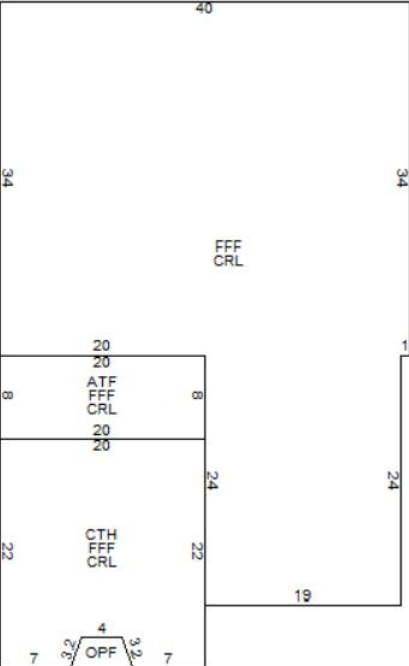
Map: 000007      Lot: 000082      Sub: 000000      Card: 1 of 1      6 MAIN ST      BENNINGTON      Printed: 07/21/2026

| OWNER INFORMATION                                                                    |             | SALES HISTORY                                                                                                                                                                                                                                                                                                                                                                                    |            |                       |        |              |                        |                                | PICTURE |            |     |                              |           |       |  |
|--------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------|--------|--------------|------------------------|--------------------------------|---------|------------|-----|------------------------------|-----------|-------|--|
| BENNINGTON PARTNERS, LLC<br><br>7 SCHOOL STREET, BOX 207<br><br>BENNINGTON, NH 03442 |             | Date                                                                                                                                                                                                                                                                                                                                                                                             | Book       | Page                  | Type   | Price        | Grantor                |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | 08/17/2022                                                                                                                                                                                                                                                                                                                                                                                       | 9644       | 489                   | Q I    | 150,000      | SEYMOUR, DAVID R.      |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | 10/07/2020                                                                                                                                                                                                                                                                                                                                                                                       | 9360       | 2719                  | Q I    | 100,000      | HALL, COURTNEY         |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | 12/31/2019                                                                                                                                                                                                                                                                                                                                                                                       | 9245       | 2552                  | U I 39 |              | 1 SOLOD, VICTOR S.     |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | 04/01/2011                                                                                                                                                                                                                                                                                                                                                                                       | 8306       | 1468                  | Q I    | 80,000       | LYDON, BRUCE K & DIANN |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | 08/08/2007                                                                                                                                                                                                                                                                                                                                                                                       | 7886       | 0730                  | Q I    | 280,000      | WOLFFORD/VORPE         |                                |         |            |     |                              |           |       |  |
| LISTING HISTORY                                                                      |             | NOTES                                                                                                                                                                                                                                                                                                                                                                                            |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 02/25/26                                                                             | EOPU        | BENNINGTON CNTRY STORE; TWN WTR/SWR; WHT; NO ACC STO UPPER STORY, CRL BSMT, TRAP DR, WALK-IN CLR, TTL 2200SQFT, AC PER SURVEY 04. ROW TO LOT 80. 02 SALE- VALID W/ \$30K OF INVNTY.SP=232K-30K= 202K. 08-ADJD SKTCH; ;19M&L:RMVD DEK & ADJD SKTCH DIM; RF ALSO MTL;PU23: RENO'S, ADDED UC, ADJD ATU TO CTH & ATF. PU24: ADJD COOLER DIM, FLOORS, BTH/FIX CT, COND & RMVD UC; 26PU NEW TANKS NCIV |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 06/18/24                                                                             | KCSA        |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 04/16/24                                                                             | EOPU        |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 12/14/23                                                                             | EORE        |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 04/06/23                                                                             | EOPE W/ INT |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 05/13/19                                                                             | KCRE W/INT  |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 03/28/14                                                                             | HJRL        |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 03/28/14                                                                             | EORL        |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| EXTRA FEATURES VALUATION                                                             |             |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     | MUNICIPAL SOFTWARE BY AVITAR |           |       |  |
| Feature Type                                                                         | Units       | Lngh x Width                                                                                                                                                                                                                                                                                                                                                                                     | Size Adj   | Rate                  | Cond   | Market Value | Notes                  | BENNINGTON ASSESSING<br>OFFICE |         |            |     |                              |           |       |  |
| WALK IN COOLERS                                                                      | 128         | 8 x 16                                                                                                                                                                                                                                                                                                                                                                                           | 185        | 55.00                 | 50     | 6,512        |                        |                                |         |            |     |                              |           |       |  |
|                                                                                      |             |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        | 6,500        |                        |                                |         |            |     |                              |           |       |  |
|                                                                                      |             |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     | PARCEL TOTAL TAXABLE VALUE   |           |       |  |
| Year                                                                                 | Building    | Features                                                                                                                                                                                                                                                                                                                                                                                         | Land       |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 2024                                                                                 | \$ 53,400   | \$ 6,500                                                                                                                                                                                                                                                                                                                                                                                         | \$ 112,300 |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | Parcel Total: \$ 172,200                                                                                                                                                                                                                                                                                                                                                                         |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 2025                                                                                 | \$ 53,400   | \$ 6,500                                                                                                                                                                                                                                                                                                                                                                                         | \$ 112,300 |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | Parcel Total: \$ 172,200                                                                                                                                                                                                                                                                                                                                                                         |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| 2026                                                                                 | \$ 53,400   | \$ 6,500                                                                                                                                                                                                                                                                                                                                                                                         | \$ 112,300 |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
|                                                                                      |             | Parcel Total: \$ 172,200                                                                                                                                                                                                                                                                                                                                                                         |            |                       |        |              |                        |                                |         |            |     |                              |           |       |  |
| LAND VALUATION                                                                       |             |                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |        |              |                        |                                |         |            |     | LAST REVALUATION: 2024       |           |       |  |
| Zone: VIL VILLAGE DISTRIC                                                            |             | Minimum Acreage: 0.50                                                                                                                                                                                                                                                                                                                                                                            |            | Minimum Frontage: 100 |        | Site:        |                        |                                |         | Driveway:  |     | Road:                        |           |       |  |
| Land Type                                                                            | Units       | Base Rate                                                                                                                                                                                                                                                                                                                                                                                        | NC         | Adj                   | Site   | Road         | DWay                   | Topography                     | Cond    | Ad Valorem | SPI | R                            | Tax Value | Notes |  |
| COM/IND                                                                              | 0.230 ac    | 112,333                                                                                                                                                                                                                                                                                                                                                                                          | E          | 100                   | 100    | 100          | 100                    |                                | 100     | 112,300    | 0   | N                            | 112,300   | USE   |  |
|                                                                                      |             | 0.230 ac                                                                                                                                                                                                                                                                                                                                                                                         |            |                       |        |              |                        |                                | 112,300 | 112,300    |     |                              |           |       |  |



TAX CARD, CONT.

|                                                                                  |                          |             |                   |            |                            |                     |
|----------------------------------------------------------------------------------|--------------------------|-------------|-------------------|------------|----------------------------|---------------------|
| Map: 000007                                                                      | Lot: 000082              | Sub: 000000 | Card: 1 of 1      | 6 MAIN ST  | BENNINGTON                 | Printed: 07/21/2026 |
| PICTURE                                                                          | OWNER                    |             | TAXABLE DISTRICTS |            | BUILDING DETAILS           |                     |
|  | BENNINGTON PARTNERS, LLC |             | District          | Percentage | Model: 1 STORY STORE       |                     |
|                                                                                  | 7 SCHOOL STREET, BOX 207 |             |                   |            | Roof: GABLE OR HIP/ASPHALT |                     |
|                                                                                  | BENNINGTON, NH 03442     |             |                   |            | Ext: CLAP BOARD            |                     |
|                                                                                  |                          |             |                   |            | Int: DRYWALL               |                     |
|                                                                                  |                          |             |                   |            | Floor: LAMINATE            |                     |
| Heat: GAS/FA DUCTED                                                              |                          |             |                   |            |                            |                     |
| Bedrooms: Baths: 1.0 Fixtures: 4                                                 |                          |             |                   |            |                            |                     |
| Extra Kitchens: Fireplaces:                                                      |                          |             |                   |            |                            |                     |
| A/C: Yes 100.00 % Generators:                                                    |                          |             |                   |            |                            |                     |
| Quality: B3 MINIMUM                                                              |                          |             |                   |            |                            |                     |
| Com. Wall: WOOD, 12 FT. 0.9000                                                   |                          |             |                   |            |                            |                     |
| Size Adj: 1.1116 Base Rate: CCS 77.00                                            |                          |             |                   |            |                            |                     |
| Bldg. Rate: 0.7392                                                               |                          |             |                   |            |                            |                     |
| Sq. Foot Cost: \$ 51.23                                                          |                          |             |                   |            |                            |                     |
| BUILDING SUB AREA DETAILS                                                        |                          |             |                   |            |                            |                     |
| ID                                                                               | Description              | Area        | Adj.              | Effect.    |                            |                     |
| FFF                                                                              | FST FLR FIN              | 2401        | 1.00              | 2401       |                            |                     |
| CRL                                                                              | CRAWL SPACE              | 2401        | 0.05              | 120        |                            |                     |
| CTH                                                                              | CATHEDRAL                | 425         | 0.10              | 43         |                            |                     |
| OPF                                                                              | OPEN PORCH FIN           | 15          | 0.25              | 4          |                            |                     |
| ATF                                                                              | ATTIC FINISHED           | 160         | 0.25              | 40         |                            |                     |
| GLA:                                                                             | 2,441                    | 5,402       |                   | 2,608      |                            |                     |
| 2024 BASE YEAR BUILDING VALUATION                                                |                          |             |                   |            |                            |                     |
| Market Cost New:                                                                 |                          |             |                   | \$ 133,608 |                            |                     |
| Year Built:                                                                      |                          |             |                   | 1900       |                            |                     |
| Condition For Age:                                                               |                          | AVERAGE     | 35 %              |            |                            |                     |
| Physical:                                                                        |                          |             |                   |            |                            |                     |
| Functional:                                                                      |                          | OD          | 25 %              |            |                            |                     |
| Economic:                                                                        |                          |             |                   |            |                            |                     |
| Temporary:                                                                       |                          |             |                   |            |                            |                     |
| Total Depreciation:                                                              |                          |             |                   | 60 %       |                            |                     |
| Building Value:                                                                  |                          |             |                   | \$ 53,400  |                            |                     |



# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

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**PRESENTED BY:**

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**MATT ROBINSON**

**ADVISOR**

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