



For Sale

# Retail Strip Center

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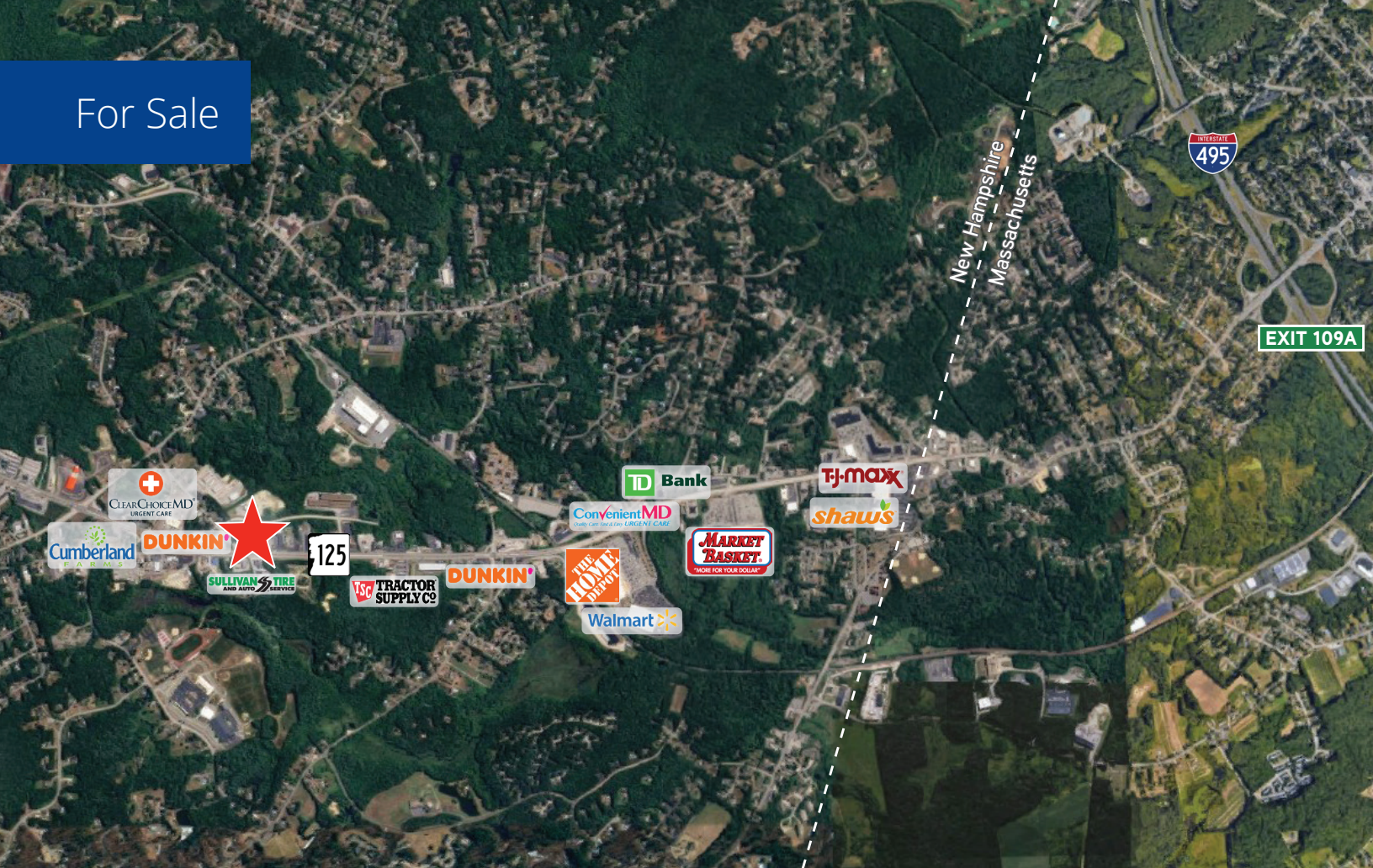
## 111 Plaistow Road Plaistow, NH

### Property Highlights

- 18,000± SF 10-unit retail strip center available for sale on Route 125/ Plaistow Road in sales tax-free Plaistow, NH
- Value-add opportunity: owners obtained planning board approval for a site plan that includes a 5,420± SF restaurant with a drive-thru, additional parking in the rear, and new chamber septic system
- Two current at-will tenants, Studio 125 and Rugs Rolls & More, at below market rents
- Area businesses include Plaistow Regional Health Center (Core Physicians, Exeter Hospital, ClearChoiceMD Urgent Care), Dunkin', Cumberland Farms, Sullivan Tire, Plaistow Power Sports, Tractor Supply, Allen Wayside Furniture, and many more
- Located on a busy retail corridor with 13,850± AADT per NHDOT 2025 and just 2.5± miles to the MA border

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## Specifications

Address:	111 Plaistow Road
Location:	Plaistow, NH 03865
Building Type:	Retail strip center
Year Built:	1980
Year Renovated:	2026
Total Building SF:	18,000±
Floors:	1
Acreage:	1.9±
2025 Traffic Count:	13,850± AADT
Road Frontage:	284'± on Plaistow Road/Route 125
Utilities:	Municipal water; septic HVAC
Zoning:	C-1
Parking:	77± on-site spaces
2025 Taxes:	\$18,728
List Price:	\$2,200,000



Architectural Rendering

### Contact us:

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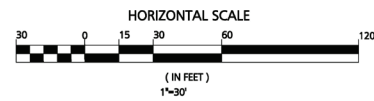
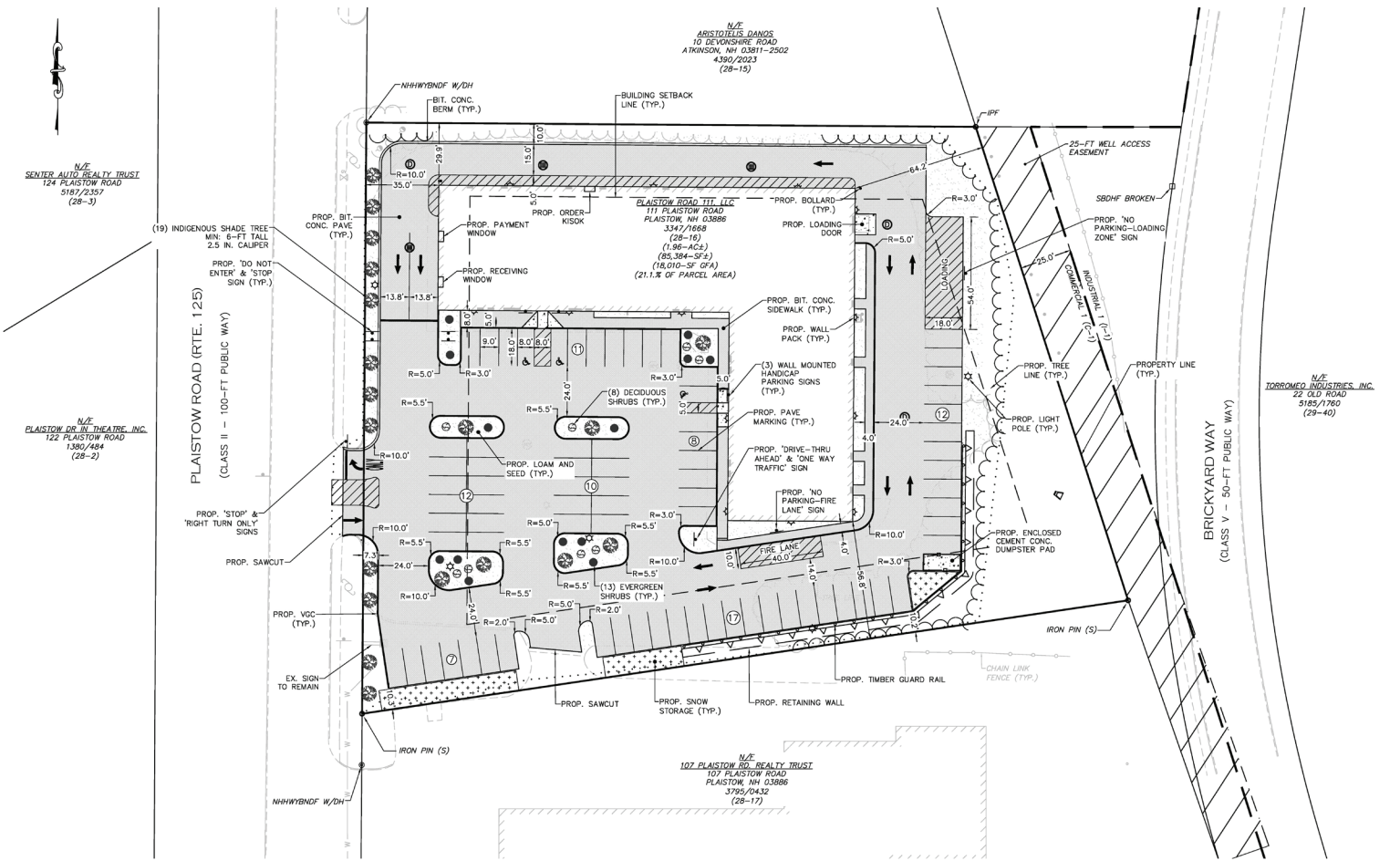


# Site Plan

PARKING CALCULATIONS:	MEP/PERVIOUS AREA:
RESTAURANT (SIT-DOWN) (5,420-SF): 1 SPACE PER 3 SEATS 1 SPACE PER EACH EMPLOYEE	EXISTING: 60,677-SF PROPOSED: 63,300-SF
94-SEATS / 3 SEATS = 32 SPACES 8 EMPLOYEES = 8 SPACES	INTERIOR LANDSCAPE CALCULATIONS: PAVED PARKING AND DRIVE AREAS: 42,278-SF INTERIOR LANDSCAPING: 2,161-SF (2,361-SF / 42,278-SF) * 100% = 5.6%
RETAIL STORAGE (1,390-SF): 1 SPACE PER 2,000-SF OF GFA 1 SPACE PER EACH EMPLOYEE	LOT COVERAGE CALCULATIONS: PROPOSED IMPERVIOUS AREA: 63,955-SF LOT AREA: 85,384-SF (63,955-SF / 85,384-SF) * 100% = 74.9%
1,390-SF / 2,000-SF = 1 SPACE 1 EMPLOYEE = 1 SPACE	
BEAUTY PARLOR (1815-SF): 1 SPACE PER 200-SF GFA OR 3 SPACES PER BEAUTICIAN WHICHEVER IS GREATER	
5 BEAUTICIANS * 3 = 15 SPACES	
RETAIL STORES (CUSTOMER TRAFFIC) (9,385-SF): SPACE PER 500-SF GFA 9,385-SF / 500-SF = 19 SPACES	
TOTAL SPACES REQUIRED: 76 EXISTING: 51 PROPOSED: 77 (3 HANDICAP)	

**LANDSCAPE NOTES**

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING AND LANDSCAPING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT, MAY BE DEEMED UNACCEPTABLE.
- NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
- ALL PLANTS SHALL BE INSTALLED AS DETAILED.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
- FIELD ADJUST ALL PLANTINGS AS NECESSARY TO AVOID CONFLICT WITH UTILITIES.



APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD  CERTIFICATE OF ACTION DATE OF ENDORSEMENT	APPLICANT: <b>DAVE ABARE</b> 96 MILK STREET METHUEN, MA 01844	PROJECT: <b>TAX MAP 28 LOT 16                  111 PLAISTOW ROAD                  (NH RTE. 125)                  PLAISTOW, NH 03865</b>	DATE ISSUED: APRIL 30, 2025 PROJECT #: 24-10558 PREPARED BY: TJS	PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC. 	DRAWING TITLE: <b>"111 PLAISTOW ROAD,                  RESTAURANT &amp; RETAIL"                  SITE PLAN</b>	DRAWING #: <b>C-3</b>	
	REVISIONS: DATE DESCRIPTION						PER PLANNING BOARD AND DIAL COMMENTS
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