

# 2 Tenant Investment Property - Dominos Plus Apartment

53 West Main Street, Hillsborough, NH 03244

Mixed Use Retail & Residential Property For Sale



## PROPERTY DESCRIPTION

Opportunity to purchase this two tenant Domino's leased investment property located at 53 West Main Street in Hillsborough, NH. The property features a 2nd floor apartment which is currently rented to a residential tenant. A multi-unit franchisee operates this Domino's which opened for business in 2024 after substantial interior & exterior building renovations to this former bank. This new Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick grab and-go option after placing their order online or over the phone. The Domino's lease currently has 7 +/- years remaining with an expiration date of October 12, 2033. The tenant, Hillsborough Pizza Company Inc. assumed this lease in May 2025 and is a multi-unit operator of Domino's. The 2nd floor apartment lease started November 9, 2024 and the current expiration date is November 9, 2026.

## PROPERTY HIGHLIGHTS

- Diversified income from nationally branded restaurant tenant and an apartment tenant
- Prominent signage on West Main Street
- Ample & convenient parking on-site and in adjacent lot
- The location features a pickup window for carryout customers who want a quick grab and-go option

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## Offering Summary

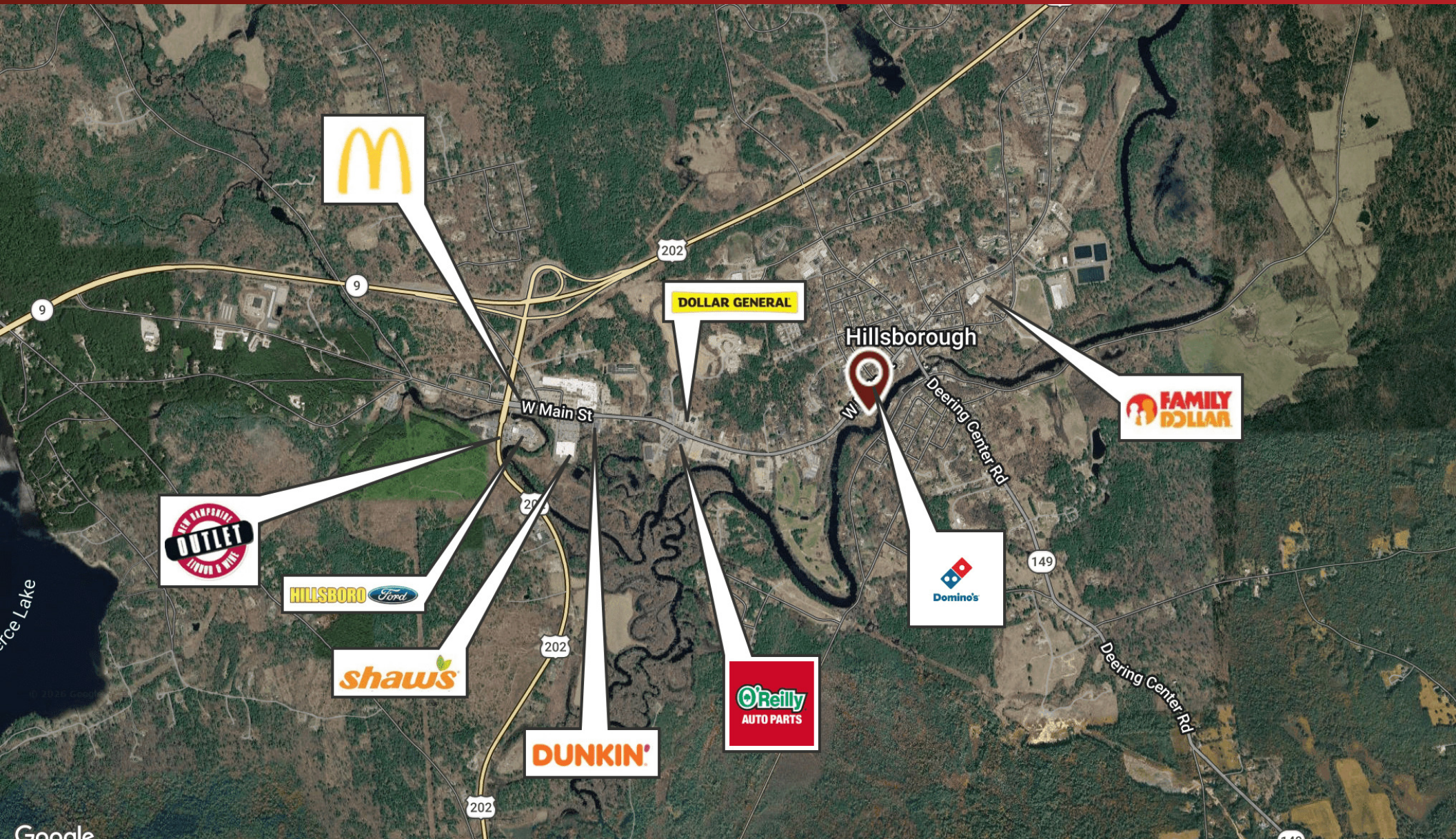
Sale Price:	\$1,210,000
Number of Units:	2
Lot Size:	0.7 Acres
Building Size:	3,639 SF
NOI:	\$78,540.00
Cap Rate:	6.49%

Demographics	3 Miles	5 Miles	10 Miles
Total Households	1,642	3,036	10,600
Total Population	4,488	8,209	27,526
Average HH Income	\$99,870	\$107,224	\$115,505

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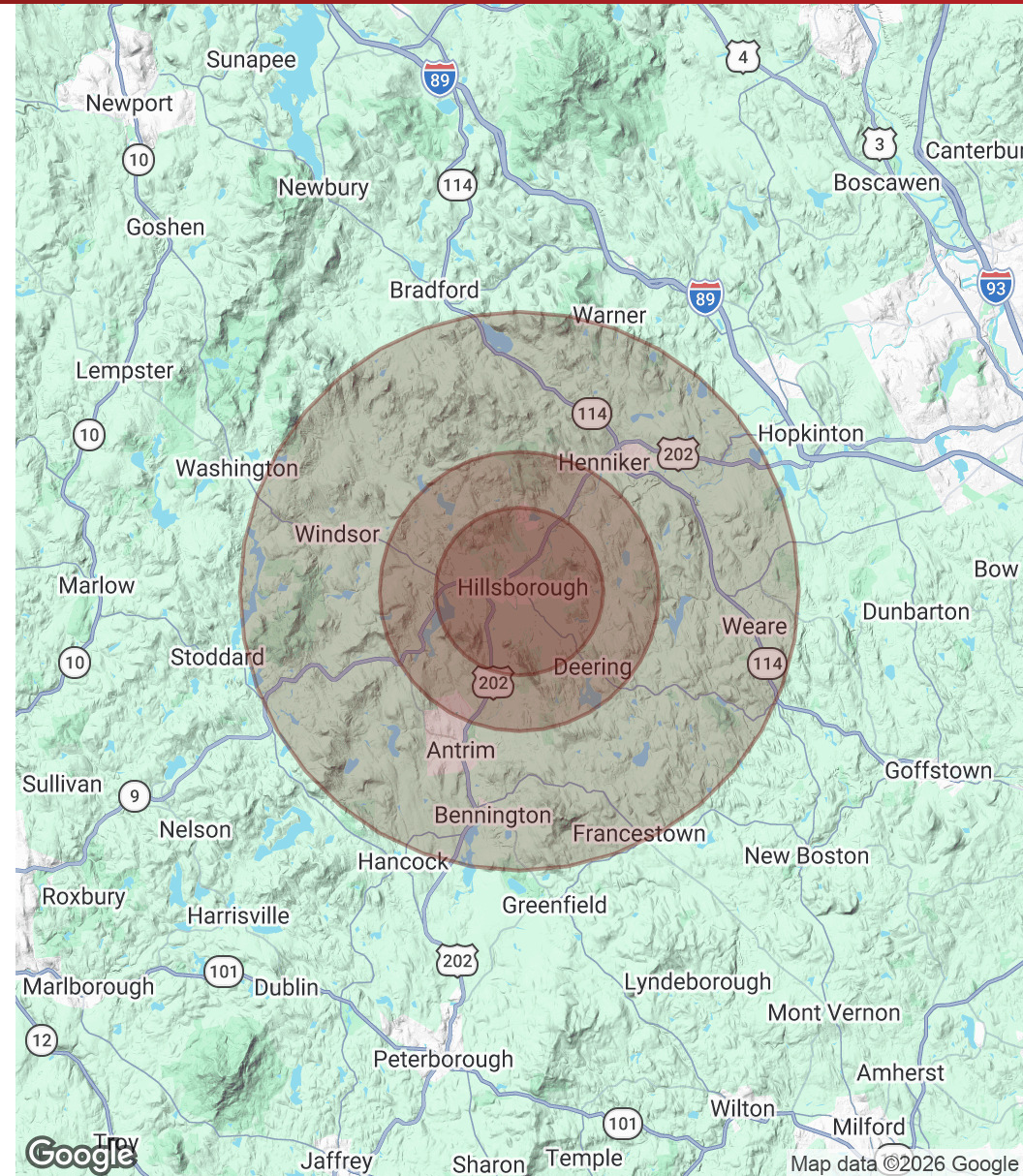
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Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	4,488	8,209	27,526
<b>Average Age</b>	39.4	42.5	43.5
<b>Average Age (Male)</b>	39.7	40.8	42.0
<b>Average Age (Female)</b>	40.3	44.2	44.9

Households & Income	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	1,642	3,036	10,600
<b># of Persons per HH</b>	2.7	2.7	2.6
<b>Average HH Income</b>	\$99,870	\$107,224	\$115,505
<b>Average House Value</b>	\$249,194	\$268,179	\$325,744

2023 American Community Survey (ACS)



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