



FOR SALE

87 LAFAYETTE RD STE 11
HAMPTON FALLS, NH 03844

Premier Seacoast Office Condo
Owner/User • Investment • Boutique Retail



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NH #085116



Property Summary



PROPERTY DESCRIPTION

Whether you're looking to establish your company's headquarters, acquire a cash-flowing investment, or open a highly visible retail or service business, this beautifully maintained commercial condominium offers flexibility that is rarely available. Located along Route 1 in Hampton Falls, this turnkey property combines professional office finishes, visibility, parking, and multiple occupancy options.

OFFERING SUMMARY

Sale Price:	\$329,000
Building Size:	1,641 SF



1. Owner/User Opportunity



Own your business location instead of leasing. Occupy the entire building or a portion while leasing additional offices to offset ownership costs.



IDEAL USERS

- CPA & Accounting Firms
- Law Firms
- Financial Advisors
- Insurance Agencies
- Engineering & Architecture
- Real Estate Companies
- Medical & Professional Practices
- Consulting Firms
- Corporate Headquarters
- Boutique Retail
- Design Studios
- High- End Business Services

BENEFITS

- Build equity instead of paying rent
- Generate rental income from surplus offices
- Professional image in a premier Seacoast location
- Immediate occupancy potential

2. Income-Producing Executive Office Investment



The property has historically functioned as a multi-tenant executive office building and is well suited for investors seeking stable rental income.

Features:

- Reception area
- Six private offices
- Shared conference room
- Kitchenette
- Two bathrooms
- Basement storage
- Ample parking

Ideal for executive suites, coworking, medical office or professional office investment.



3. Boutique Retail or Service Opportunity

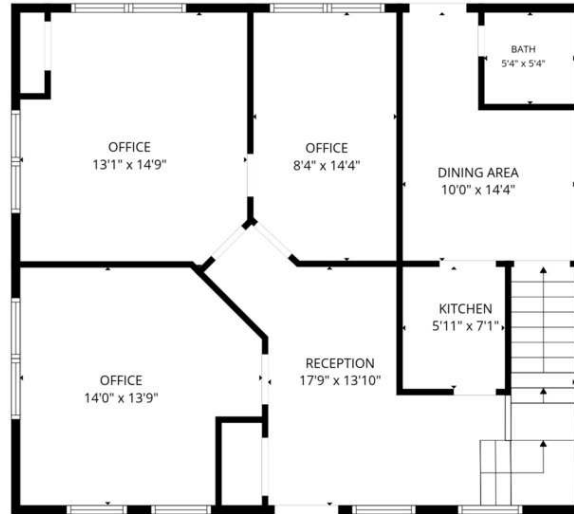


The condominium permits commercial retail and office uses, creating opportunities beyond traditional office occupancy.

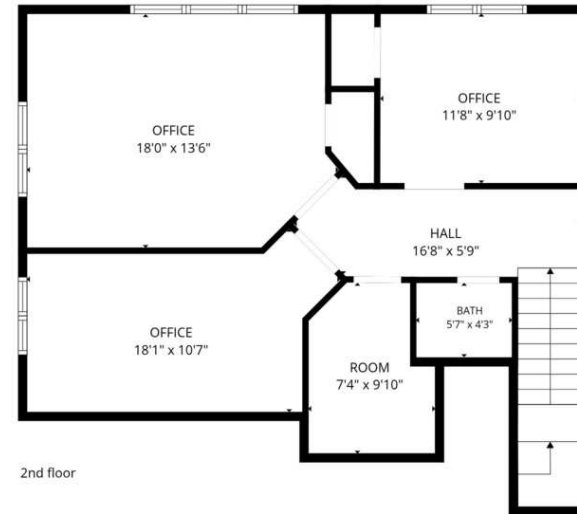
Potential Uses:

- Boutique Retail
- Wellness Center
- Salon or Spa
- Physical Therapy
- Chiropractic
- Interior Design Studio
- Bridal Boutique
- Pet Services
- Specialty Retail
- Beauty & Personal Care

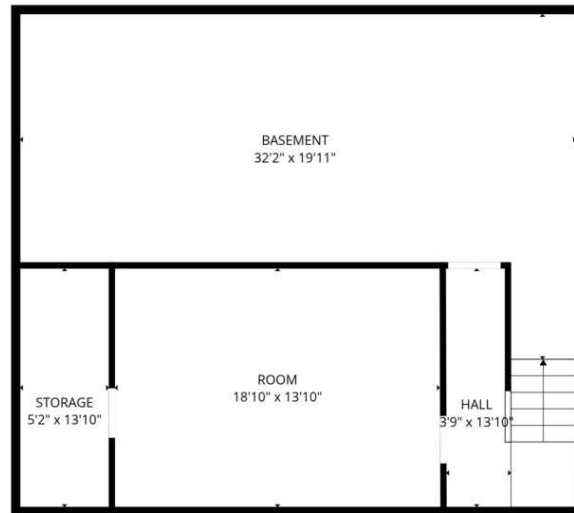
Floor Plans



1st floor



2nd floor

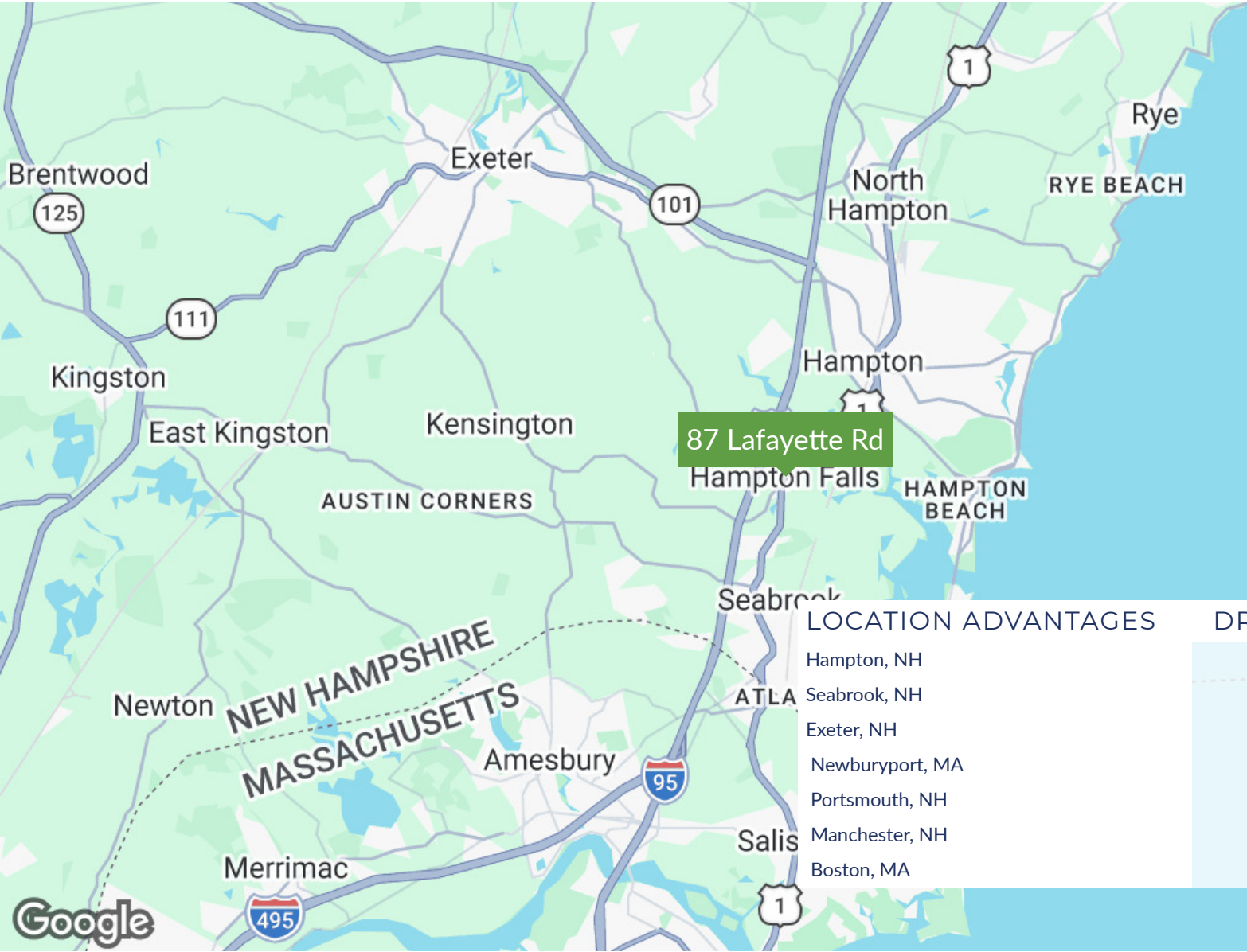


Basement

Location Map



Regional Map



LOCATION ADVANTAGES

- Hampton, NH
- Seabrook, NH
- Exeter, NH
- Newburyport, MA
- Portsmouth, NH
- Manchester, NH
- Boston, MA

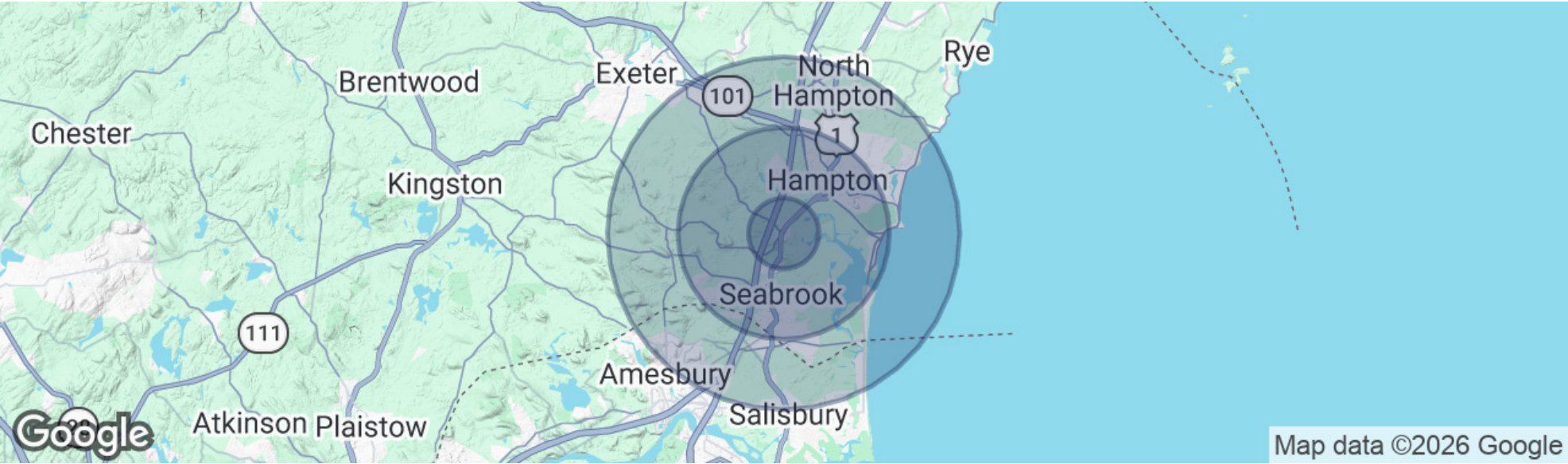
DRIVE TIME MILES

4 Minutes	2.3 Miles
9 Minutes	3.1 Miles
14 Minutes	6.9 Miles
19 Minutes	10.8 Miles
22 Minutes	15.2 Miles
41 Minutes	37.9 Miles
1 Hour	45.8 Miles

Map data ©2026 Google

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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	693	18,167	40,851
Average Age	47.4	51.7	50.6
Average Age (Male)	45.9	50.0	49.3
Average Age (Female)	49.6	54.0	52.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	271	8,310	18,012
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$162,932	\$127,821	\$136,793
Average House Value	\$638,170	\$540,758	\$554,184
2023 American Community Survey (ACS)			

Advisor Bio



JOSHUA SOLLOWAY

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PROFESSIONAL BACKGROUND

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.

Joshua is a dynamic networker with a deep commitment to community engagement. He was honored as a member of the Union Leader's "40 Under 40" class in 2022 and participated in the Leadership Greater Manchester program in 2020. From 2015 to 2022, he served on the board of directors for the Make-A-Wish Foundation of New Hampshire, including two years as board chair. He continues to volunteer and fundraise for organizations such as Adult & Teen Challenge of NH, Berea Ministries, and Families in Transition.

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