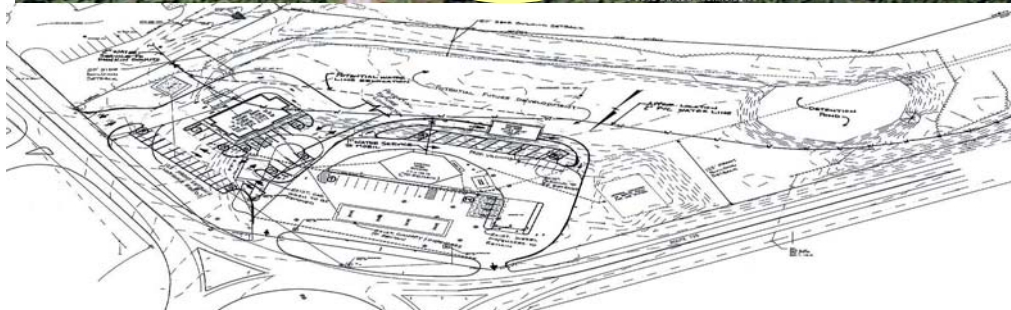
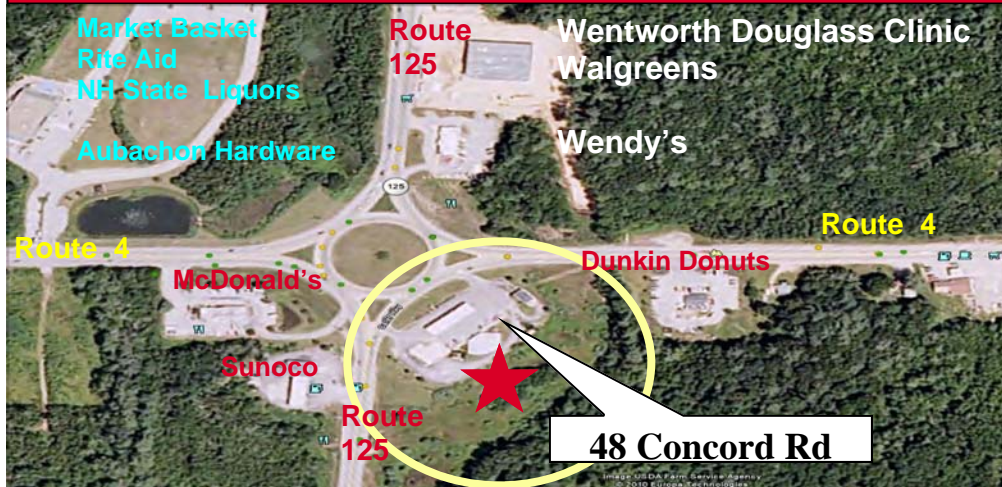


# Prime Property for Sale

## Lee Traffic Circle (Routes 125 & 4)

### Income Property with Development Potential

#### 7.44 acres with High Visibility & Direct Access to Circle



**Asking Sale Price: \$1.9 M - Full Property**  
**Current Income: +/- \$80,000/yr on Mobil portion until 2016**  
**Deal Structure: \$1 Million at Closing ( Initial 8% Yield )**  
**Payment Balance: Seller Financed \$900,000 Mortgage Note**  
**Accruing at 6% per year for 6 years—Balloon Payment 2016**

# NAI Norwood Group

Commercial Real Estate Services, Worldwide.

**John Hoben** x 220  
 603 668 7000  
 jhoben@mainorwoodgroup.com  
 116 River Road  
 Bedford, NH 03110

**Charles Goss** x 234  
 603 431 3001  
 cgoss@nainorwoodgroup.com  
 100 Market Street, Suite 200  
 Portsmouth, NH 03801

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

#### PROPERTY DATA:

**Total Land Area :** 7.44 acres  
**Leased Land Area:** 2.2 acres  
**Undeveloped Land :** 5.24 acres  
**Frontage :** 860 linear ft

#### Existing Structures

**Convenience Store :** +/- 3,016 sq ft  
**Year Built:** 2002  
**Remodeled:** 2007  
**Type of Const:** Steel Frame  
**Foundation:** Concrete Slab  
**Exterior :** Masonry/Glass  
**Paving:** +/- 30,000 sf  
**Car Wash :** +/- 864 sq ft

#### Fuel Service

**2 Gas & 1 Diesel 12,000 gallon Tanks**  
**8 Dual pumps under canopy**  
**1 Diesel Truck station**  
**Canopy:** 3,024 sf

#### Building Services

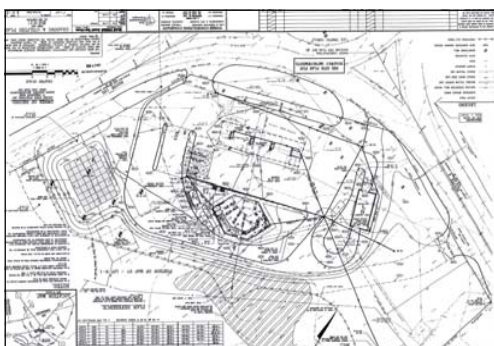
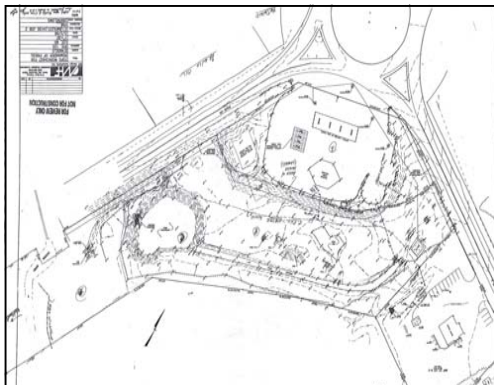
**Water:** Private  
**Sewer:** Private  
**Heat Type:** Gas FHA  
**Electricity :** 300 AMP  
 480 Volt /3P

#### COMMENTS:

One of the most strategic retail sites in the NH Seacoast Region  
 Land that contains Mobil On the Run (Gas/Convenience with Car Wash) facility and excess developable land located on both Rt. 125 and Rt. 4  
 High Visibility/High Volume operation with additional pad site and further



**For Sale: +/- 7.44 Total Acres on Southeast Quadrant Lee Traffic Circle  
 +/- 2 acres of total leased until 2016 to Mobil Oil Corp  
 +/-3,000 sf convenience store, large volume fuel station & 864 sf car wash**



# **NAI** Norwood Group

Commercial Real Estate Services, Worldwide.

**John Hoben 603 668-7000 + ext 220**

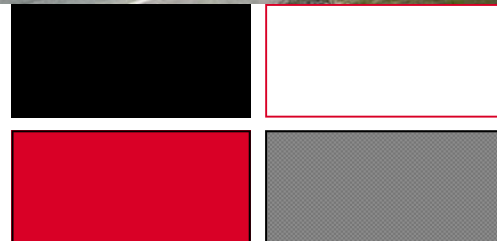
**jhoben@nainorwoodgroup.com**

**Charles Goss 603 431-3001+ext 234**

**cgoss@nainorwoodgroup.com**

**100 Market Street Suite 200 Portsmouth, NH 03801**

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