



New England  
Retail Properties, Inc.

# 6.48 ACRES NOW AVAILABLE

 **6.48 ACRES**

**Walmart** 

**LOWE'S**

**PETSMART**

*Michaels*

**TSC TRACTOR  
SUPPLY CO**

**NOW OPEN!**

**NORTH-SOUTH ROAD**

**MATT HALPRIN**

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*Excellent Development Opportunity!*

170 North-South Road, North Conway, NH



# DEVELOPMENT OPPORTUNITY



## PROPERTY DETAILS

**LOT SIZE** 6.48 Acres

**TYPE** Ground Lease, Build-to-Suit, or FOR SALE

**USES** Retail, Medical, Restaurant, hotel or Multi-Family

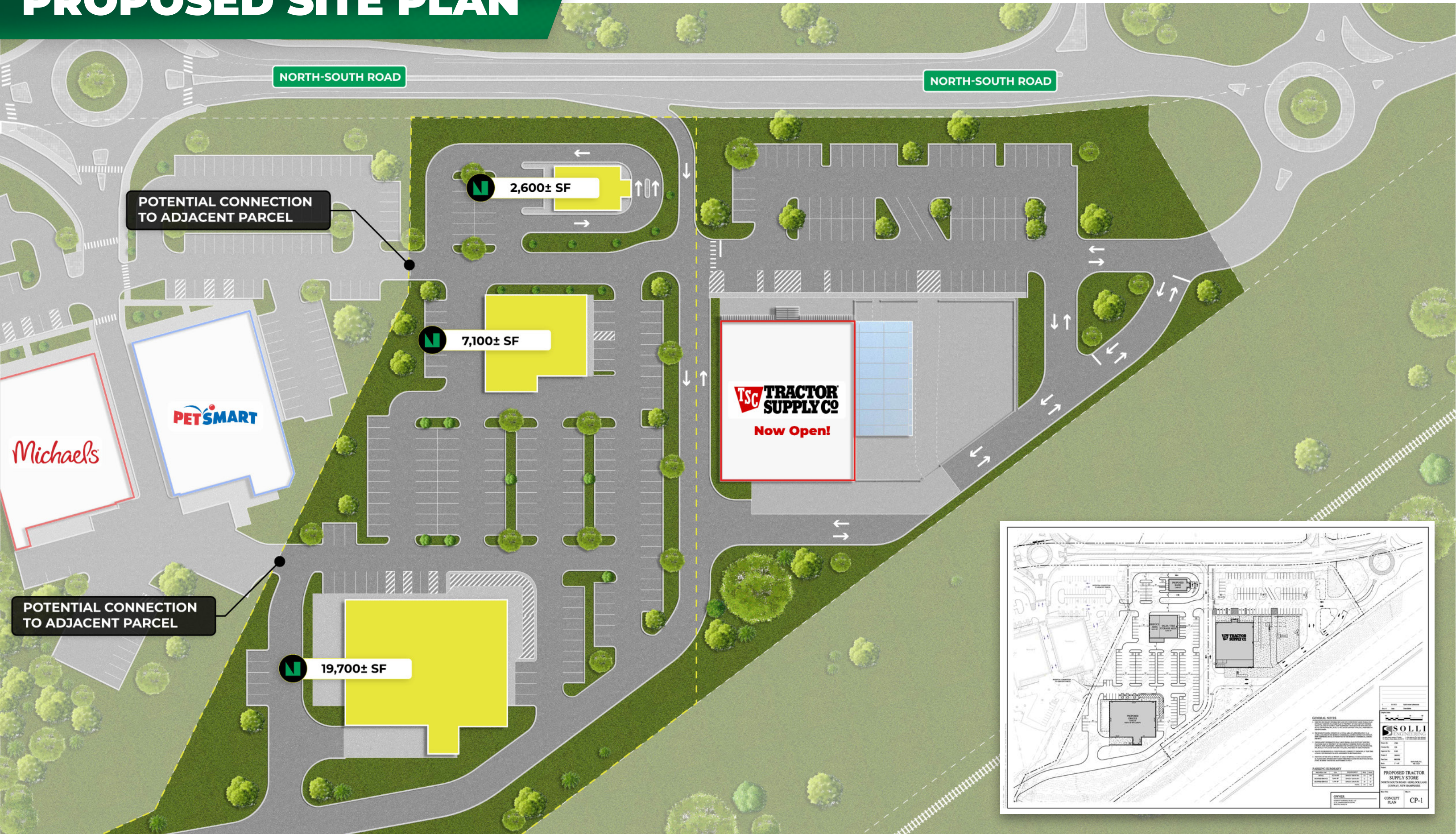
## HIGHLIGHTS

- Tractor Supply Co. is NOW open and operating!
- Prime location on North-South Road.
- High traffic area with over 12,000 vehicles per day on North-South Road.
- Potential for parking lot connection into the adjacent parcel.
- Newly constructed roundabout on North-South Road, allowing for easy access into the Subject Property and Settlers Green Outlet Village.
- Surrounded by national retailers such as PetSmart, Michaels, Walmart, Hannaford Supermarket and Lowe's.





# PROPOSED SITE PLAN





# ABOUT NORTH CONWAY



## NORTH CONWAY NEW HAMPSHIRE

### A Four-Season Vacation Wonderland!

With a backdrop of over 700,000 acres of protected White Mountain National Forest and boasting the tallest peak in the North East, visitors to the North Conway, NH area have many activities to choose from which span all four seasons including some of the finest skiing, snowmobiling, hiking, golfing, fishing, canoeing, camping, family attractions, scenic tours, shopping, and leaf peeping in the entire country!

These activities are complimented by a wide array of North Conway lodging choices which include hotels, motels, vacation resorts, campgrounds, and some of the most charming and elegant bed and breakfasts and Inns in all of New England! Save time to enjoy the local cuisine in one of the nearly 100 area restaurants and cafes.



Settlers Green Outlet Village | North Conway, NH

## HISTORIC DOWNTOWN NORTH CONWAY

### Top 10 Best Small Towns in America!

The town is loaded with elegant bed and breakfasts, top-notch ski resorts, varied shopping, fine restaurants and outstanding wilderness areas. North Conway NH and the Mt. Washington Valley area have been named the #1 Ski Town in the United States with thirteen ski areas located within a thirty-minute drive of the village and one of the Top 10 Best Small Towns in America for Adventure by readers of USA Today!

### Close by Attractions

Settlers Green Outlet Village	0.4 mi
Historical Downtown North Conway	1.5 mi
Conway Scenic Railroad	1.5 mi
Kahuna Laguna Indoor Water-park	1.6 mi
Cranmore Mountain Resort	2.2 mi
Echo Lake State Park	3.3 mi
Crown Ridge Resort	3.5 mi
Mt. Washington Valley Ski Resort	4.8 mi
Story Land Theme Park	8.5 mi
Attitash Mountain Resort	10.5 mi
King Pike Ski Area	13.6 mi

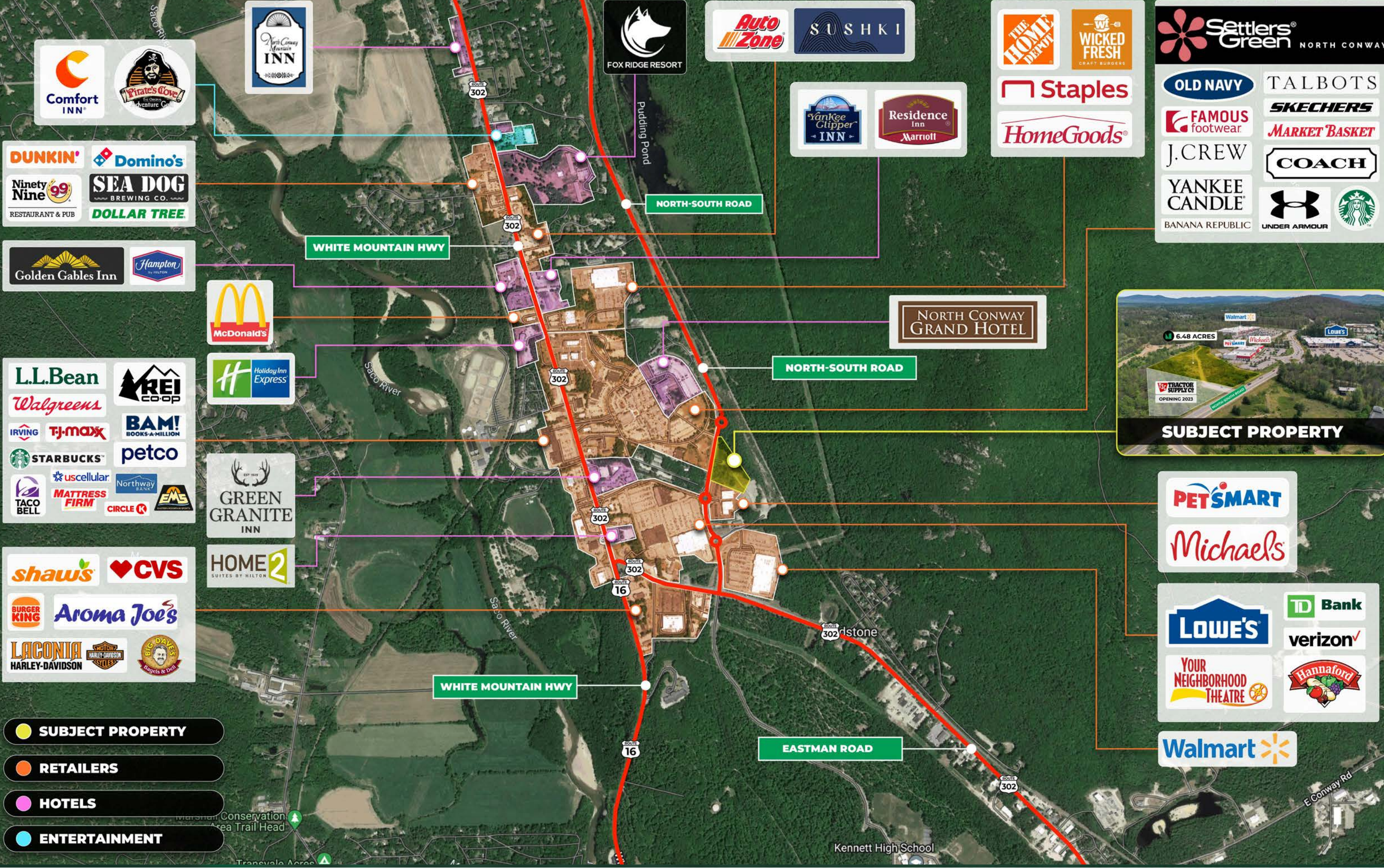


Conway Scenic Railroad | North Conway, NH



Cranmore Mountain Resort | North Conway, NH





Comfort INN  
Pirates Cove Adventure Golf

DUNKIN'  
Ninety Nine RESTAURANT & PUB  
Domino's  
SEA DOG BREWING CO.  
DOLLAR TREE

Golden Gables Inn  
Hampton

L.L.Bean  
Walgreens  
IRVING T.J. MAXX  
STARBUCKS  
TACO BELL  
REI co-op  
BAM! BOOKS-A-MILLION  
petco  
uscellular  
MATTRESS FIRM  
Northway BANK  
EMS

shaws  
CVS  
Burger King  
Aroma Joe's  
LACONIA HARLEY-DAVIDSON  
BIG DAVE'S Bagels & Deli

- SUBJECT PROPERTY
- RETAILERS
- HOTELS
- ENTERTAINMENT

North Conway Mountain INN

FOX RIDGE RESORT

Auto Zone  
SUSHKI

THE HOME DEPOT  
WICKED FRESH CRAFT BURGERS  
Staples  
HomeGoods

Settlers Green NORTH CONWAY  
OLD NAVY  
TALBOTS  
FAMOUS footwear  
SKECHERS  
J.CREW  
MARKET BASKET  
YANKEE CANDLE  
COACH  
BANANA REPUBLIC  
UNDER ARMOUR  
Starbucks

Yankee Clipper INN  
Residence Inn Marriott

McDonald's

Holiday Inn Express

GREEN GRANITE INN

HOME 2 SUITES BY HILTON

NORTH-SOUTH ROAD

WHITE MOUNTAIN HWY

NORTH-SOUTH ROAD

NORTH CONWAY GRAND HOTEL

WHITE MOUNTAIN HWY

EASTMAN ROAD



PET SMART  
Michaels

LOWE'S  
TD Bank  
verizon  
YOUR NEIGHBORHOOD THEATRE  
Hannaford

Walmart



# LOCATION

Just under three hours from Boston and one hour from Portland, Maine, it is easy to take a quick road trip to North Conway.

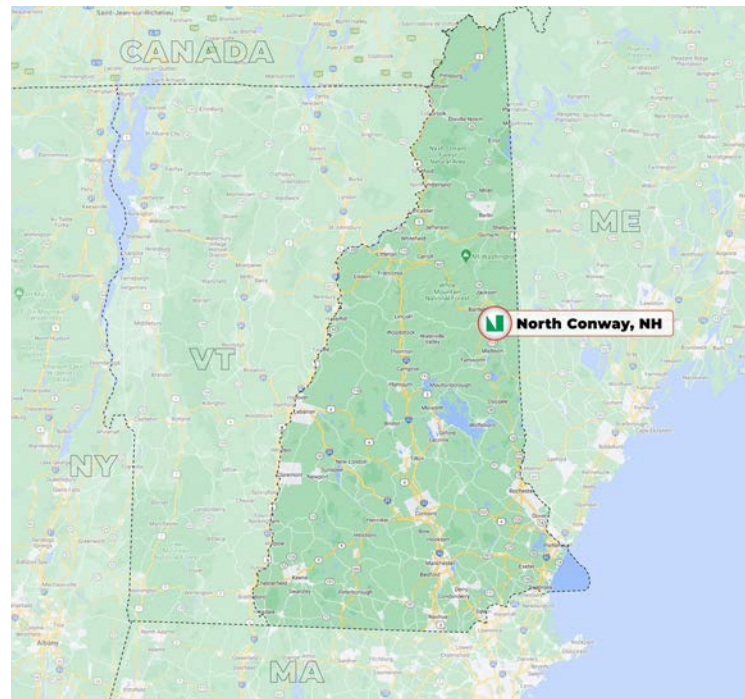
North Conway is a census-designated place and village in eastern Carroll County, New Hampshire. A year-round resort area, North Conway is the second-largest village within the town of Conway, after the village of Conway proper. North Conway services near by communities such as Conway, Jackson, Lincoln and Madison, New Hampshire.



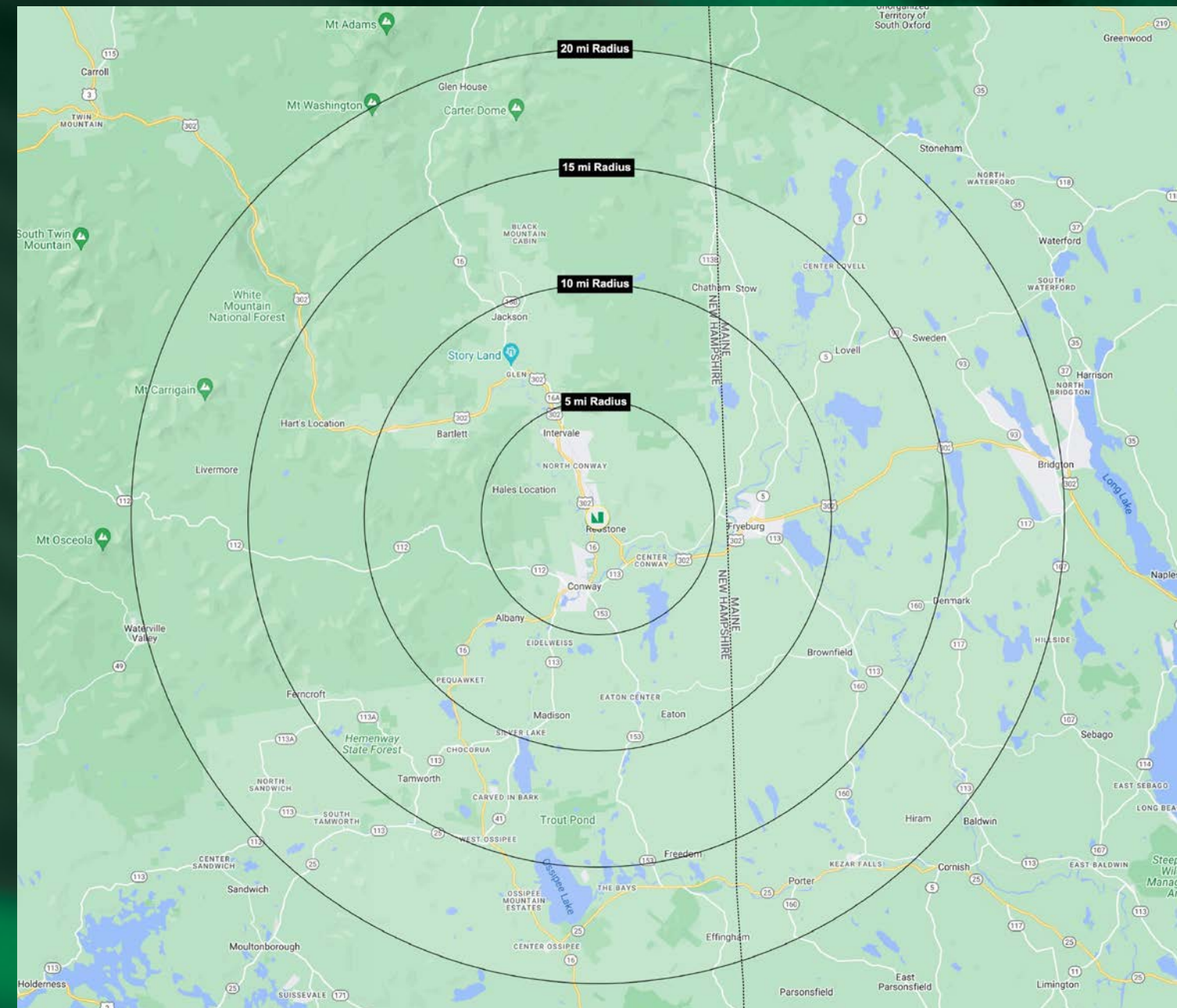
The New Hampshire Division of Travel and Tourism Development announced new records set during New Hampshire's fall 2021 tourism season, during which New Hampshire saw a 38% increase in visitors from the previous record year (2019), with 4.3M visitors traveling to the Granite State. Spending by visitors in New Hampshire reached nearly \$2 billion - a 65% increase from 2019.

## Travel Times from North Conway, NH

Portsmouth, New Hampshire	1 hr 44 min
Portland, Maine	1 hr 33 min
Manchester, New Hampshire	2 hr 1 min
Boston, Massachusetts	2 hr 33 min
Burlington, Vermont	2 hr 54 min
Montreal, Quebec, Canada	4 hr 15 min



# DEMOGRAPHICS MAP



## DEMOGRAPHICS REPORT

	5 mi	10 mi	15 mi	20 mi
Total Population	26,047	143,138	188,926	268,012
Total # of Households	11,901	55,888	72,145	101,720
Avg. Household Income	\$128,779	\$152,291	\$203,042	\$209,387



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SUPPLY CO**

**NOW OPEN!**

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**CONTACT**

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**New England  
Retail Properties, Inc.**



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