

MEREDITH BAY SHOPS

38 NH ROUTE 25 | MEREDITH, NH 03253

AVAILABLE 6,500 SF

ANCHORED BY



AUBUCHON
HARDWARE



PROPERTY INFORMATION

- 65,000 SF grocery-anchored shopping center in Meredith, NH
- 6,500 SF free-standing building adjacent to Route 25 with dedicated pylon sign
- Dominant retail destination in the area - co-tenants include Hannaford, Aubuchon Hardware, and Domino's
- Year-round tourist destination and strong permanent resident demographics

AVAILABLE SPACE

- Available 6,500 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,983	21,233	31,026
MEDIAN HH INC	\$84,372	\$98,974	\$106,438
AVERAGE HH INC	\$99,369	\$131,485	\$144,073



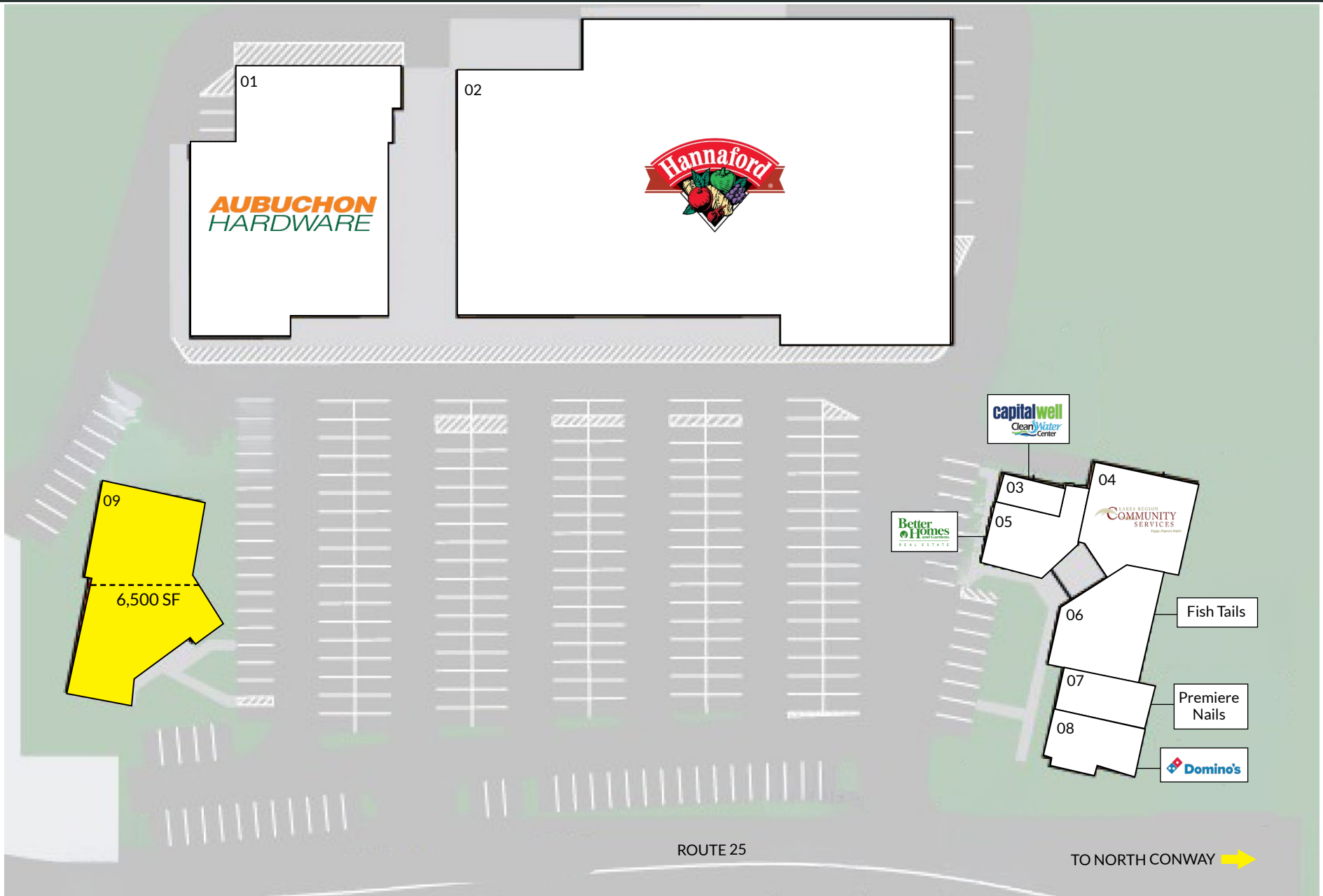
Principal Broker:
Charter Realty Company Corp.
NH License #: 080288
203-227-2922
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

BRYAN FURZE | 617.591.9995 | Bryan@CharterRealty.com

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,079**

Households: **970**

Daytime Population: **2,071**

Median Age: **49.9**



Average Household Income: **\$86,157**

Median Household Income: **\$45,617**

3 MILE RADIUS:



Total Population: **5,751**

Households: **2,535**

Daytime Population: **5,000**

Median Age: **52.6**



Average Household Income: **\$110,635**

Median Household Income: **\$76,392**

5 MILE RADIUS:



Total Population: **11,638**

Households: **5,351**

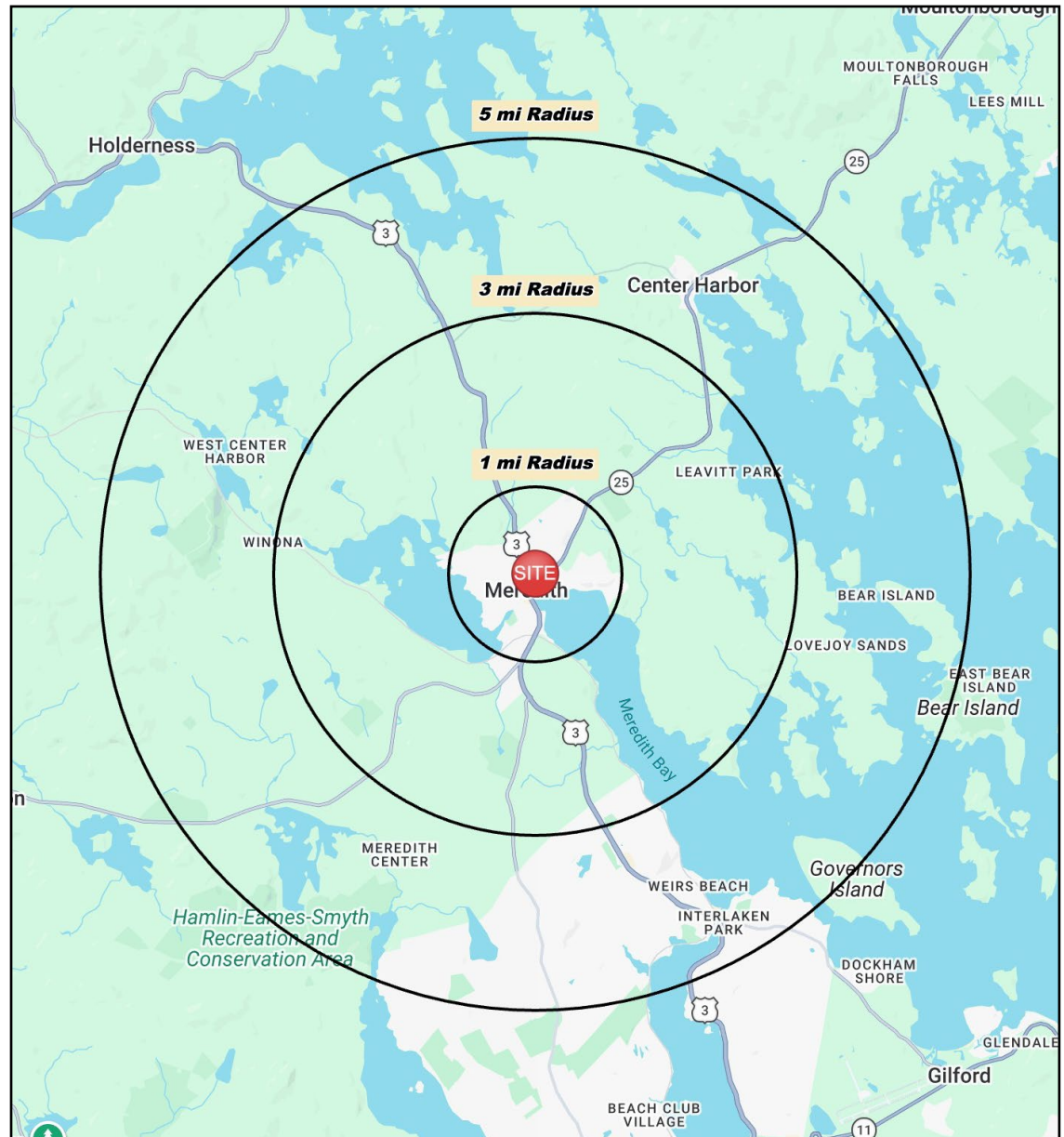
Daytime Population: **8,672**

Median Age: **53.8**



Average Household Income: **\$129,319**

Median Household Income: **\$93,171**



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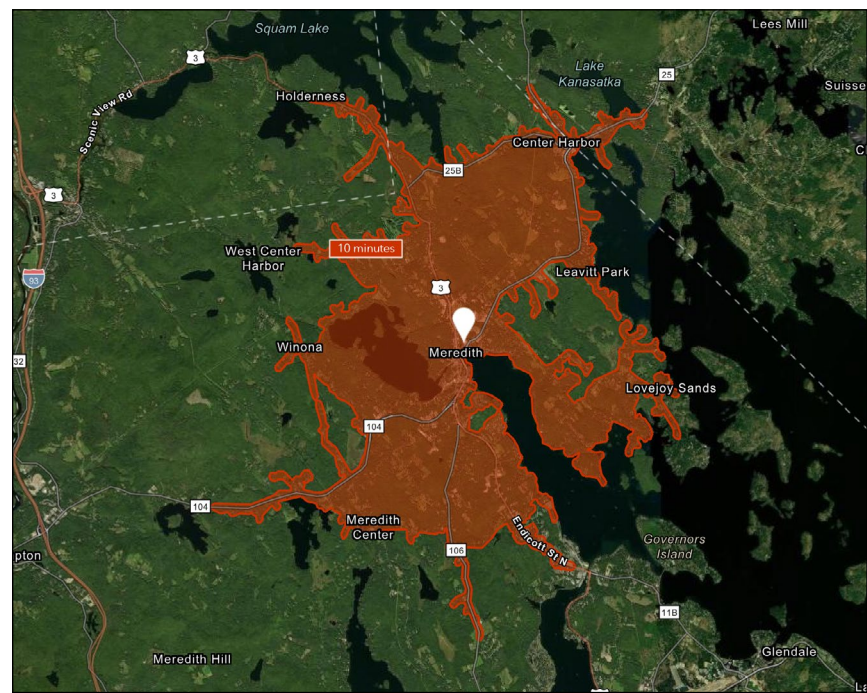
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10 MINUTE DRIVE TIME



KEY FACTS

5,851

Population

56.1

Median Age

\$88,959

Median Household Income

7,752

Daytime Population

TAPESTRY SEGMENTS

Rural Resort Dwellers 1,192 households	Silver and Gold 578 households	Small Town Sincerity 410 households
Socioeconomic Traits Spread nationwide, especially in resort areas, these older, married-couple households often work skilled trades. Many own second homes for recreation. Long commutes and higher-than-average self-employment and veteran populations are common.	Socioeconomic Traits Located in warmer, low-density areas, these mostly older, married-couple households have high net worth and incomes. Many work professionally or self-employed. Homes are newer single-family units with significant seasonal vacancies and low affordability.	Socioeconomic Traits In semirural small towns, mostly older, nonfamily households earn middle incomes, working in manufacturing and retail. Homes are older, affordable, mostly single-family or duplexes. Many own vehicles; some walk or bike to work.
Household Types Married couples with no kids	Household Types Married couples with no kids	Household Types Singles living alone; married couples
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$74,818,959

EDUCATION

Bachelor's Degree or Higher



44%

OWNER OCCUPIED HOME VALUE

Average



\$697,996

ANNUAL HOUSEHOLD SPENDING

\$4,053

Eating Out

\$2,419

Apparel & Services

\$8,229

Groceries

\$222

Computer & Hardware

\$9,664

Health Care



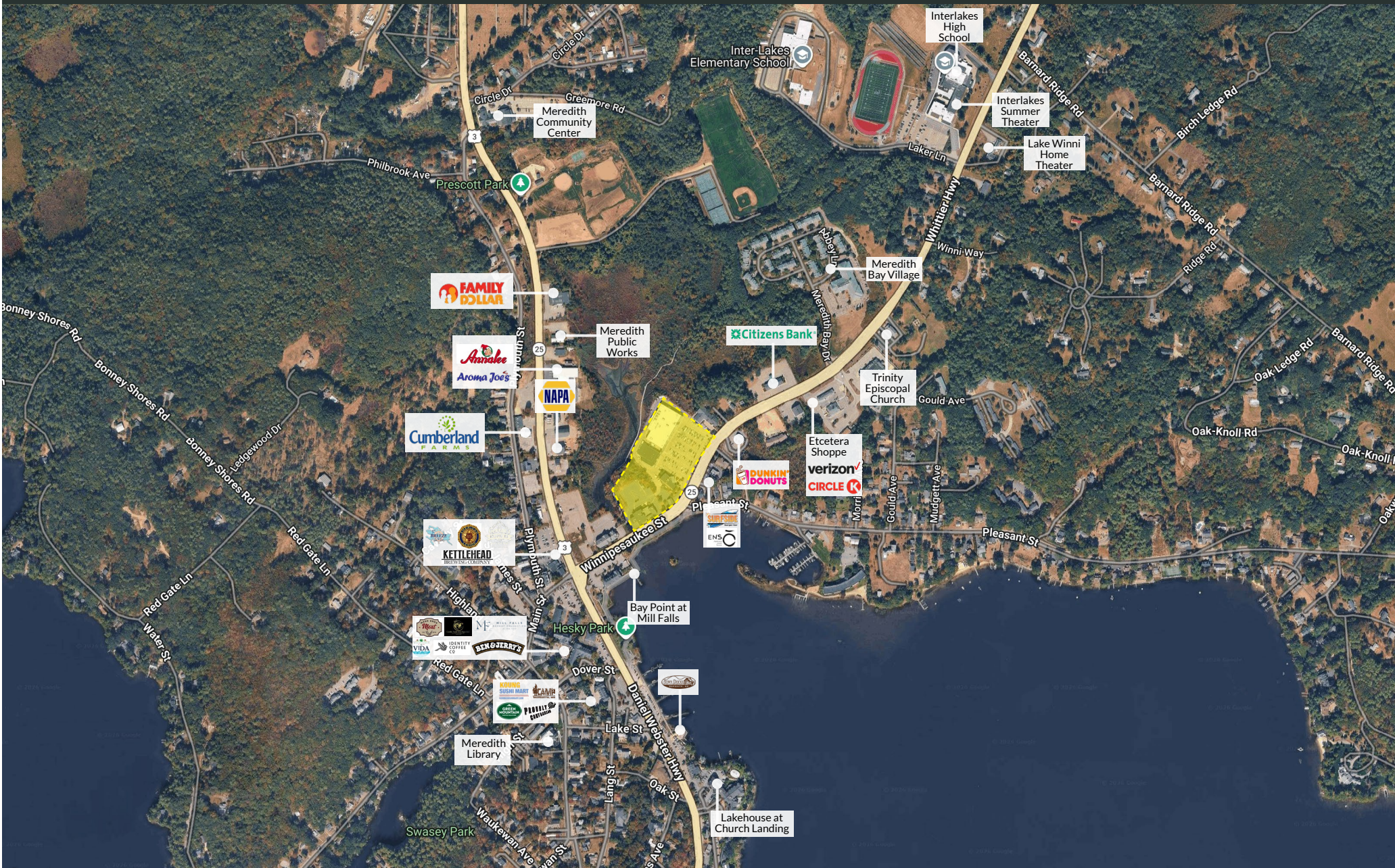
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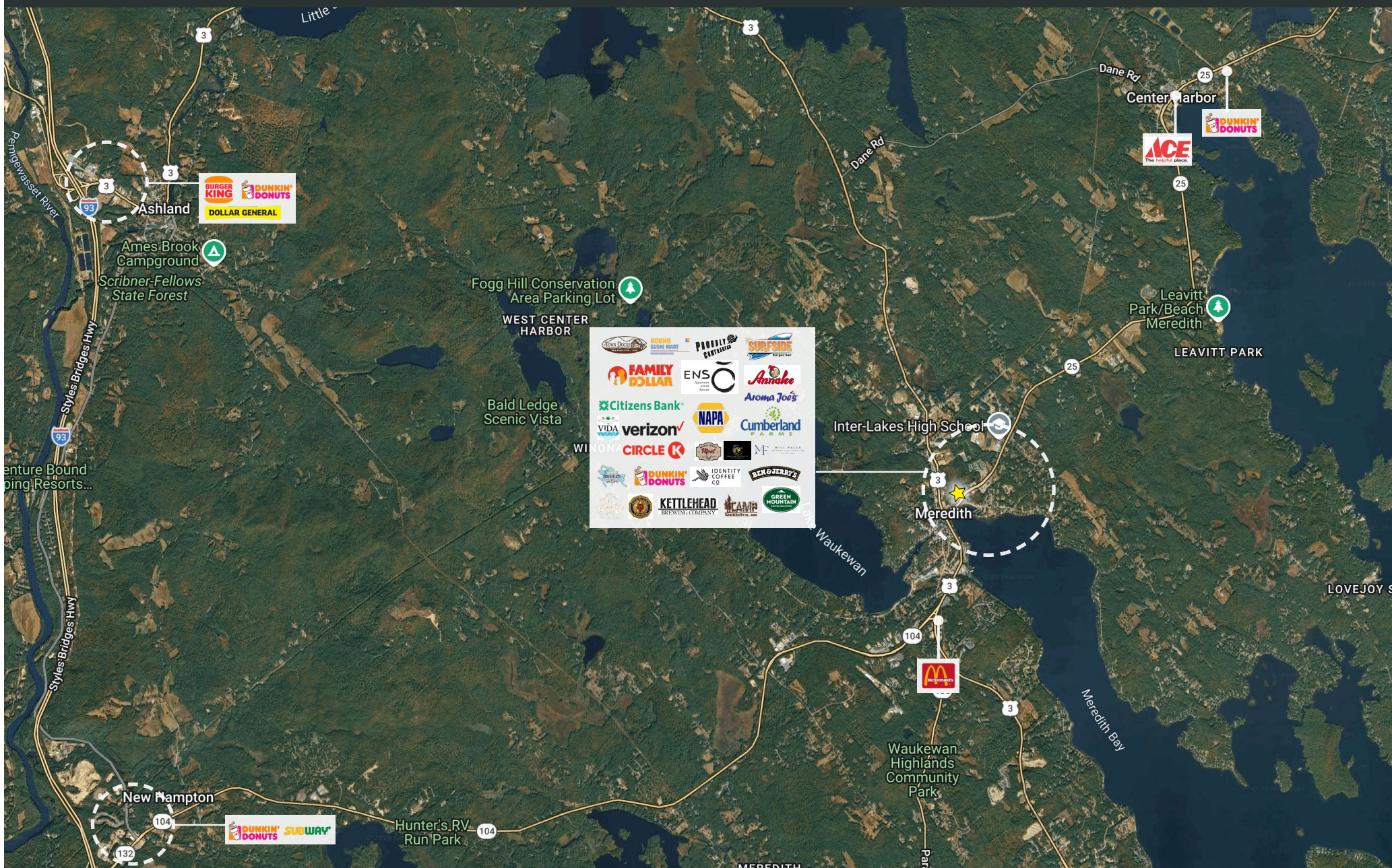
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BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
 (Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.