1271 HOOKSETT RD | HOOKSETT, NH

Panera BREAD®

1271 HOOKSETT RD

HOOKSETT NH

OFFERED FOR SALE
$1,890,000
5.75% CAP

REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

Investment Highlights

Panera BREAD

1271 HOOKSETT RD

HOOKSETT NH

3,500SF TOTAL GLA

RARE LONG-TERM, INDIVIDUAL OR PORTFOLIO ACQUISITION OPPORTUNITY

Offered for sale is a Panera-occupied single-tenant building in Hooksett, NH

LXD 2041

NEWLY EXECUTED LONG-TERM LEASE

Panera's lease was recently executed in 2025, with a buildout underway in the center. The newly-built structure will be fully occupied by Panera, with the tenant retaining four 5-year options after its 15 year initial term

3 MILES	5 MILES
30,464 PEOPLE	102,105 PEOPLE
$129,222 AHHI	$102,464 AHHI

UNMATCHED DEMOGRAPHICS AND TRAFFIC

Positioned along one of the most desirable retail corridors in the submarket, the asset features exceptional local demographics and tremendous regional draw

OFFERED FOR SALE FREE AND CLEAR OF DEBT

The asset is being offered for sale free and clear of debt at $1,890,000, equating to a 5.75% cap rate

Panera BREAD

1271 HOOKSETT RD

HOOKSETT NH

Executive Summary

Atlantic Capital Partners is pleased to present for sale 1271 Hooksett Road, a single-tenant retail asset fully leased to Panera Bread in Hooksett, New Hampshire. The property features a newly constructed 3,500 SF building under a ground lease. The lease is currently scheduled to commence on March 1, 2026, and expire on December 31, 2040, with four additional five-year renewal options available. The lease offers a starting base rent of $110,000 annually, equating to $31.43 per square foot. The site benefits from excellent frontage and visibility along NH Route 28, with traffic counts exceeding 18,700 vehicles per day. This offering provides investors with long-term, stable cash flow backed by a strong franchisee tenant, along with minimal capital expenditures due to the new buildout. 1271 Hooksett Road is being offered at a list price of $1,890,000, equating to a 5.75% capitalization rate.

1271 Hooksett Rd
Hooksett, NH

3,500 SF

GROUNDLEASE
NEWLY EXECUTED

NEW
CONSTRUCTION

3 MILES
30,464
PEOPLE

3 MILES
$129,222
AHHI

18,700 VPD
HOOKSETT RD-
NH 28

Panera BREAD

1271 HOOKSETT RD

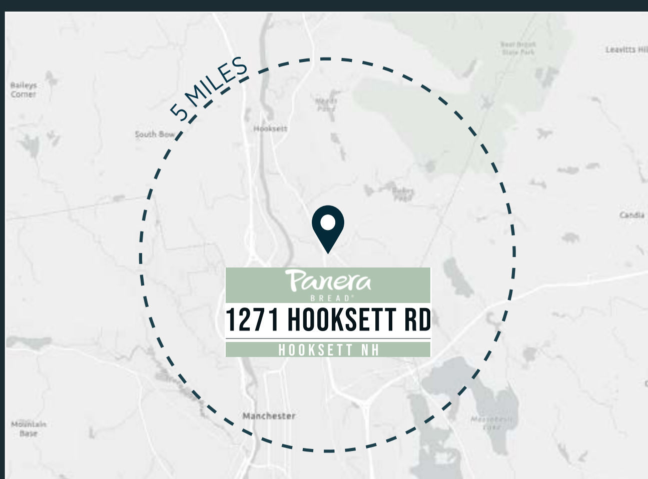
HOOKSETT NH

Property Description

Panera resides within a larger shopping center and benefits from strong cotenancy along Hooksett Road which sees 18,700 vehicles per day. The 3,500 SF building is currently under construction. As a newly built ground-lease asset, Panera offers investors long-term contractual cash flow backed by a franchisee with minimal landlord responsibilities. Its strategic location within a high-traffic retail corridor and proximity to national tenants enhances visibility and foot traffic, positioning the asset for strong performance upon completion.

PLACER STATISTICS

Placer.ai



102K
TRADE AREA POPULATION

102K
TRADE AREA AHHI

33.30%
INCREASE IN VISITORS IN THE PAST YEAR

AREA DEMOGRAPHICS

3 MILES
30,464
PEOPLE

3 MILES
$129,222
AHHI

HOOKSETT, NH
The Retail Submarket

Hookset is a 37.5-square-mile town located along the Merrimack River in Merrimack County, New Hampshire. Positioned between Manchester—the state's largest city—and Concord, the state capital, Hooksett enjoys a prime location. The town is intersected by three major southern New Hampshire thoroughfares: Route 3 and Interstates 93 and 293.

Its proximity to numerous colleges and universities, including Granite State College, Hellenic American University, New Hampshire Institute of Art, University of New Hampshire at Manchester, UNH School of Law, and Southern New Hampshire University, adds to its appeal. Surrounding Hooksett is a dynamic corporate environment featuring major employers such as Anthem Blue Cross Blue Shield, Bank of America, Catholic Medical Center, Citizens Bank, Dyn, Elliot Hospital, TD Bank, and Verizon Communications. This combination fosters a large, well-educated residential population in Hooksett and neighboring towns.

The Hooksett retail market consists of two primary clusters: Route 3—home to RK Center | Hooksett—and Route 3A. Each cluster attracts a distinct customer base due to its unique mix of tenants. The Route 3 cluster, located at Exit 9 off Interstate 93, features traditional shopping centers with everyday retailers such as Kmart, Shaw's Supermarket, Ocean State Job Lot, Jo-Ann Fabrics, and other service-oriented stores. The Route 3A cluster, situated two miles north at Exit 10 off Interstate 93, is dominated by big-box retailers, including Home Depot, Market Basket, Bed Bath & Beyond, BJ's Wholesale Club, and Walmart.

Asset Overview

PROPERTY INFORMATION	
SHOPPING CENTER	Hooksett Center
ADDRESS	1271 Hooksett Road
COUNTY	Merrimack County
PARCEL NO.	32-2
PROPERTY TYPE	Commercial
STORIES	1
YEAR BUILT	2025
PARKING SPACES	Shared
LOT AREA	Lease Structure | Ground Lease
STORE SIZE	3,500 SF
ROOF AGE	2025

RENT SCHEDULE

	DATE	RENT	MONTHLY	ANNUALLY
LEASE YEARS 1-5: ORIGINAL TERM (CURRENT)	3/1/2026 - 2/28/2031	$31.43	$9,167	$110,000
LEASE YEARS 6-10: ORIGINAL TERM (FUTURE)	3/1/2031 - 2/29/2036	$34.29	$10,000	$120,000
LEASE YEAR 11-15: ORIGINAL TERM (FUTURE)	3/1/2036 - 2/28/2041	$36.91	$10,767	$129,200
LEASE YEAR 16-20: EXTENSION OPTION 1 (FUTURE)	3/1/2041 - 2/28/2046	$39.87	$11,628	$139,536
LEASE YEAR 21-25: EXTENSION OPTION 2 (FUTURE)	3/1/2046 - 2/28/2051	$43.06	$12,558	$150,699
LEASE YEAR 26-30: EXTENSION OPTION 3 (FUTURE)	3/1/2051 - 2/29/2056	$46.50	$13,563	$162,755
LEASE YEAR 31-35: EXTENSION OPTION 4 (FUTURE)	3/1/2056 - 2/28/2066	$50.22	$14,648	$175,775

**Dates are speculative as Rent Commencement Date has not formally begun*

**Estimated for 2025/2026 lease year*

Landlord Expense Obligations

- ***Common Area Maintenance:*** ***Tenant pays proportionate share of CAM expenses. Tenant's proportionate share is approximatly 2.4% of 145,820 SF. Tenant maintains own utilities.***
- ***Insurance:*** ***Tenant maintains own insurance***
- ***Real Estate Taxes:*** ***Tenant to reimburse Landlord for its pro-rata share of real estate taxes***

The Opportunity

TENANT	GLA	NOI	PRICING		CURRENT RENT		LEASE EXPIRATION	OWNERSHIP	REMAINING OPTIONS
			CAP RATE	PRICE	PSF	ANNUAL			
Applebee's Grill + Bar	5,000	$104,682	6.50%	$1,610,000	$20.94	$104,682	8/31/2029	Ground Lease (separately parceled)	Two 5-year options
Bridgestone	5,000	$122,283	5.50%	$2,220,000	$24.40	$122,000	5/31/2035	Ground Lease	Four 5-year options
Panera Bread	3,500	$108,863	5.75%	$1,890,000	$31.43	$110,000	2/28/2041	Ground Lease	Four 5-year options

Atlantic Capital Partners is proud to present the exclusive offering of the Hooksett Center Portfolio—a collection of three outparcel, single-tenant properties leased to nationally recognized tenants. Spanning 13,500 square feet, this portfolio delivers future ownership secure, long-term cash flow supported by high-performing tenants with extended lease terms and built-in contractual rent escalations. Bridgestone features a fee-simple ownership opportunity, while Applebee's and Panera is offered as a ground-lease acquisition.

OFFERED FOR SALE
$1,890,000

Exclusively Offered By

Atlantic CAPITAL PARTNERS

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