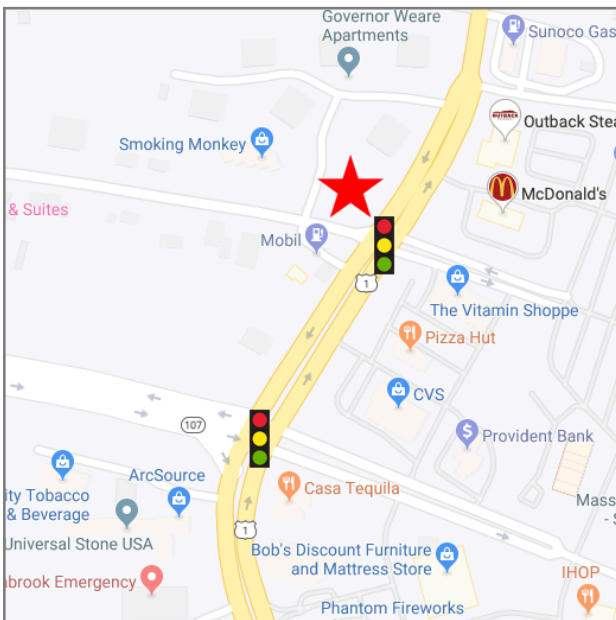


# MARINER'S COMMON

12-16 New Zealand Rd, Seabrook NH 03874

# FOR LEASE



Situated at the junction of Routes 1 & 107 in Seabrook NH rests this 45,764 +/- SF campus of ten (10) total units of retail / professional office suites, mixed-use. Mariner's Common was newly built in 2010 and features central heat & AC in all units and 54 parking spaces. Street level units are 1,150 RSF and feature 10 feet of clear height and is 24 feet wide by 55 feet deep on one side & 40 feet deep on the other side. Private bathroom in-unit. Nicely appointed location directly across from Seabrook Commons Shopping Center, just off Exit 1 on Route 95.

**DISCLOSURE** Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian DApice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. NH License #74825.



**The Mega Group**  
Commercial Real Estate

**The Mega Group - Commercial Real Estate**  
7 Federal Street, Suite 12 • Danvers, MA 01923  
(978)762-9771

[www.TheMegaGroup.net](http://www.TheMegaGroup.net)

# MARINER'S COMMON

Route 1 Southbound, Seabrook NH 03874

<b>Property Address</b>	12-16 New Zealand Road Seabrook, NH 03874
<b>Access</b>	Route 1N/S at Routes 95 & 107
<b>Zoning</b>	Commercial
<b>Land Area</b>	45,764 +/- SF (1.05 acres)
<b>Frontage</b>	350 +/- feet
<b>Curb Cuts</b>	Two (2)
<b>Current Use</b>	Retail
<b>Allowed Uses</b>	Retail, Restaurant, Banking, Medical, Professional Office, Personal Services



## DEMOGRAPHICS - IN DRIVE TIMES

### POPULATION



1 Mile: 6,646  
3 Miles: 17,632  
5 Miles: 59,532

### AVERAGE INCOME / HH



1 Mile: 72,579  
3 Miles: 86,622  
5 Miles: 96,393

### DAYTIME POPULATION

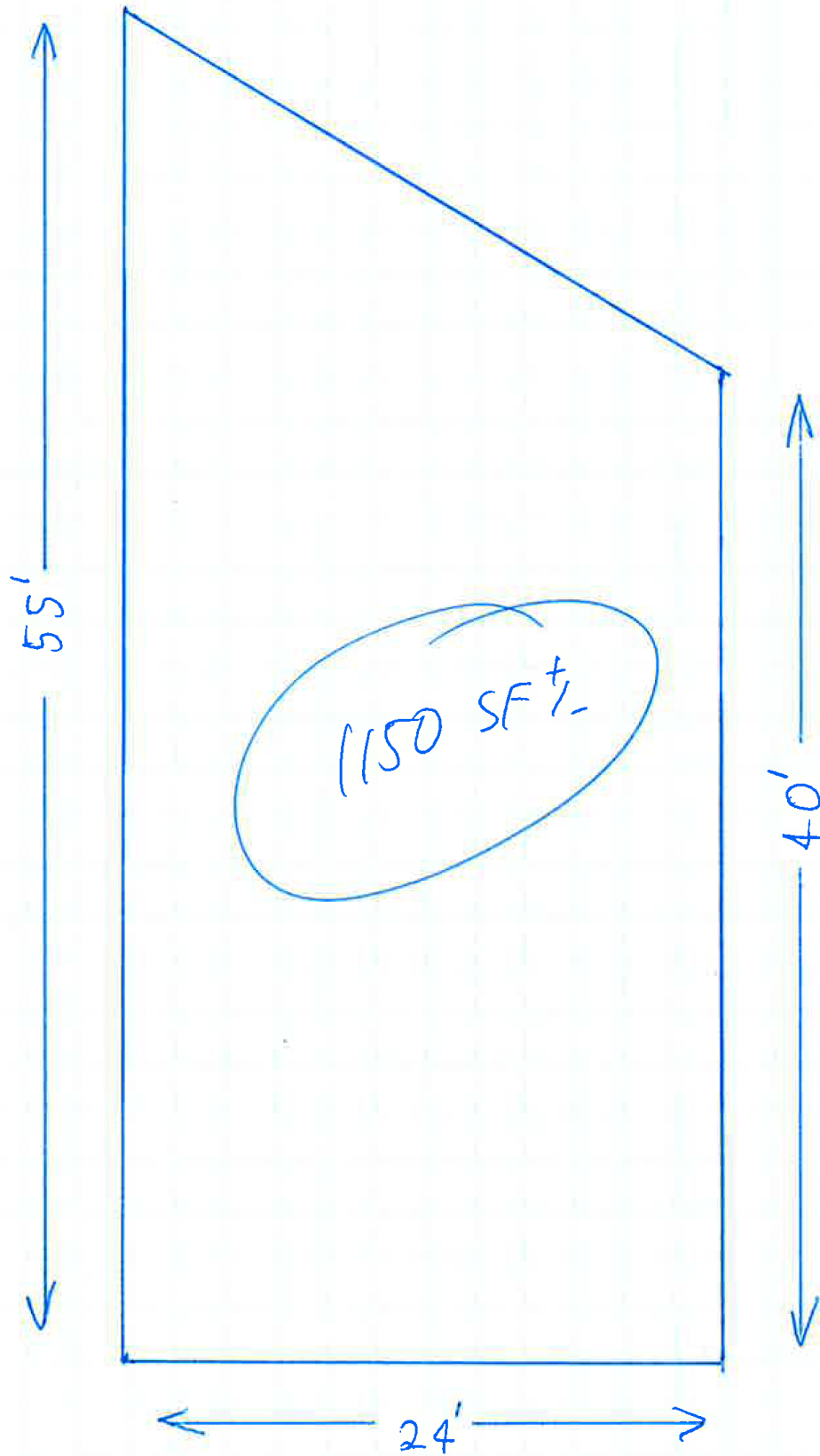


1 Mile: 5,196  
3 Miles: 9,362  
5 Miles: 26,946

### TRANSPORTATION



77,705 at Route 95  
21,818 at Routes 1 & 107  
Newburyport Rail - 8.6 mi









# MARINER'S COMMON

Route 1 Southbound, Seabrook NH 03874





# The Mega Group

## Commercial Real Estate

The Mega Group, based in Danvers, MA has been providing commercial real estate brokerage services since 1997. Our areas of discipline include commercial & investment sales, retail & office leasing, real estate development and property management. Covering greater metropolitan Boston Massachusetts, coastal New Hampshire & southern Maine.

The Mega Group offers a wide range of services, which include:

- Retail Properties
- Multi-Family Investment Properties
- Investment Portfolios
- Apartment Communities
- Manufacturing & Warehouse Facilities
- Hospitality - Hotels & Inns
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- Business Brokerage Services
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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