

The Ridge: Phase II

60-68 Farmington Road | Rochester, NH



AVAILABLE

1,200 - 30,000+ SF

Available Opportunities

up to 5,000 SF

Outparcel

Contact Broker

Rate

Q3/Q4 2023

Delivery

Developer



ABOUT THE PROPERTY

- Located on Route 11, the only road leading to the famed lakes region.
- Phase II includes luxury apartments, restaurants, entertainment, Beer Garden and retail.
- Outdoor park area features seasonal entertainment, community events, and dining.
- "The City of Rochester was featured as a Top 10 Investment Destination in European CEO Magazine."

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MARKET OVERVIEW



Traffic Counts

Farmington Road, S of Site	25,189 VPD
Farmington Road, N of Site	16,928 VPD
US Highway 202, SE of Site	30,207 VPD

Year: 2019 | Source: New Hampshire DOT



Market Highlights

5.3 Million
people a year drive past
The Ridge

3.95 Million
visitors at the Ridge District:
Rochester, NH

#2 Ranked
shopping center in the state
of NH

\$5.5 Billion
direct spending in NH in 2017

216 +/-
luxury apartments

6,000 SF
lawn for community events,
concerts, outdoor movies,
family fun!



KEY TENANTS - Phase I

- Market Basket
- NH Liquor & Wine Outlet
- Marshalls
- Old Navy
- Ulta Beauty
- Starbucks
- PETCO
- 110 GRILL
- Mooyah
- Eastern Paradise
- The Paper Sotre



• NOW OPEN - Phase I

- Tropical Smoothie
- Gentle Dental
- Pepper's Landing
- Stonewall Kitchen



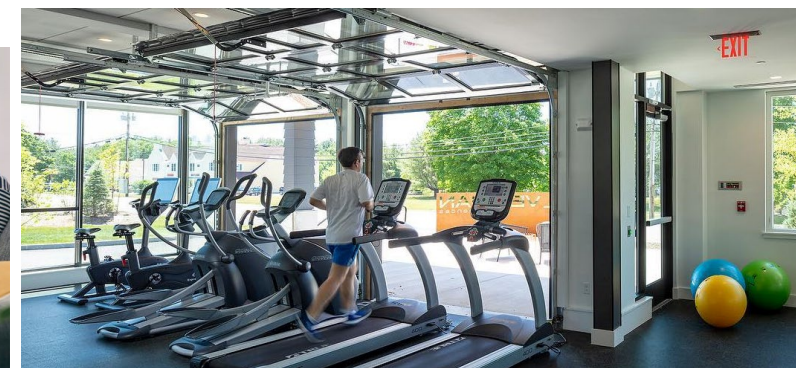
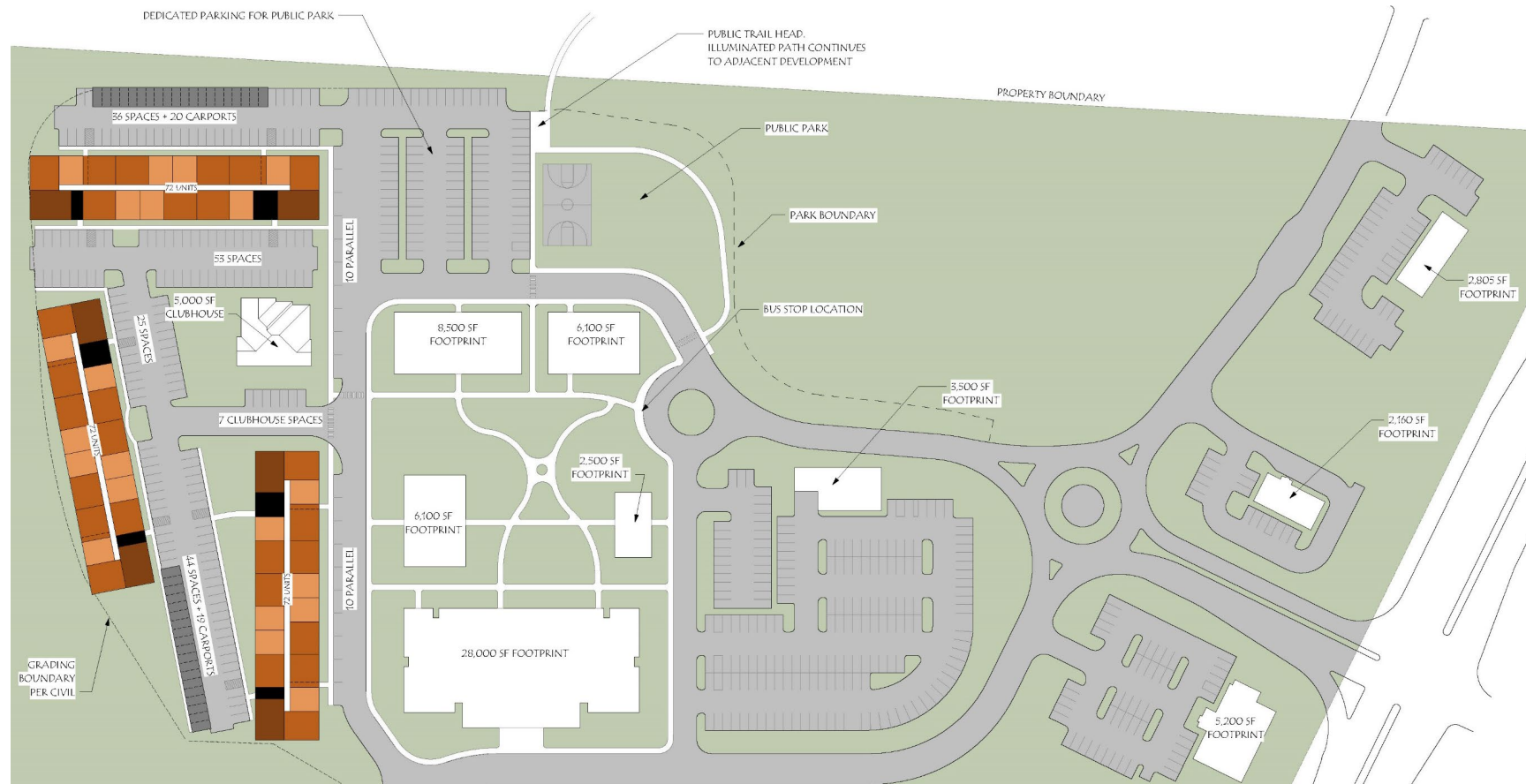
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MIXED-USE PHASE II PLAN WITH RESIDENTIAL





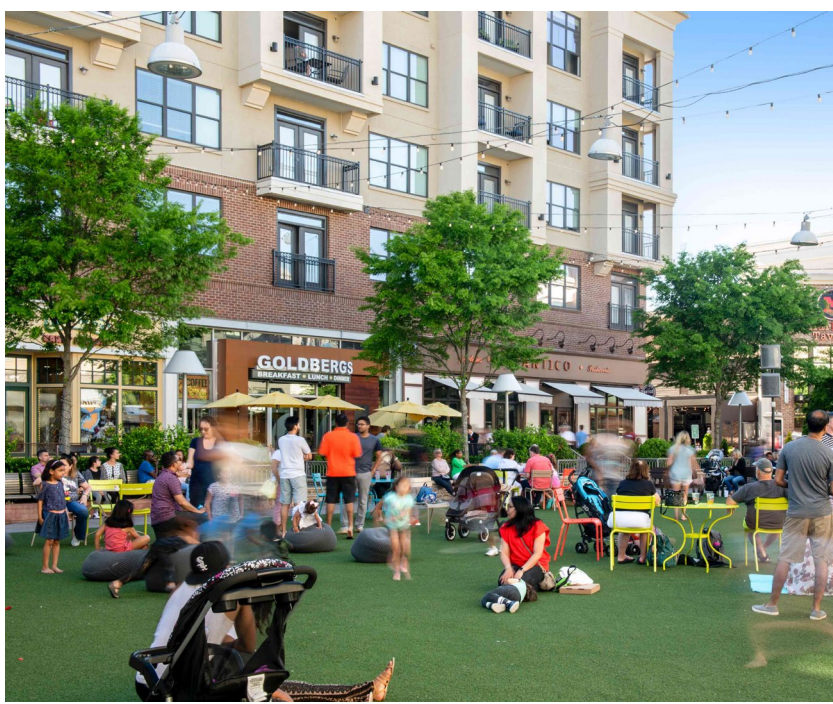
ECONOMIC IMPACT ESTIMATE- ROCHESTER, NH

	Vacant Land	Original Plan	Mixed-Use w/ Residential
Size (square footage)	0	88,000 +/-	328,000 +/-
Estimated Assessed Value	\$495,000	\$28.6 million	\$80.9 million
Total Tax Revenue to City	\$13,000	\$264,000	\$984,000
Water/Sewer/ Building Permits	\$0	\$97,600	\$364,000
Jobs	0	200	300

*Economic impact plan above are **estimates** only



OUTDOOR ENGAGEMENT & TRAIL NETWORK. CONNECTIONS TO DOWNTOWN.





THE RIDGE COMMUNITY

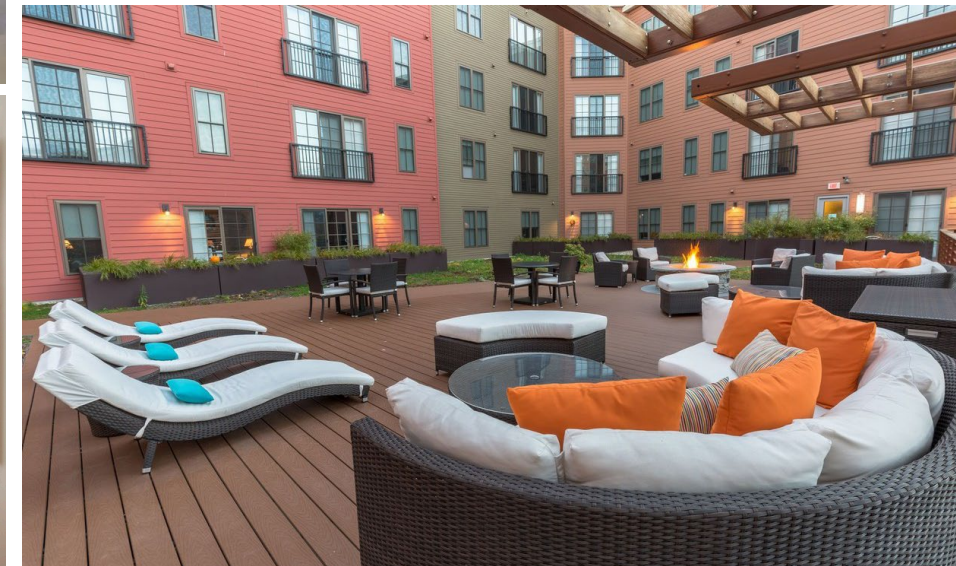


THE ORPHEUM: DOVER, NH



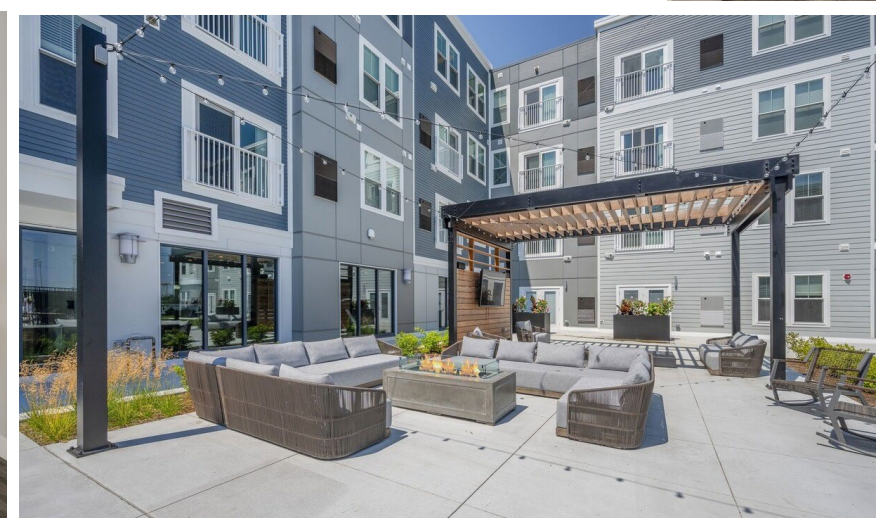
CATHARTES RESIDENTIAL PROJECTS

PORTWALK PLACE: PORTSMOUTH, NH



CATHARTES RESIDENTIAL PROJECTS

HARBORWALK APARTMENTS: PLYMOUTH, MA



CATHARTES RESIDENTIAL PROJECTS

Town Centers & Suburban Mall Redevelopment



Elizabeth Day

Annapolis, MD

2004



2021



Annapolis, MD



Walkability

“Small Box” Stores



Blue Black Square – West Hartford, CT

1992



2014



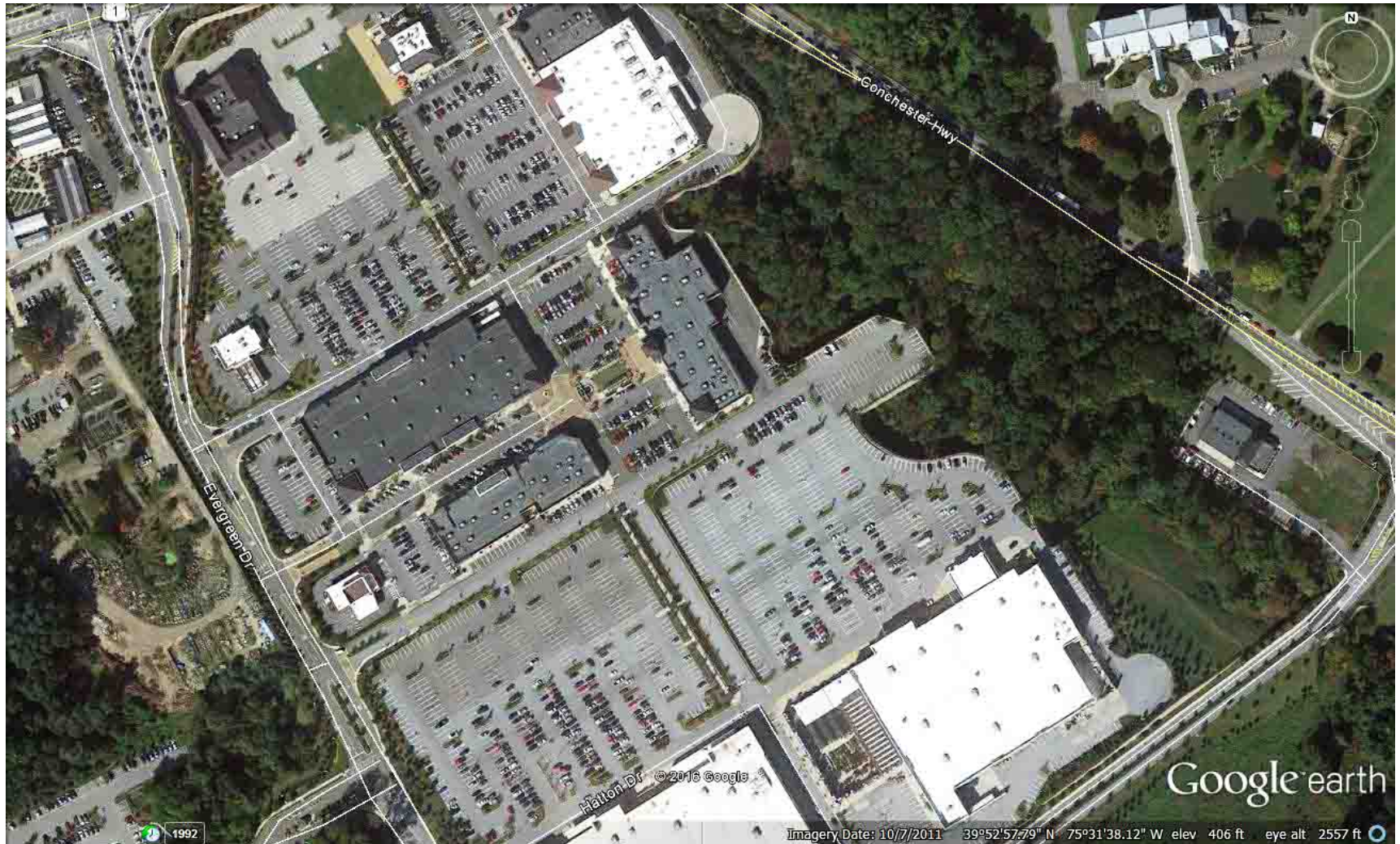
Blue Black Square – West Hartford, CT



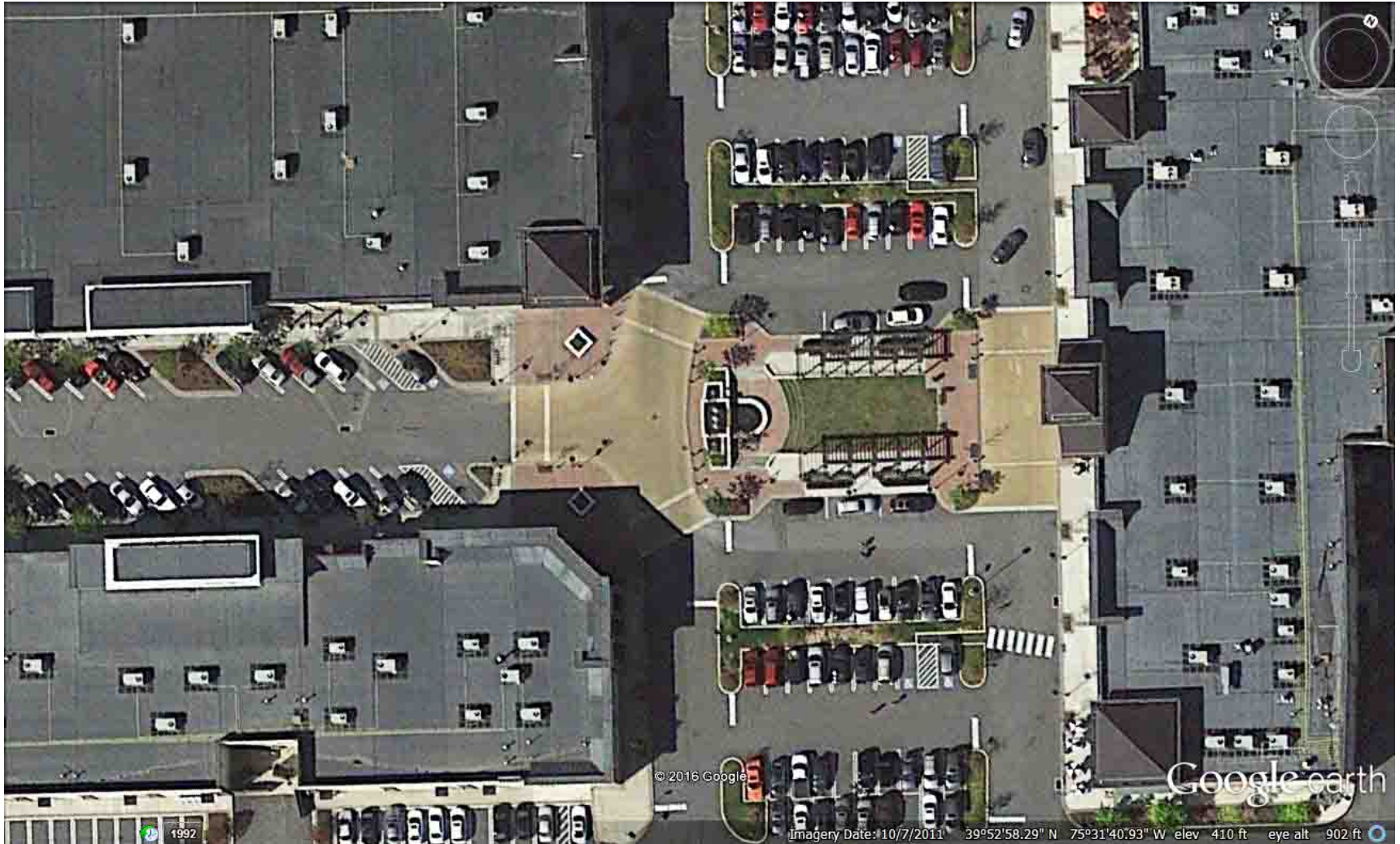
Shortpump Mall - Richmond, VA



Concordville Town Center – Concord, PA



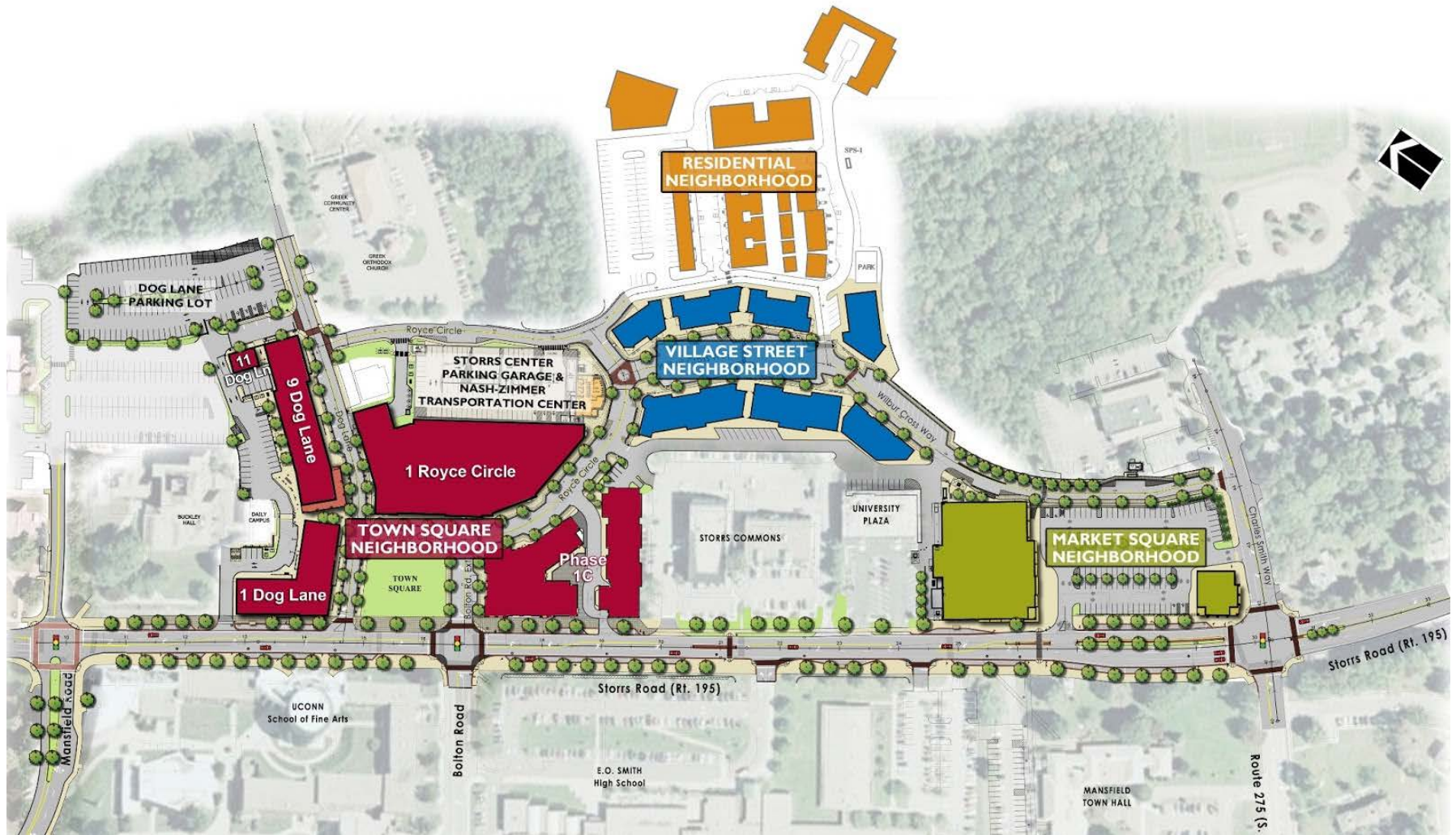
Concordville Town Center – Concord, PA



Concordville Town Center – Concord, PA



Storrs Center – Mansfield, CT



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Belmar – Lakewood, CO



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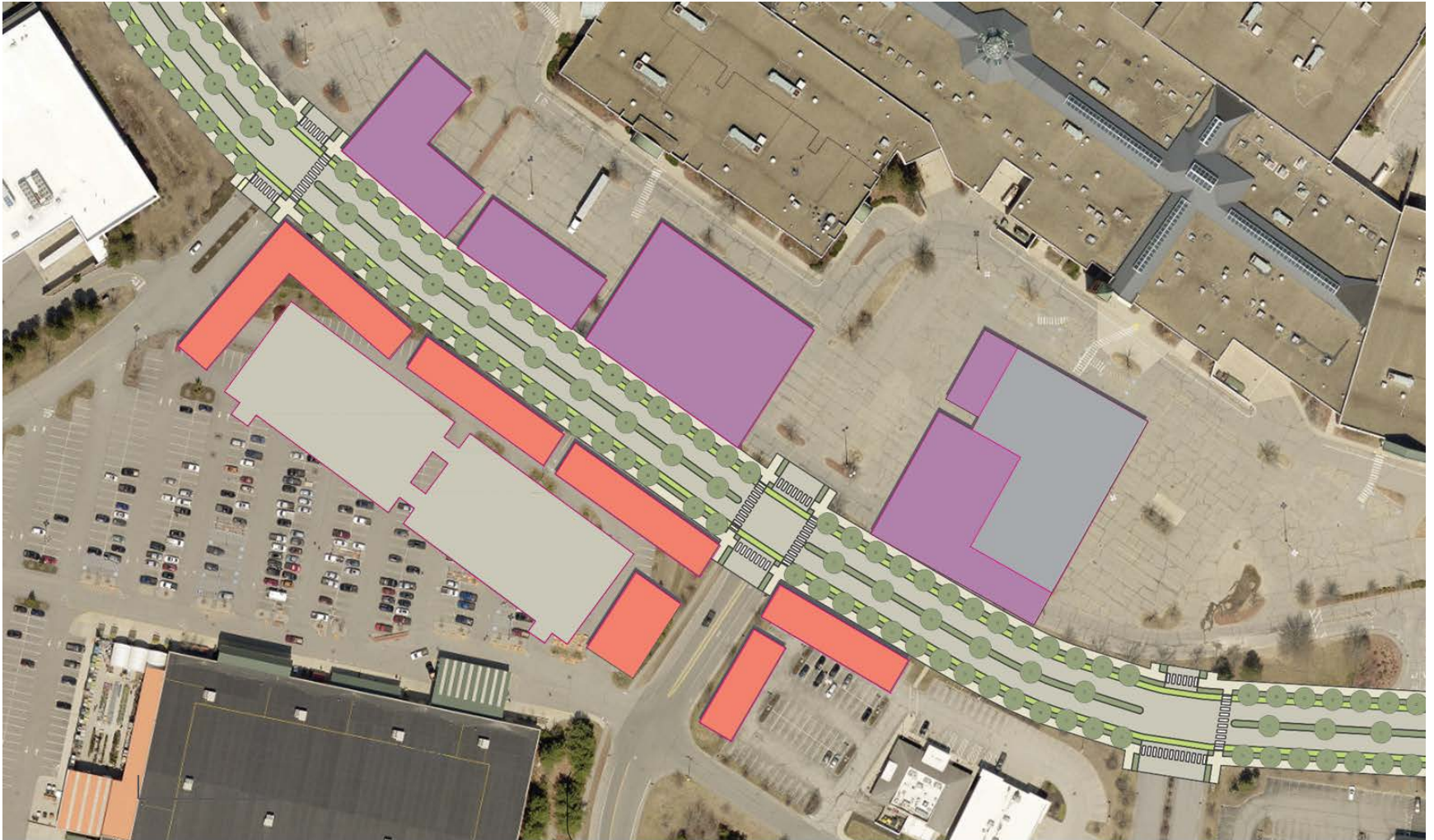
Belmar – Lakewood, CO



Steeplegate Mall– Concord, NH



Steeplegate Mall– Concord, NH



Steeplegate Mall– Concord, NH



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