

Granite Ridge Development District



Route 11 – Farmington Road Property Owners and Real Estate Broker Contact Information

OTHER PROPERTIES MAY BE AVAILABLE – Contact: City of Rochester - KAREN POLLARD (603) 335-7522

Parcel 1: **5.62 acres – 48 Farmington Road**
 Parcel 2: **7.6 acres – 58 Farmington Road**
 Property owner: Casaccio RE Holdings, LLC
 Contact: City of Rochester- Karen Pollard
 (603) 335-7522

Parcel 6: **82.5 acres – 126 Farmington Road**
 Property owner: Adamian Construction & Dev.
 RE Contact: Brandt Atkins – NH Real Estate
 (800) 722-6473 or www.NHRE.com

Parcel 9: **two parcels totaling 10.56 acres**
 Property owner: Robert A. Rowe, Sr.
 RE Contact: Jared Trayer
 (888) 872-6473 or www.NHRE.com

Parcel 10: **12 Acres – 127A Farmington Road**
 Contact: Kasara and Jeremiah Gage
 (603) 335-0000

Parcel 3: **6.3 acres – 60 Farmington Road**
 Property owner: Packy's Investment Properties
 RE Contact: Packy Campbell
 (603) 692-9800

Parcel 7: **30.0 acres – presently no Rt.11 frontage**
 Property owner: The Kane Company
 RE Contact: Jean Kane
 (603) 430-4000

Parcel 4: **20 acres – 68 Farmington Road**
 Parcel 5: **85 acres – 92 Farmington Road**
 RE Contact: Brandt Atkins- NH Real Estate
 (800) 722-6473 or www.NHRE.com

Parcel 8: **71.0 acres – 174 Farmington Road**
 Property owner: Diane Smith
 Contact: City of Rochester – Karen Pollard
 (603) 335-7522

Notable Retailers in Rochester

Lowe's	Harley Davidson of Rochester	Kmart
Kohl's	Famous Footwear	JC Penney
Maurice's	Wal-Mart Super Center	Walgreen's
Home Depot	Planet Fitness	Starbuck's
Fashion Bug	Hannaford (2 locations)	Staples
Advance Auto Parts	Holiday Inn Express	Friendly's
Brook's Drugstore	Pizza Hut Bistro	Meineke

City of Rochester – Economic Development Department – Karen G. Pollard, CEcD
 31 Wakefield Street – Phone: 603-335-7522 – Fax: 603-335-7597

Karen.Pollard@rochesternh.net - www.thinkrochester.biz

Granite Ridge Development District

Figure 1: 10, 20 and 25-Minute Drive Time from Rochester

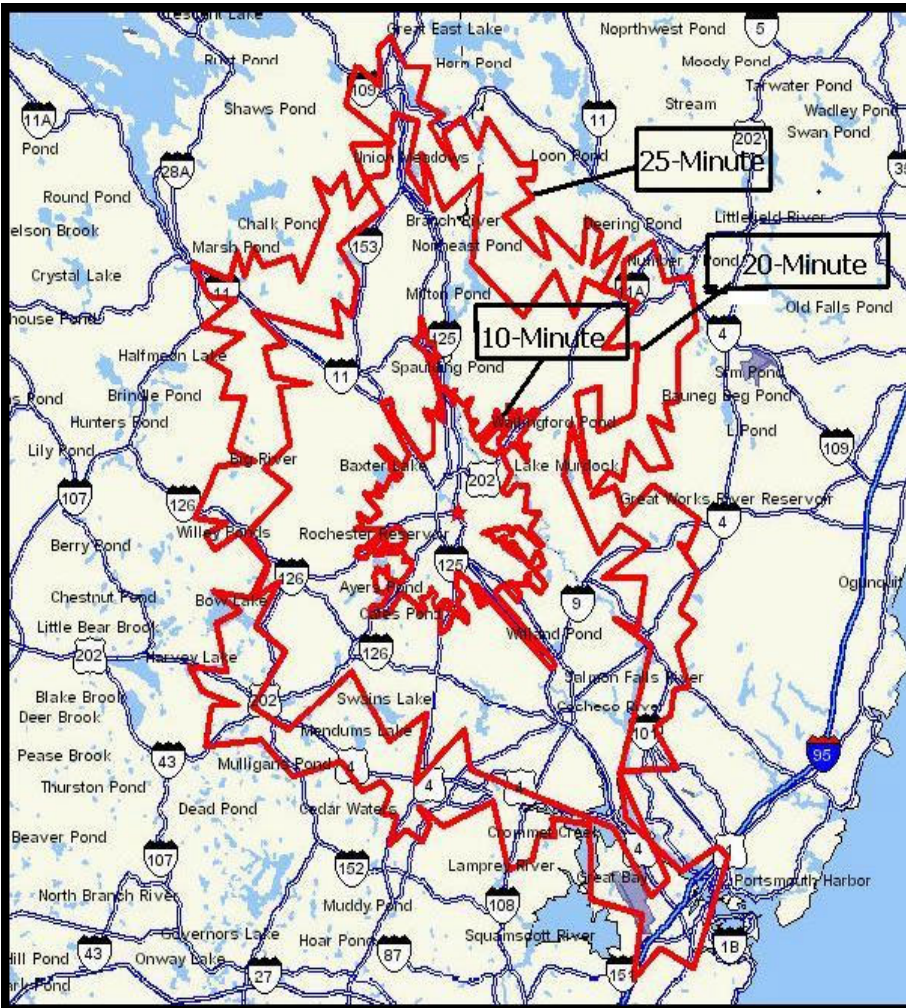


Table 4: Expenditure Leakage

Demand (Consumer Expenditure)	Opportunity (Gap / Surplus)	
23,095,550	10,637,669	Lawn, Garden Equipment, Supplies Stores
246,497,701	4,924,906	Supermarkets, Grocery
14,566,919	11,802,413	Beer, Wine and Liquor Stores
6,837,730	4,651,576	Optical Goods Stores
17,423,472	7,254,288	Men's Clothing Stores, Clothing Accessories, Other Clothing
2,745,627	788,459	Musical Instrument and Supplies Stores
13,132,659	1,666,422	News Dealers and Newsstands, Office Supplies and Stationery Stores
153,393,928	23,784,253	Limited-Service Eating Places, Special Foodservices, Drinking Places
2,463,350,468	1,038,590,751	Total Retail Sales Including Eating & Drinking Places

Table 1: All Building Permits – City of Rochester

Year	# Permits	Total Value
2000	1,831	\$28.758m
2001	1,838	\$29.879m
2002	2,305	\$47.743m
2003	2,319	\$52.059m
2004	2,713	\$52.351m
2005	2,643	\$61.064m
2006	2,567	\$101.424m

Table 2: Target Area Population Trends and Projections

	10 min	20 min	25 min
1990	25,982	87,621	141,956
2000	27,749	93,975	146,853
2006	30,260	103,278	159,858
2011	32,191	110,465	169,944
Change	10 min	20 min	25 min
1990–2000	6.8 %	7.3%	3.5%
2006–2011	6.4%	7.0%	6.3%

**Table 3: Traffic Counts
Route 11 – Farmington Rd**

Primary Development District	
Average New Weekday Trip Ends	24,071
Increase in Weekday PM Peak Trips	2,222
Total Development District	
Average New Weekday Trip Ends	36,439
Increase in Weekday PM Peak Trips	3,465
32% Increase on peak season weekends!	