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BHHS Verani Realty and Vernco Apple, LLC report Apple Tree Shopping Center 100% leased

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Londonderry, NH On behalf of the owner, Vernco Apple LLC, Berkshire Hathaway HomeServices Verani Realty is pleased to announce that Shaw's Apple Tree Shopping Center on Rte.102 in Londonderry, N.H. is now totally renovated and 100% leased.

Apple Tree Shopping Center was acquired by the Vernet family in 2018 from Morgan Chase Bank in NYC when the property went into receivership. The shopping center is approximately 204,000 s/f on over 20 acres. When the Vernet family purchased the property, the shopping center had been neglected for quite a while and it had a vacancy rate of 66%.

Realizing the great potential of this well-located property, a plan to reposition the shopping center started with a comprehensive major renovation. With the tremendous support of the Londonderry town manager Kevin Smith, Londonderry fire, the town building department and East Boston Savings Bank as the lender, construction got under way. The ambitious project included connecting to town sewer, repaving the entire parking field and all entrances, new roofs, a new contemporary façade with LED lighting, directories, and landscaping. A new large pylon sign was installed at the traffic light entrance on Rte. 102, opposite Home Depot, Staples, and the 99 Restaurant. Contractors involved in the construction include Anthony Bettencourt, Jewett Construction, Continental Paving, Academy Roofing, MJA Plumbing, Archibald Electric, NH Signs, and many others. Property manager, Kathleen Franson, worked tirelessly on this project from start to finish, with help from Shannon Bettencourt.

Rte. 102 is the major retail corridor in the central business district of Londonderry. Just off I-93 at

Exit 4, this exit has just undergone a multi-lane expansion and widening becoming the premier exit for the new Woodmont Commons Development.

We were able to quickly land our first new tenants to replace Home Goods and TJ Maxx, namely XtremeCraze Inflatable Air Park and Laser Tag, and the Southern NH Gymnastics Academy.

XtremeCraze, a state-of-the-art family entertainment center that features the largest next-generation, multi-level laser tag arena, the first 10,000 s/f indoor inflatable airpark built for all ages in the United States, and an interactive arcade with fantastic prizes. When you create a safe, playful, high-tech, high-energy atmosphere, it's a place where adults have as much fun as kids, so they took it to the next level with a mezzanine and lounge area with HDTVs, a café, and party / event spaces.

The owners of Southern NH Gymnastics Academy were attracted to the center because of the over 20+ feet of clear ceiling height they needed for their gymnastics studio. Coupled with the bright lighting left behind by the former Home Goods store, and the willingness of the new owners to deliver a clean wide-open box with the ceiling tiles removed and the sprinkler heads turned up, it was ideal. They had over 150 students registered before they even opened. They offer preschool and school age recreational gymnastics classes for boys and girls ages 18 months to 18. In addition, they offer competition level classes, birthday parties, Junior Olympics and summer camps.

Dollar Tree, the country's dominant single price point retailer with over 15,000 locations nationwide, executed a lease in June 2019 for 12,342 s/f in the former Goodwill unit, transforming a dated space into a vibrant thriving store with new fixtures, lighting, and flooring.

Lucciano's Café is a chef-owned restaurant that pays attention to the quality of the food, the selection of their wines, and their customer service. They had been a Londonderry favorite for over 20 years on Gilcrest Rd., which was in a smaller building with limited parking, waiting area and bar. According to owners Lou and Tina, "We were a natural to take advantage of the prime high-visibility 6,000 s/f unit directly adjacent to Shaw's with abundant parking and signage to expand our operation." The new restaurant features two dining areas and a 20 + seat custom bar. They not only offer a gluten-free menu, Tina's bakery is well recognized as the leader of gluten-free desserts in the state. In response to COVID-19, Lou and Tina added a wonderful and cozy outdoor patio area.

Troy's Fresh Kitchen and Juice Bar was founded on the principle that you can have delicious food made with ingredients that promote optimal health, and feed your body and soul. Troy's transformed an antiquated pizza shop into a clean, modern, upbeat vibe. Troy's menu of grain bowls, breakfast scrambles, smoothies, grilled wraps, juices, and cold brew shots was an overnight sensation and remains so today.

The Game Changer Sports Bar & Grill leased the 6,300 s/f front building endcap for their first facility to bring this first-of-its-kind venue in New Hampshire, offering games, food & spirits. They have eight regulation cornhole courts, inside the premises and they have numerous tournaments throughout the week. In addition to cornhole, customers can enjoy foosball, shuffleboard, 16 taps featuring local

brews, a 50-foot bar serving cocktails and they can watch their favorite team playing on their 75” TVs. If that wasn’t enough, they have recently added live entertainment on select evenings.

CKO Kickboxing owners secured their first franchise at Apple Tree Shopping Center because of the strong demographics and number of younger residents. CKO offers a high intensity kickboxing workout with approximately 30 high quality bags. Classes are structured and conducted with motivation from the trainers and loud high-energy music.

Planet Fitness opened in the 25,000 s/ft former TJ Maxx unit to co-anchor the center. They completely renovated the space into a first-class facility where members will find a clean, welcoming, and spacious environment with friendly staff, certified trainers and affordable memberships with tons of new equipment.

To utilize the former Home Goods / TJ Maxx rear warehouse, truck docks and mezzanine, we were able to secure Fliantech, a last mile delivery fulfillment center, who leased the entire back space.

Unique to New Hampshire, Collective Studios is a thoughtful wellness destination bursting with luxe amenities and exceptional services. They bring the state’s first Lagree Fitness Megaformer studio to Londonderry. This new state-of-the-art design offers Vinyassa Yoga classes that flow and sculpt, and where strength and cardio meet in a music driven class.

Fyzical Therapy & Balance, which is another first for Londonderry, specializes in physical therapy unlike any other. Their primary focus is on sensory mismatches and therapy is provided by a highly skilled compassionate team.

The Barber Company & Ladies Salon is a new state-of-the-art men’s and ladies’ hair salon set in a classy, comfortable environment with vintage leather chairs and fixtures. They offer color services, eyebrow threading, men’s buzz cuts, and more.

Jersey Mike’s secured the last unit in the shopping center next to Fyzical Therapy and is currently under construction. With direct visibility from Rte. 102, abundant parking, the booming Londonderry economy, and traffic onsite from the other tenants and shoppers, they are sure to be very successful at Apple Tree Shopping Center. Look for them to open this winter.

Andrew Levy, CCIM is the senior manager of retail at Berkshire Hathaway HomeServices Verani Realty’s commercial division, Londonderry, N.H.