



CELEBRATING  
55 YEARS

# nerej

## **South Maine Gateway finalizes 12,509 s/f mixed-use**

February 07, 2025 - Northern New England



Benjamin Kelley

Concord, NH Kelley Family Properties, through its entity South Main Gateway, LLC, has finalized the sale of 111-113 S Main St. and 4-6 Sexton Ave. Acquired in 2021, this 12,509 s/f investment encompassed four lots totaling 0.67 acres off Exit 13 of I-93, near the intersection of South Main and Storrs Sts.

The property's mix of multiple commercial and residential units, some of which had long been vacant, along with its central location and access to downtown, made it a value-add opportunity for KFP. During their ownership, South Main Gateway, LLC undertook exterior upgrades, renovated and updated the apartments and commercial spaces, and enhanced the property's appeal and functionality. Updates included new roofs, updated commercial storefront glass and siding, renovated commercial space for tenant fit-up, and renovated apartment units.

JH Spain Commercial Services oversaw the façade and exterior work.

"Similar to our 204-208 N. Main St. project, which consisted of rehabbing and renovating older New Englander-style buildings, we were pleased to breathe new life into these old buildings while realizing upside in increasing the NOI and improving these Main St. properties," said Benjamin Kelley, principal of Kelley Family Properties.

Kelley Family Properties have contributed to the ongoing growth and revitalization of the Concord community and continues to renovate, own, and manage multiple properties on Main St. including 189 N. Main St., 177 N. Main St., 244 N. Main St., and 248-250 N. Main St.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540