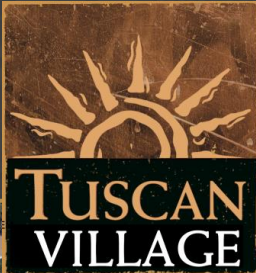


Tuscan Village | Salem, NH

TUSCAN VILLAGE | SALEM, NH



EXIT 1

93

93

EXPANSION AREA
100,000 SF

LIFE SCIENCE CAMPUS
867,000 SF

COMMUTER BUS STATION &
TUSCAN VILLAGE SHUTTLE STOP

MASS GENERAL BRIGHAM
70,000 SF

HANOVER AT TUSCAN VILLAGE
281 Units

THE ARTISAN HOTEL
164 Key Full-Service Hotel

THE RESIDENCES AT THE ARTISAN
92 Units

MULTI FAMILY PARCEL
260 Units

CORSA BY DOLBEN
256 Units

SOUTH VILLAGE
200,000 SF of Retail

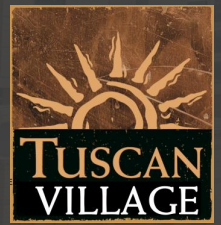
CENTRAL VILLAGE
300,000 SF of Retail &
215,000 SF of Office

THE VILLAS AT NORTH TUSCAN
90 Condos

FORD DEALERSHIP
30,000 SF

MARKET BASKET CENTER
200,000 SF

TUSCAN VILLAGE SITE PLAN



The Tuscan Village is a super regional mixed-use destination in Salem, NH directly over the MA border. The land formerly known as The Rockingham Park Racetrack was acquired in two separate transactions in 2015 & 2016. Tuscan Village is the only suburban development of its kind in New England.

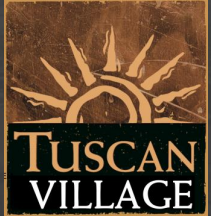
Total Land Area of 170 Acres

Fully Permitted & Entitled FAR of 4M SF

\$150M+ Investment in Infrastructure

1.4M SF is Fully Developed & Operating

Total Project Investment \$2B



THE POWER OF



DEMOGRAPHICS

30 MINUTE DRIVE-TIME

Mixed-use massing, coupled with a unique location, strong labor population, and ease of access make Tuscan Village one of the most desirable and accessible destinations north of Boston

1,201,648

POPULATION

605,737

BACHELOR'S+ DEGREE

953,000

LABOR FORCE

\$126,487

AVG HH INCOME

NH ADVANTAGE



No State Income, Sales, or Estate Taxes



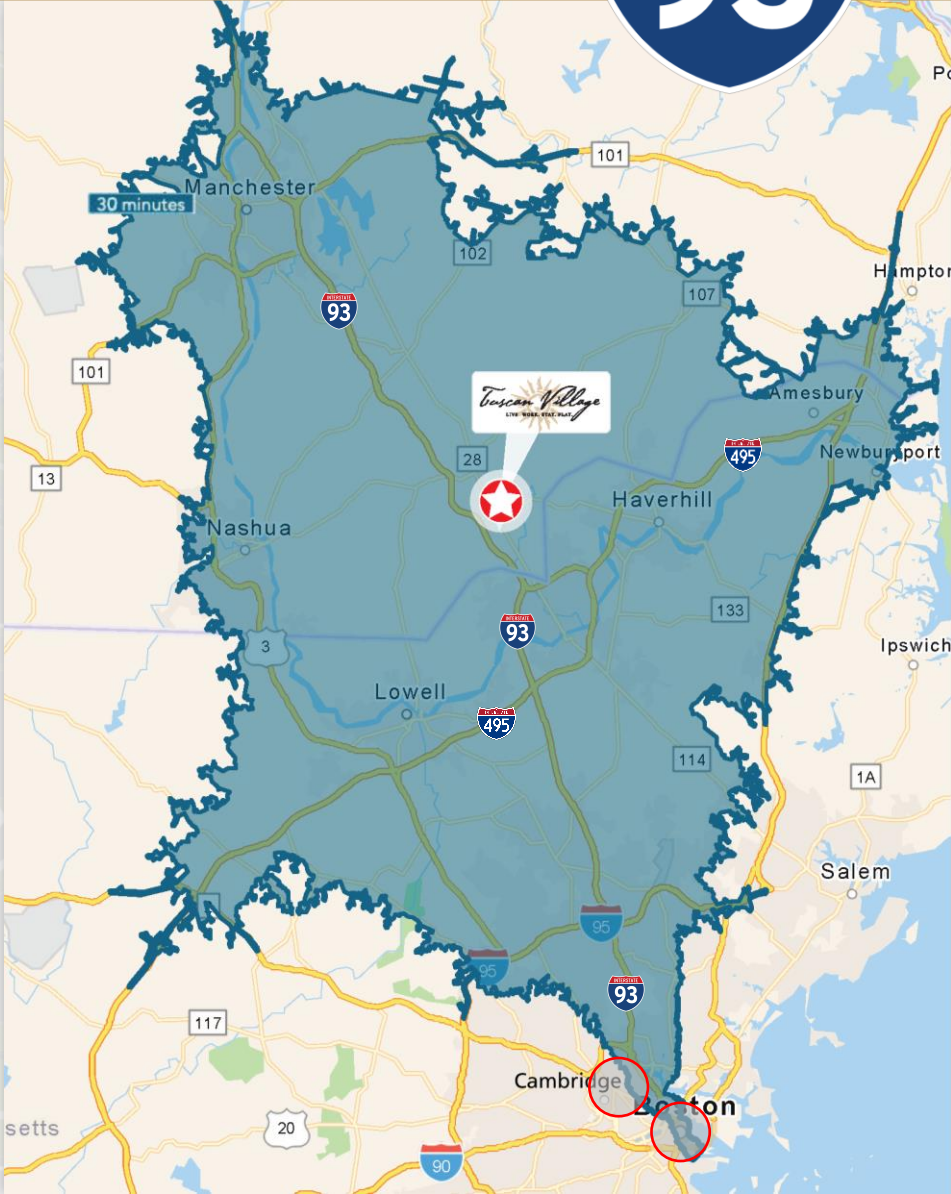
A ready workforce – 120,000 New Hampshire Residents commute to jobs in Massachusetts daily



Affordable housing stock – without sacrificing access to Boston and area amenities



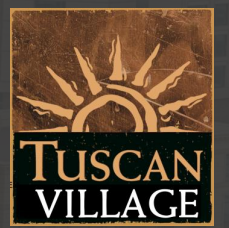
Potential partnership with the State of New Hampshire for workforce training





WALKABLE AMENITIES

LAKE PARK



Tuscan Market

PERONI
TASTING & ZESTING

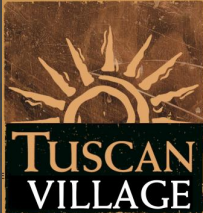
TUSCAN MARKET

TUSCAN MARKET

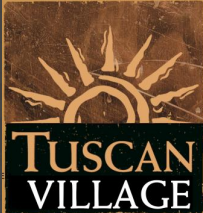
L.L.Bean

LET NO MAN
THIRST FOR GOOD BEER

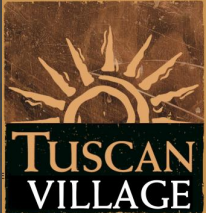
SOUTH VILLAGE



THE ARTISAN HOTEL



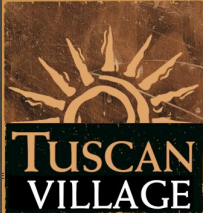
THE MERCANTILE BUILDING



HANOVER TOSCANA



CENTRAL VILLAGE





WILLIAMS SONOMA
CALIFORNIA

WILLIAMS SONOMA
CALIFORNIA

TUSCAN MARKET

TUSCAN MARKET

