

FOR SALE > COMMERCIAL LAND

Well Located Development Site

1406 ROUTE 3A/WEST RIVER ROAD, BOW, NH 03304



*site lines are approximate

Snapshot > Commercial Site

| | |
|----------------------|------------------------------|
| Lot size | 1.38± acres |
| Frontage | 370'± on Route 3A |
| Traffic Count | 8,300± VPD (NHDOT 2015) |
| Utilities | Public water & private sewer |
| Zoning | Business Development (BD) |
| 2015 Estimated Taxes | \$3,444.37 |
| List Price | \$149,900 |

nhlandsites.com

"Own a piece of the Granite State"

2015 DEMOGRAPHICS BY RADII*

| | 3 miles | 5 miles | 10 miles |
|--------------------------|----------|----------|----------|
| Population | 32,942 | 56,479 | 133,240 |
| Number of Households | 14,322 | 23,831 | 41,939 |
| Average Household Income | \$65,623 | \$70,083 | \$73,084 |

*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015.

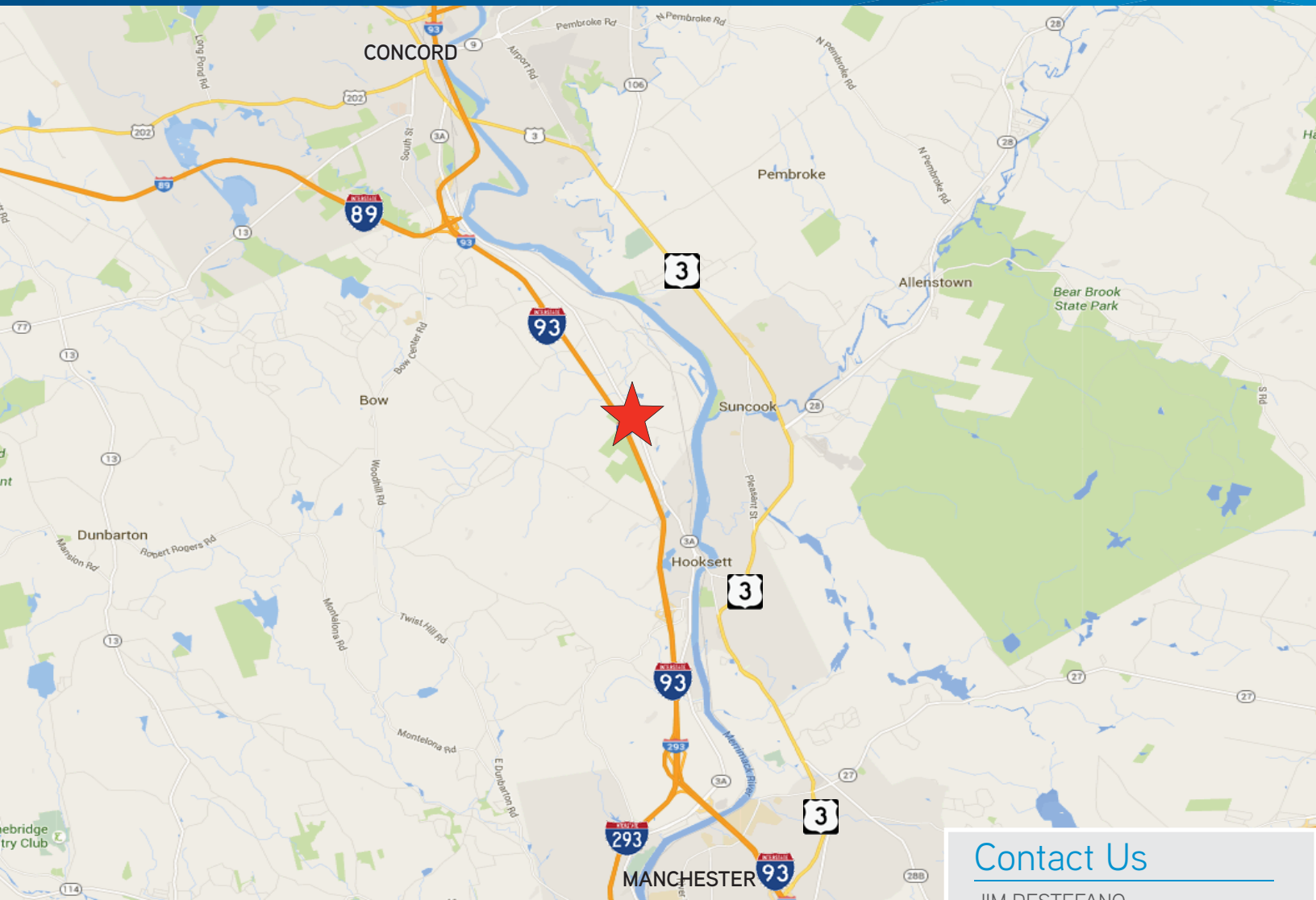
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1406 Route 3A/West River Road, Bow, NH



Property Highlights

- › Ideal site for a light industrial or commercial user interested in constructing a small building and taking advantage of reasonable land acquisition costs
- › Zoned Business Development (BD), allows for a variety of uses including commercial, industrial, recreational and institutional
- › Desirable location with strong visibility and statewide access via Interstates 89 & 93
- › Municipal water available, but has no immediate access to municipal sewer
- › Located only 9± minutes from Concord, NH and 24± minutes from the Manchester-Boston Regional Airport

Contact Us

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