

# Retail/Commercial Property For Sale

## 1.83+/- Acres at a Lighted Intersection

### 469 & 471 NH Route 11 and 6 Main St., Farmington, NH



#### Property Information

<b>Address:</b>	469 & 471 NH Route 11 6 Main Street Farmington, NH	<b>Frontage:</b>	400' +/- on NH Route 11
<b>Building Sizes:</b>	469 NH Route 11: 2,576 +/- SF 471 NH Route 11: 3,312 +/- SF 6 Main Street: 2,026 +/- SF	<b>Parking Spaces:</b>	31 +/-
<b>Land Area:</b>	469 & 471 NH Route 11: 1.38 +/- Acre 6 Main Street: 0.45 +/- Acre Total: 1.83 +/- Acre	<b>Water:</b>	Municipal
<b>Traffic Counts:</b>	NH Route 11: 13,433 +/- VPD Main Street: 7,932 +/- VPD	<b>Sewer:</b>	Private, septic
		<b>Heat:</b>	Oil (#471) / Propane (#469)
		<b>Zoning:</b>	C/I/O: Commercial/Industrial Business Overlay
		<b>Year Built:</b>	469 NH Route 11: Unknown 471 NH Route 11: 2004 6 Main Street: 1950
		<b>Parcel ID:</b>	R31-025 and R31-26
		<b>Asking Price:</b>	\$1,499,000

#### Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	7,037	17,165	64,841
<b>Households:</b>	2,734	6,819	25,762
<b>Average HH Income:</b>	\$80,308	\$82,196	\$85,571



469 & 471 NH Route 11 and 6 Main Street in Farmington, NH are highly visible properties with 400' +/- frontage on 1.83 +/- acres improved with three existing buildings. The property is ideal for a variety of uses and has strong re-development potential given its commercial/industrial business overlay zoning, multiple existing curb-cuts, and strong location at the lighted intersection of NH Route 11 and Main Street. The 471 NH Route 11 building is vacant and was previously occupied as a Honey Dew donuts with a drive-thru and includes potential for office space above. The 469 NH Route 101 building includes 4 large heated garage bays currently occupied by Tenants at Will. The 6 Main Street building is vacant and was previously occupied by a daycare and a pizza restaurant. This easily accessible property situated on the heavily traveled NH Route 11 corridor features 13,433 +/- VPD on NH Route 11 and 7,932 +/- VPD on Main Street. NH Route 11 is a growing corridor with many newly developed commercial properties and businesses. This property features excellent building and pylon signage opportunity along NH Route 11. Neighboring businesses include major brands such as Irving, Circle K, and Aroma Joe's.

For Sale Information:

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SUMMIT REALTY PARTNERS

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