

Commercial Land for Sale Ideal for Retail or Business Use

US Route 202, Map 6, Lot 98-1, Rindge, NH



Property Information

Address:	US RT 202 Map 6, Lot 98-1 Rindge, NH	Zoning:	B-LI, Business Light Industry
Land Area:	7.8 +/- acres	Asking Price For Sale:	\$299,000
Traffic Counts:	8,900 +/- VPD	Asking Price For Lease:	TBD
Frontage:	352.64'		

Trade Area Demographics

	3 Miles	5 Miles
Population (est):	8,565	15,451
Households:	3,212	5,489
Average HH Income:	\$71,605	\$75,231

Now available for lease or sale. US RT 202, Map 6, Lot 98-1 is a 7.8 acre parcel of vacant commercial land in the town of Rindge, New Hampshire. The property abuts Walmart and benefits from close proximity to Hannaford, Tractor Supply Company, Dollar Tree, AutoZone and various other retailers. The parcel is zoned Business Light Industry (B-LI) which allows for a wide variety of commercial and retail uses. The property is centrally located in the heart of Rindge's prime retail corridor and benefits from close proximity to the Massachusetts border. The area of the property that can be developed appears to be very close to the Walmart parking lot which should allow for retail synergies. There is an existing access easement in place with Walmart which gives the property access via a lighted intersection.

For More Information:

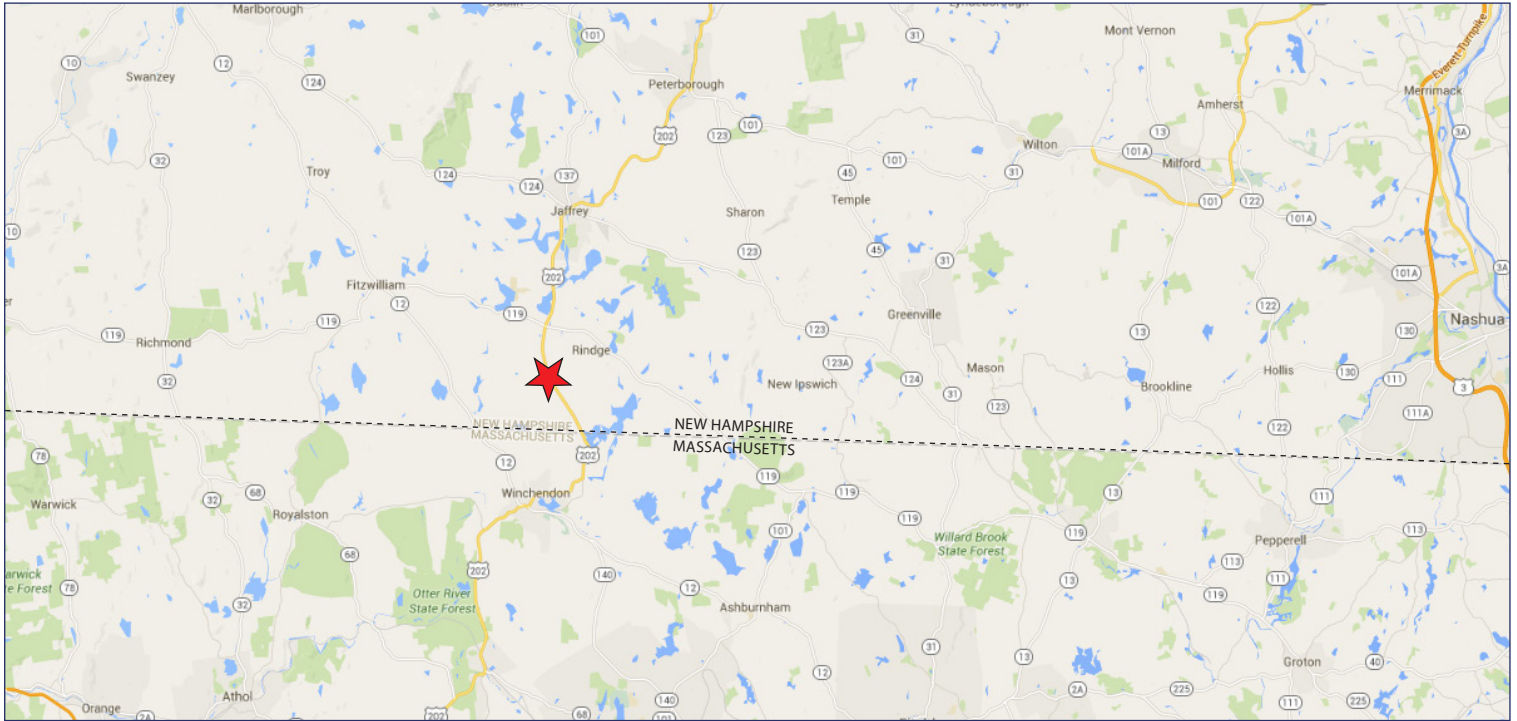
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Conceptual Site Plan



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