

Property For Sale - At a Lighted Intersection

Retail / Commercial 0.45 to 1.83 +/- Acres

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



Property Information

Property 1:	469 & 471 NH Route 11 1.38 +/- Acres Building 1 Area: 2,576 +/- SF Building 2 Area: 3,312 +/- SF Price: \$975,000	Parking Spaces:	31 +/-
Property 2:	6 Main Street 0.45 +/- Acre Building Area: 2,026 +/- SF Price: \$475,000	Water:	Municipal
Traffic Counts:	NH Route 11: 13,433 +/- VPD Main Street: 7,932 +/- VPD	Sewer:	Private, septic
Frontage:	400' +/- on NH Route 11	Heat:	Oil (#471) / Propane (#469)
		Zoning:	C/IBO: Commercial/Industrial Business Overlay
		Year Built:	469 NH Route 11: Unknown 471 NH Route 11: 2004 6 Main Street: 1950
		Parcel ID:	R31-025 and R31-26

Trade Area Demographics

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



Now available for sale as separate parcels. 469 & 471 NH Route 11 and 6 Main Street in Farmington, NH are highly visible properties with 400' +/- frontage on 0.45 to 1.83 +/- acres improved with three existing buildings. The properties are ideal for a variety of uses and have strong re-development potential given their 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 a tenant at will. The 6 Main Street building is vacant and was previously occupied by a daycare and a pizza restaurant. These easily accessible properties situated on the heavily traveled NH Route 11 corridor feature 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. These properties feature excellent building and pylon signage opportunity along NH Route 11. Neighboring businesses include major brands such as Irving, Circle K, and Aroma Joes.

For Sale Information:

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