

FOR GROUND LEASE > DEVELOPMENT SITE

Retail Pad Site

1461 HOOKSETT ROAD, HOOKSETT, NH 03106



Colliers International | New Hampshire is pleased to present a pad development site available for ground lease in front of Granite Hill Shoppes & Office Park. The pad site has two egresses/ingresses, one at a lighted intersection at Hooksett Road/Route 3A and Thames Road, and additional curb cut through an access easement with the neighbor.

Granite Hill Shoppes & Office Park is a 35,000± SF multi tenanted neighborhood plaza with more than 14 businesses including Edward Jones Investment, Bavaria German Restaurant, Granite Tapas & Cocktail Lounge, Gosselin Insurance, Above & Beyond Childcare, and many more.

Located at the entrance of Granite Hill Villages, a major residential development.

This highly visible location is perfect for a bank, coffee/donut shop, sandwich/deli store, or pizza shop.



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1461 Hooksett Road, Hooksett, NH



Snapshot > Development Site

Acreage	0.5± acres
Proposed Building SF	2,400±
Drive-Thru	Available
Road Frontage	100'± on Hooksett Road/Route 3A
Traffic Count	18,000 VPD (NHDOT 2015)
Utilities	Municipal water & sewer Natural gas
Zoning	Performance Zone
Lease Rate	\$70,000/year

Demographics | 5 Mile Radius

AVERAGE HH INCOME



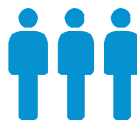
\$89,502

OF HOUSEHOLDS



21,987

POPULATION



53,090

Source: Esri forecasts for 2017.

Contact Us

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