

FOR SALE > FORMER PIZZA HUT

# Highly Visible Restaurant

62 DERRY STREET, HUDSON, NH 03051



## Snapshot > Restaurant

Building Type	Retail/restaurant
Year Built	1978
Total Building SF	2,255±
Acreage	0.854±
Road Frontage	120'± on Derry St/Rte 3A
Utilities	Municipal water and sewer Natural gas
Parking	30± spaces
Zoning	Business District (BD)
2016 Taxes	\$12,468
<b>List Price</b>	<b>\$495,000</b>



BRYAN WRIGHT  
DIR +1 603 206 9636  
MANCHESTER, NH  
bryan.wright@colliers.com

DAN SCANLON, JD, CCIM  
DIR +1 603 206 9605  
MANCHESTER, NH  
dan.scanlon@colliers.com

COLLIERS INTERNATIONAL  
175 Canal Street, Suite 401  
Manchester, NH 03101  
MAIN +1 603 623 0100  
[www.colliers.com/NewHampshire](http://www.colliers.com/NewHampshire)



# 62 Derry Street | Hudson, NH



## Property Highlights

- › Highly visible former Pizza Hut is situated on Derry Street/Route 3A with 15,000 VPD (NHDOT 2016)
- › Building features a fully furnished dining area and kitchen, including a prep area, pizza oven, walk-in cooler, and more
- › Over 120' of road frontage allows for an excellent signage opportunity
- › Located on a 0.845± acre lot with 30± parking spaces
- › Join neighboring businesses Hannaford, Dollar Tree, AutoZone, Walgreens, Papa Gino's, TD Bank, and more

### 2017 DEMOGRAPHICS BY RADII\*

	3 miles	5 miles	10 miles
Population	63,438	122,204	290,760
Number of Households	25,012	48,112	108,809
Number of Businesses	2,791	5,282	11,186
Average Household Income	\$85,204	\$97,211	\$107,502

\*SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2017.

## Contact Us

BRYAN WRIGHT  
DIR +1 603 206 9636  
MANCHESTER, NH  
[bryan.wright@colliers.com](mailto:bryan.wright@colliers.com)

DAN SCANLON, JD, CCIM  
DIR +1 603 206 9605  
MANCHESTER, NH  
[dan.scanlon@colliers.com](mailto:dan.scanlon@colliers.com)

COLLIERS INTERNATIONAL  
175 Canal Street, Suite 401  
Manchester, NH 03101  
MAIN +1 603 623 0100  
[www.colliers.com/NewHampshire](http://www.colliers.com/NewHampshire)

The information contained herein is from sources deemed reliable, but is not guaranteed by Colliers International | New Hampshire (Colliers). Colliers assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. Colliers International excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Colliers welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. Colliers is acting as the Seller's/Lessor's agent in the marketing of this property. Colliers International | New Hampshire is independently owned and operated.

