

FOR SALE > 5± ACRE DEVELOPMENT SITE

Retail Pad Site

91 WEST RIVER ROAD, HOOKSETT, NH 03106



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CONCEPT PLAN



Hooksett Self Storage is currently located on Map 29, Lot 70, an 11 acre site at 91 West River Road, just north of Exit 10, I-93. In front of the storage units, a 5± acre development site with 750'± of frontage on West River Road is being offered for sale or the owner will subdivide the parcel.

Considerable engineering has been done on this site in the past, and the owner's engineer has generated a conceptual plan showing a 6,000 SF medical office building, a 3,500 SF (200 seat) casual restaurant, a 2,000 SF bank with 2 drive-thru lanes, and a small coffee shop with a drive-thru. The site can accommodate septic disposal service for all of these uses. The site is serviced by public water, and the Town of Hooksett is looking at creating a Tax Increment Financing (TIF) District for the purpose of bringing public sewer to West River Road from Exits 10 to 11.

This parcel is located in the MUD3 zone, which allows retail, business and professional offices, personal service businesses, restaurants, and banks, among other uses.

Exit 10 has been developed over the past 10 years or so with a number of retailers, including Walmart, Bass Pro Shops, Market Basket, Kohl's, The Home Depot, Target, and Petco. However, the area lacks a bank, casual restaurant, and new medical office space.

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**site lines are approximate*

Specifications > Redevelopment Site

Land Type	Retail
Acreage	5±
Zoning	MUD3
Road Frontage	750'±
Utilities	Municipal water & private sewer
Taxes	Tax rate is \$26.39 per \$1,000 of valuation
Equalization Ratio	86.2% (2016)
List Price	\$1,000,000

Property Highlights

- > Existing conditions and conceptual plans are available
- > Located directly off Exit 10, I-93
- > Highly visible with over 22,000 VPD per NHDOT 2013
- > Neighbors include Market Basket, Kohl's, Target, Bed, Bath & Beyond, Irving, Dunkin Donuts, Walmart, Bass Pro Shops, and Home Depot

2017 DEMOGRAPHICS BY RADII*

	1 mile	3 miles	5 miles
Population	1,747	31,629	106,813
Number of Businesses	150	1,096	4,629
Number of Households	239	13,322	44,006
Average Household Income	\$97,264	\$91,686	\$74,246

*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017.

Contact Us

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