

FOR SALE > DEVELOPMENT OPPORTUNITY

Well-Traveled Development Site

82 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862



*Site lines are approximate

Colliers International | New Hampshire is pleased to present a 2.56± acre site located on heavily traveled Lafayette Road/ Route 1 with 16,920± VPD (NHDOT 2015).

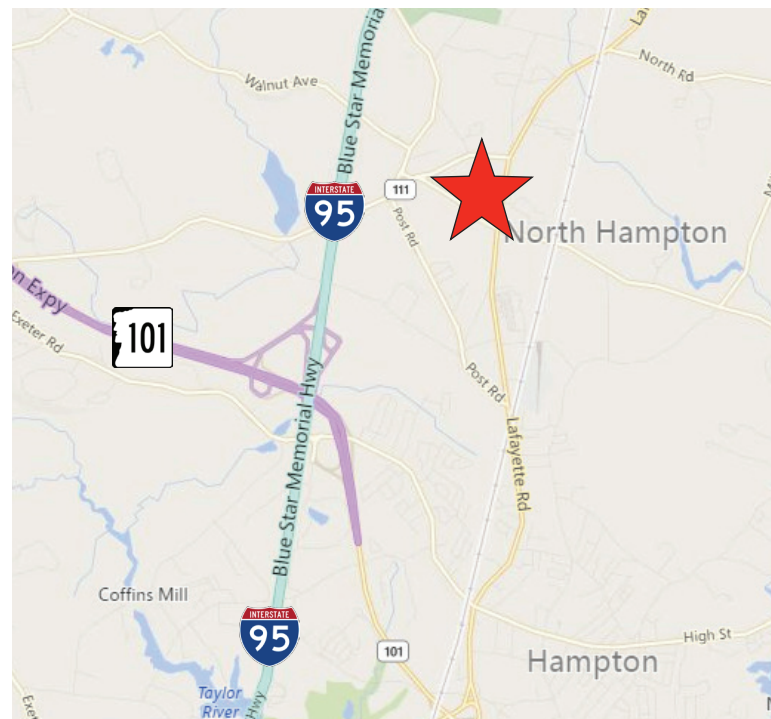
The lot is positioned on the southbound side of Route 1 and the flat area along the road slopes up to a second flat building site. The site is serviced by Aquarion Water and a private septic design is approved for residential use.

Permitted uses include, but are not limited to, agriculture, motel, eating and drinking establishment, research and testing laboratory, office, animal hospital, place of worship, retail use, wholesale use, day care, and duplexes.

2017 DEMOGRAPHICS BY RADII*

	3 miles	5 miles	10 miles
Population	15,487	38,323	129,7965
Number of Households	6,634	16,441	55,894
Average Household Income	\$116,117	\$116,858	\$103,406

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

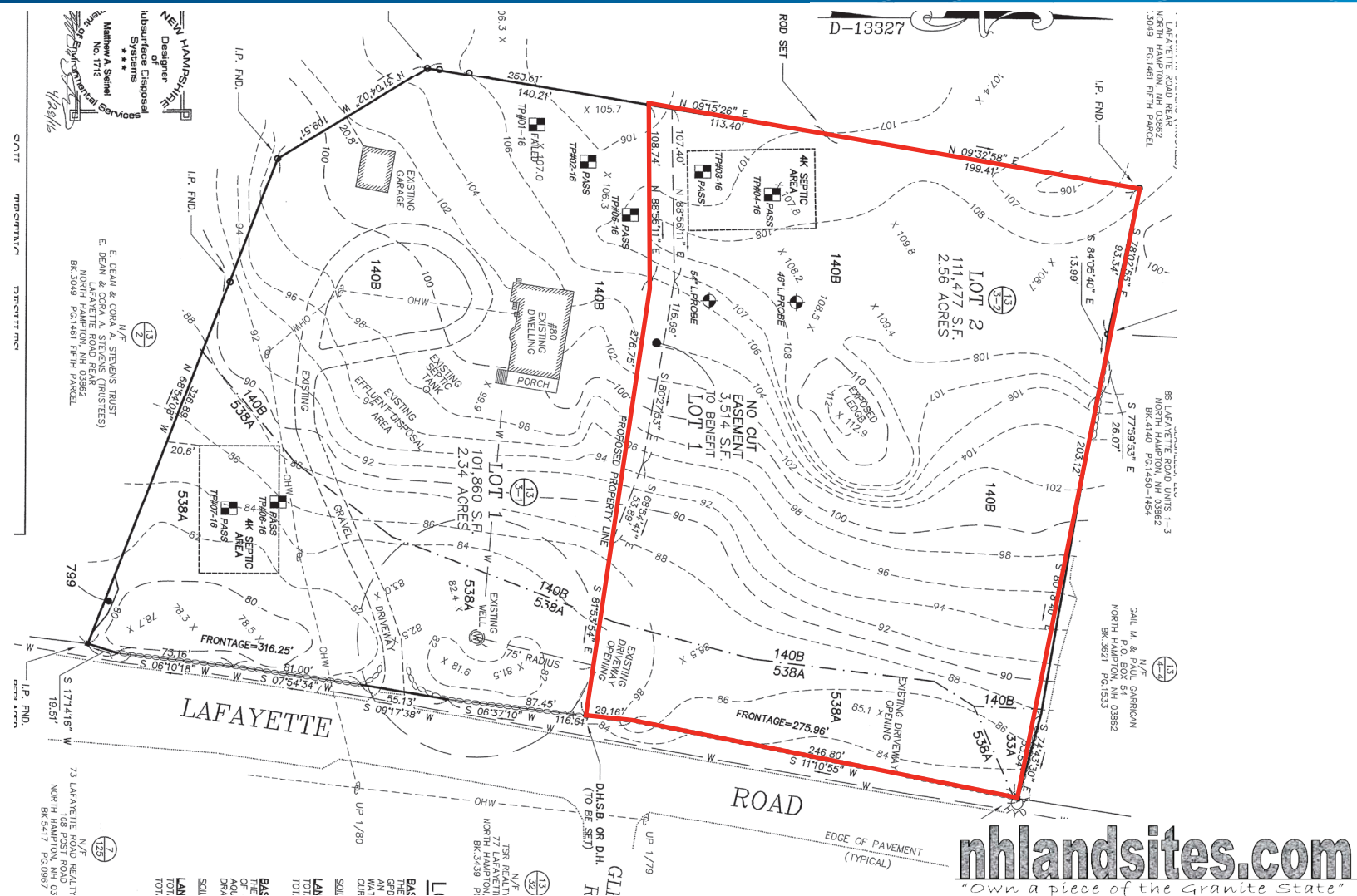


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82 Lafayette Road | North Hampton, NH



Snapshot > Development Site

Acreage	2.56±
Easement	No Cut - see plan
Zoning	Industrial-Business/Residential (IB/R)
Frontage	276'± on Route 1/Lafayette Road
Curb Cuts	2 on Route 1/Lafayette Road
Traffic Count	16,920 VPD on Route 125 (NHDOT 2015)
Utilities	Municipal water & private sewer
2016 Est. Taxes	\$2,202
List Price	\$550,000

Contact Us

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