

FOR SALE > COMMERCIAL LAND

Well Located Development Site

1426 ROUTE 3A/WEST RIVER ROAD, BOW, NH 03304



PRICE REDUCED!



*site lines are approximate

Snapshot > Commercial Site

Lot size	1.38± acres
Frontage	370'± on Route 3A
Traffic Count	8,300± VPD (NHDOT 2015)
Utilities	Public water & private sewer
Zoning	Business Development (BD)
2016 Estimated Taxes	\$3,173.20
List Price	\$99,900 \$89,900

nhlandsites.com
"Own a piece of the Granite State"

2016 DEMOGRAPHICS BY RADII*

	3 miles	5 miles	10 miles
Population	17,228	54,380	196,134
Number of Households	6,574	22,587	78,605
Average Household Income	\$90,554	\$85,237	\$81,855

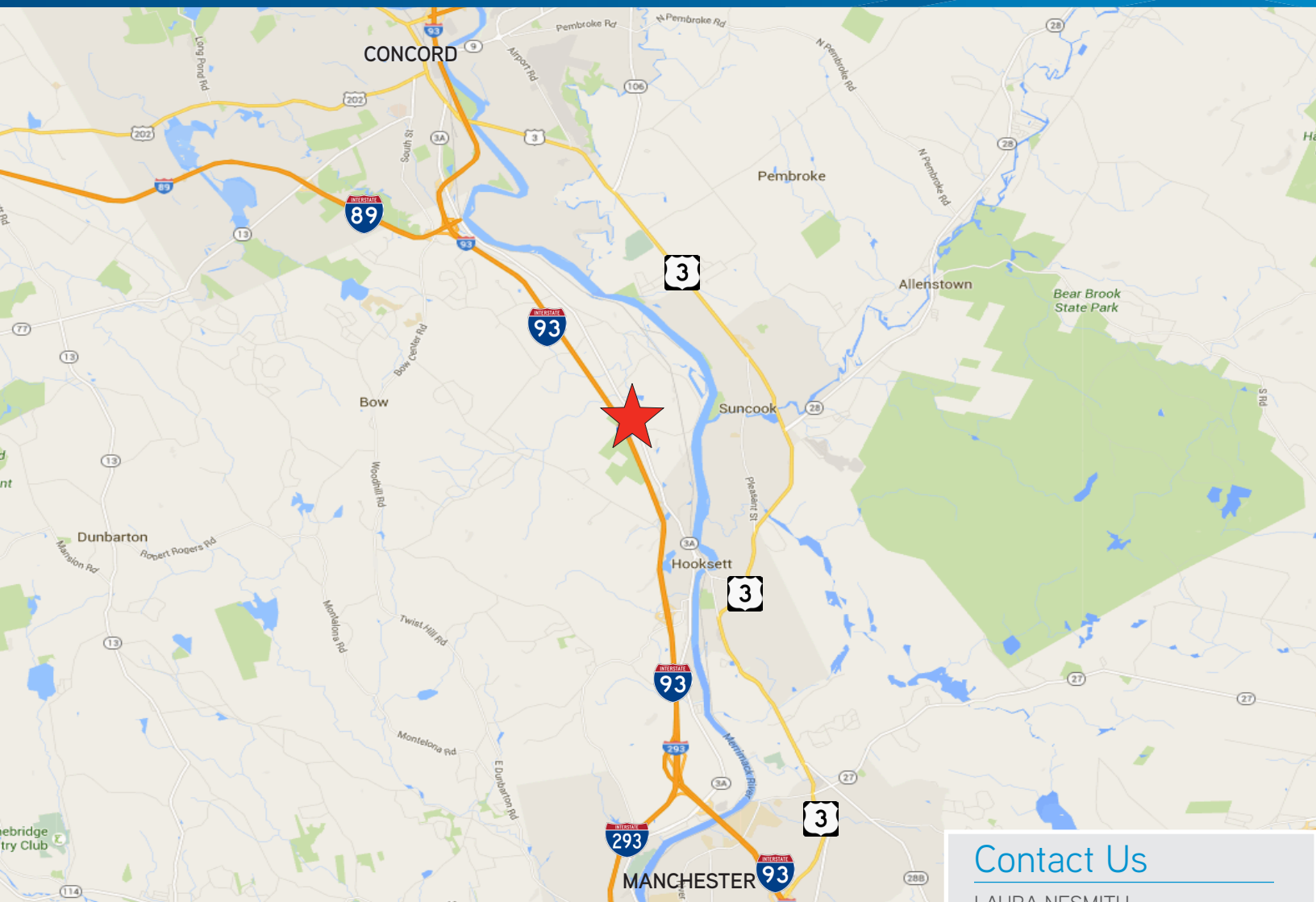
*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016.

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1426 Route 3A/West River Road, Bow, NH



Property Highlights

- Ideal site for a light industrial or commercial user interested in constructing a small building and taking advantage of reasonable land acquisition costs
- Zoned Business Development (BD), which allows for a variety of uses including industrial, commercial, professional office, medical office, bank, educational facility, residential care facility, day care, or social club
- Desirable location with strong visibility and statewide access via Interstates 89 & 93
- Municipal water available, but no immediate access to municipal sewer
- Located only 9± minutes from Concord, NH and 24± minutes from the Manchester-Boston Regional Airport

Contact Us

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