



# 46 PLAISTOW RD

PLAISTOW, NH

FOR SALE OR LAND LEASE | TWO BUILDINGS ON 3.52 +/- AC

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THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

5,000 SF and 2,489 SF Buildings on 3.52 +/- AC for Sale. Ideal location for numerous uses including auto sales and repair, retail services, warehousing and contractor storage

## LOCATION HIGHLIGHTS

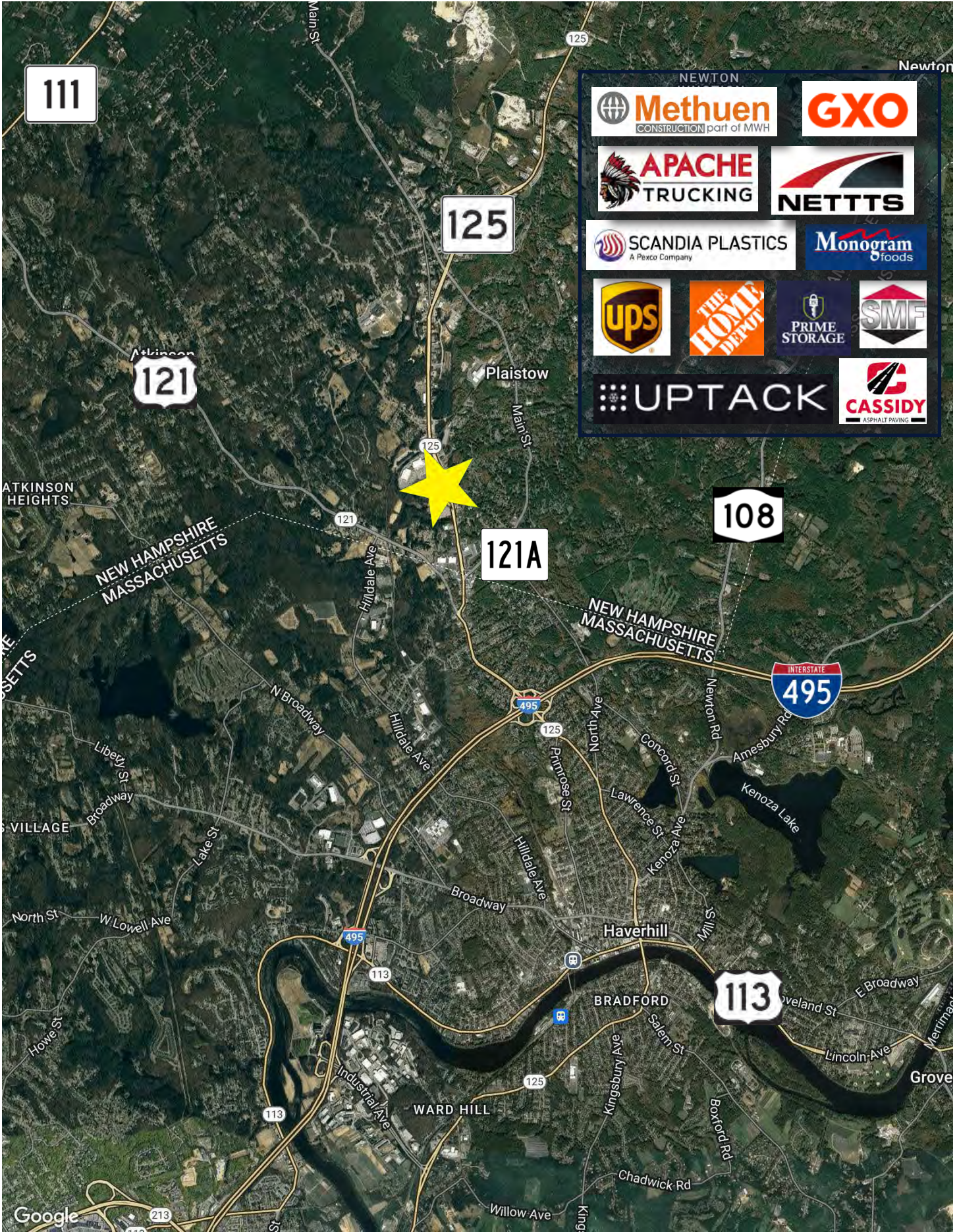
- AUTO DEALER LICENSES AVAILABLE
- EXCELLENT VISIBILITY AND SIGNAGE
- POTENTIAL LIVE-IN OPPORTUNITY
- NUMEROUS RECENT BUILDING UPDATES
- DIRECTLY FRONTS ROUTE 125
- 1.5 MILES FROM ROUTE 121
- 6.6 MILES FROM I-495

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,290	35,199	138,312
Total Population	31,772	89,425	373,613
Average HH Income	\$126,521	\$116,535	\$123,230

## PROPERTY

Building Size:	Building #1: 5,000 SF - Commercial Building #2: 2,489 SF - Retail
Lot Size:	3.52 +/- AC
Loading:	Five (5) Drive-In
Clear Height:	16'-20'
Utilities:	Gas (Unit) Electric (Unit) Well water (Town water available) Septic
Zone:	Commercial 1
Land Lease Rate:	Market
Sale Price:	\$2,500,000





 Methuen CONSTRUCTION part of MWH	 GXO
 APACHE TRUCKING	 NETTTS
 SCANDIA PLASTICS A Plexco Company	 Monogram Foods
	
	
 UPTACK	
 CASSIDY ASPHALT PAVING	



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