

Shovel-Ready Development Land For Sale

0.92 +/- Acres For Sale at \$150,000

143 West Main Street (Route 149), Hillsborough, NH



Property Information

Address:	143 West Main Street, Hillsborough, NH	Sewer:	Municipal available
Land Area:	0.92 +/- Acres	Gas:	Propane proposed
Traffic Counts:	10,337 +/- VPD	Zoning:	Central Business District
Frontage:	131.8'	Parcel ID:	Map 11P, Lot 187
Water:	Municipal available	Asking Price:	\$150,000

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	5,449	8,623	26,017
Households:	2,168	3,422	10,032
Average HH Income:	\$99,662	\$104,700	\$106,010

143 West Main Street is a 0.92 +/- acre shovel-ready development site in Hillsborough, NH. The property is fully engineered and approvals are in place for a 1,550 +/- square foot restaurant with a drive-up window for pickup. Approvals include a driveway permit from NH DOT and a Special Exception for the pickup window. Located on West Main Street (Route 149) about 1 mile from the Route 202 and Route 9 interchange, this property is easily accessible to Hillsborough's residential population and benefits from consistent vehicular traffic on Main Street. Businesses in the immediate area include Dollar General, VIP Tires & Service, Shaw's Supermarket, Hillsboro House of Pizza & Bar, Bara Dental and Eaton Furniture & Flooring. The property is zoned Central Business District allowing for a variety of commercial uses.

For Sale Information:

Chris McMahon
781-862-9700 x 225
cjm@sumrp.com

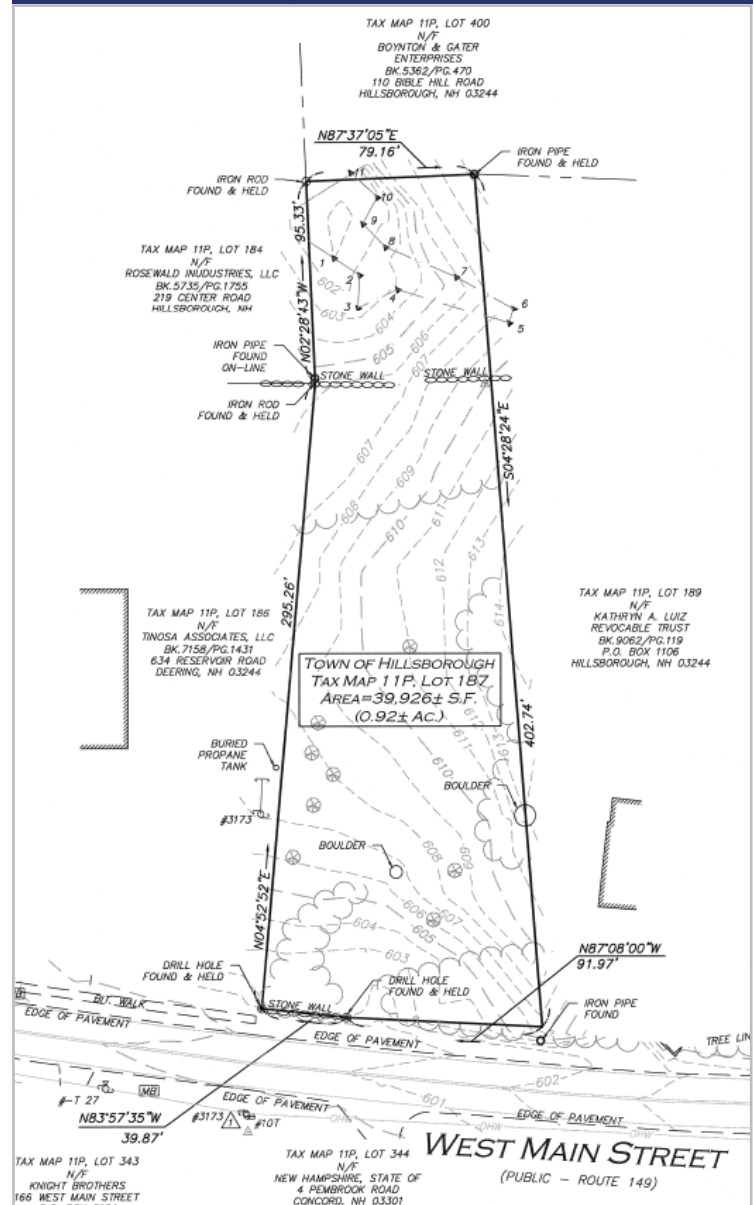
Travis Ginsberg
781-862-9700 x 226
tg@sumrp.com

Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

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SITE PLAN



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