

# Commercial Land For Sale

## 4.31 +/- Acres For Sale at \$375,000

5 Adrian's Way, Plymouth, NH



### Property Information

<b>Address:</b>	5 Adrian's Way, Plymouth, NH	<b>Sewer:</b>	Municipal Available
<b>Land Area:</b>	4.31 +/- Acres	<b>Zoning:</b>	Industrial & Commercial Development
<b>Traffic Counts:</b>	6,718 +/- VPD via Highland Street	<b>Parcel ID:</b>	Map 212, Lots 11 and 12
<b>Water:</b>	Municipal Available	<b>Asking Price:</b>	\$375,000

### Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	7,886	10,430	21,538
<b>Households:</b>	2,321	3,401	8,192
<b>Average HH Income:</b>	\$79,382	\$78,857	\$86,044



5 Adrian's Way includes 4.31 +/- acres of commercial land in Plymouth, NH. Located near Tenney Mountain Highway, this property is conveniently located on Highland Street across from the side entrance to Hatch Plaza which is anchored by Hannaford and Marshalls. The property provides convenient access to Plymouth's retail corridor and downtown, which is home to Plymouth State University. Businesses in the immediate area include Market Basket, CVS, McDonalds, Burger King, Dunkin, Northway Bank, Sherwin Williams and more. A Domino's Pizza is proposed on the adjacent land. This property is zoned Industrial and Commercial Development allowing for a wide variety of uses. A conceptual plan was prepared for the property showing a multi-family residential development with a total of 24 units across four buildings. Preliminary engineering review shows that this can be expanded to a density of 34 units. The asking price is \$375,000.

For Sale Information:

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

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

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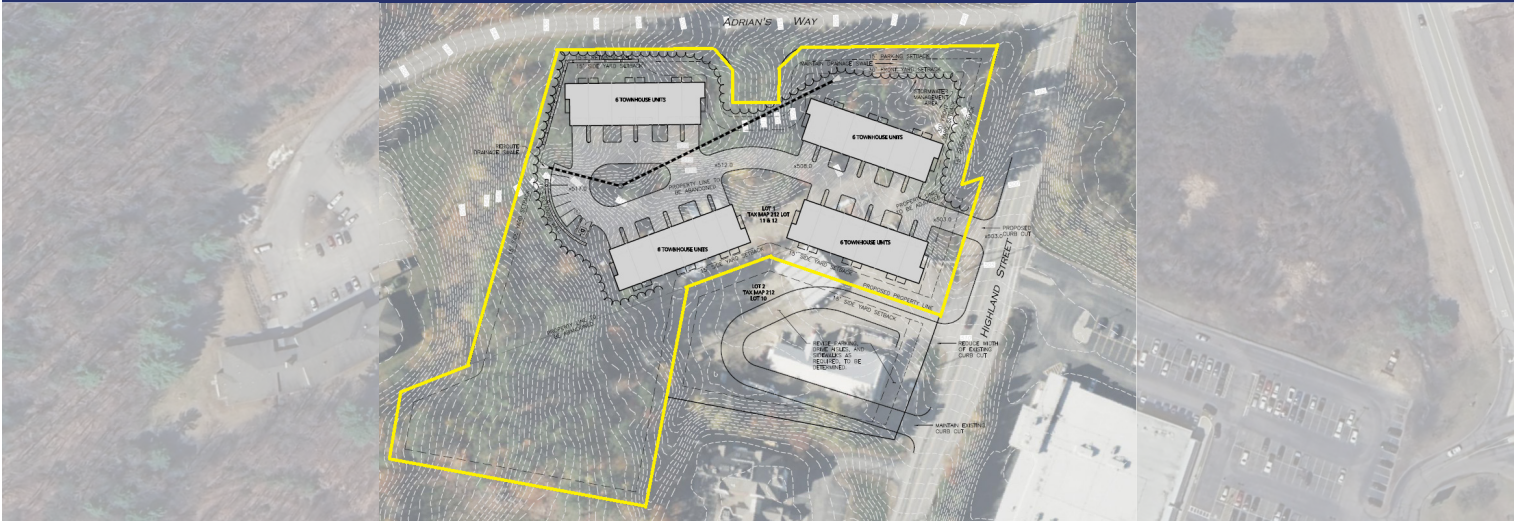
Summit Realty Partners  
80 Hayden Avenue  
Lexington, MA 02421  
www.summitrealtypartners.com



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## CONCEPTUAL SITE PLAN DESIGN



## PARCEL MAP WITH AERIAL



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