



THE EMPORIUM  
OUTLET

VIP  
TIRES & SERVICE  
O'Reilly

LITTLETON  
AUTOSAVER GROUP  
CHEVROLET

THE HOME DEPOT

enterprise

MEADOW ST

SITE

LOWE'S

INDUSTRIAL PARK RD

FOR SALE

# Lowe's Carve Out

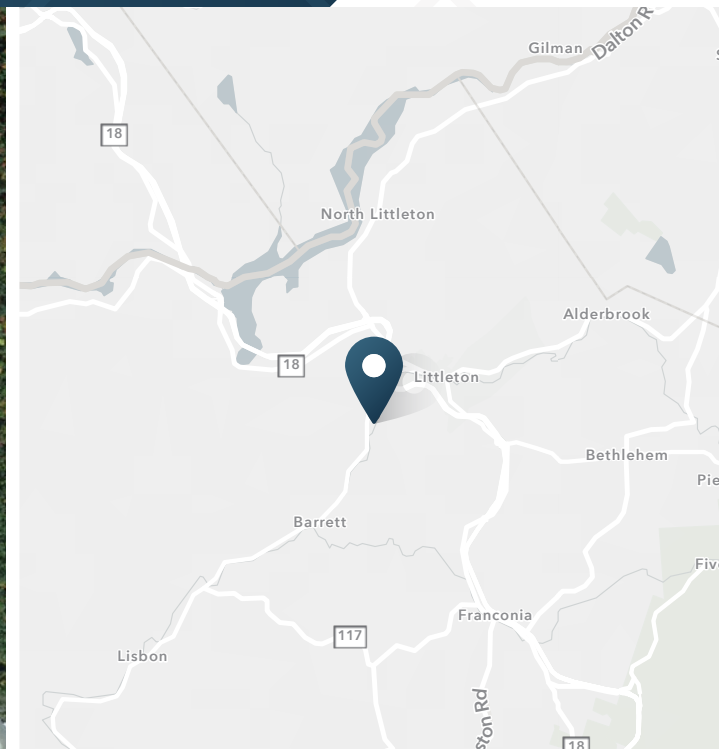
1037 Meadow Street | Littleton, NH 03561

SRS



# Lowe's Carve Out

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1.12 AC

For Sale

Contact Broker

Rate

## ABOUT THE PROPERTY

- This carve out opportunity is approximately a 1.12 acre pad located on Route 32 in Littleton's major retail corridor.
- The site is less than 1 mile from I-93 and minutes from the Vermont border.
- Route 302 includes Walmart, Home Depot, Shaw's, Tractor Supply, T.J. Maxx, Starbucks, and many other national retailers.

## CURRENT TENANTS



## TRAFFIC COUNTS

US 302; NH 10  
Meadow Street

Year: 2021 | Source: ESRI

14,742 VPD

15,179 VPD

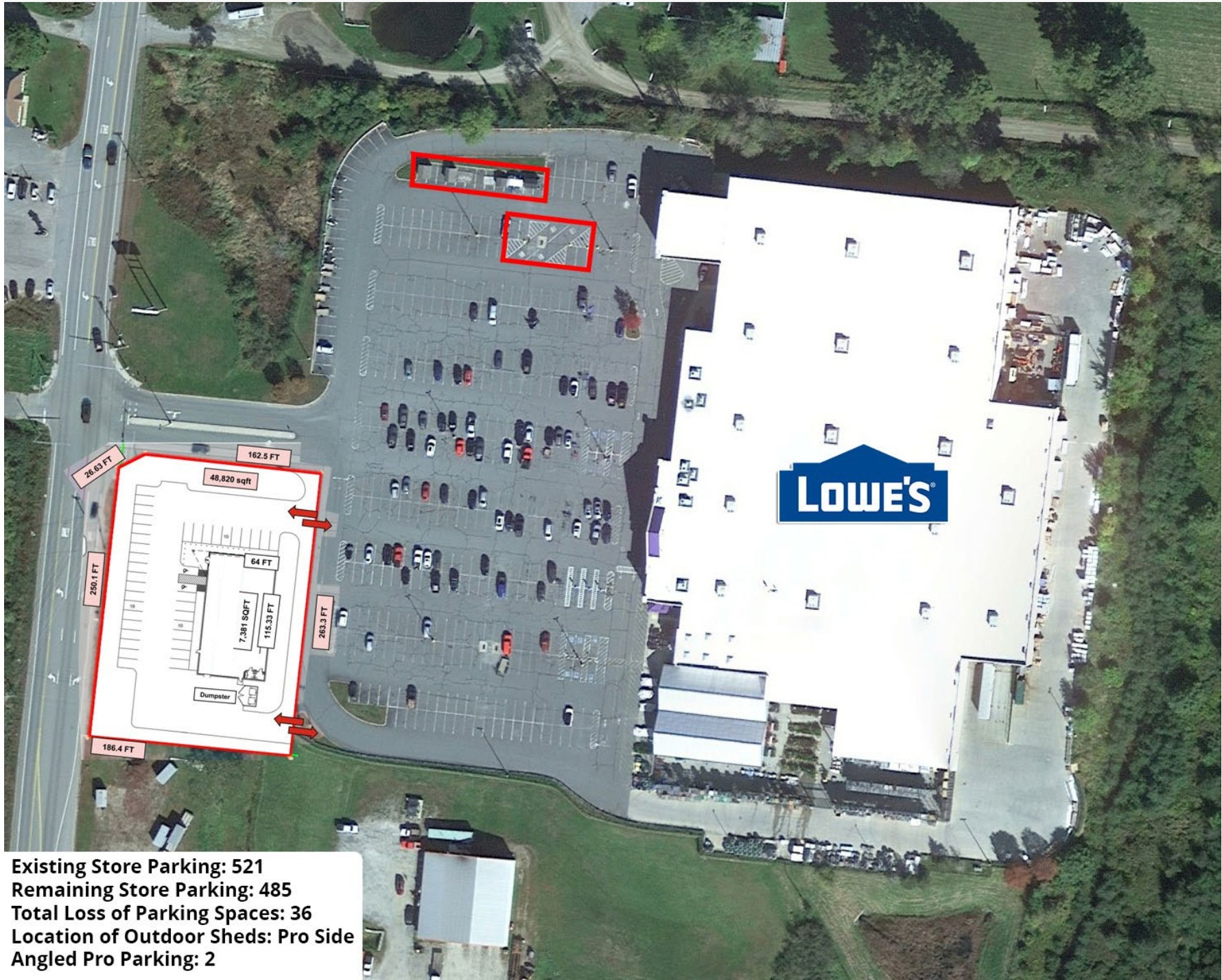






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Existing Store Parking: 521  
Remaining Store Parking: 485  
Total Loss of Parking Spaces: 36  
Location of Outdoor Sheds: Pro Side  
Angled Pro Parking: 2



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## DEMOGRAPHIC HIGHLIGHTS

### Population

	10 miles	15 miles	20 miles
2025 Estimated Population	15,825	31,291	52,456
2030 Projected Population	15,976	31,316	52,459
Proj. Annual Growth 2025 to 2030	0.19%	0.02%	0.00%

### Daytime Population

2025 Daytime Population	15,666	31,118	53,232
Workers	7,437	15,258	27,550
Residents	8,229	15,860	25,682

### Income

2025 Est. Average Household Income	\$95,631	\$90,017	\$92,413
2025 Est. Median Household Income	\$65,426	\$63,148	\$65,726

### Households & Growth

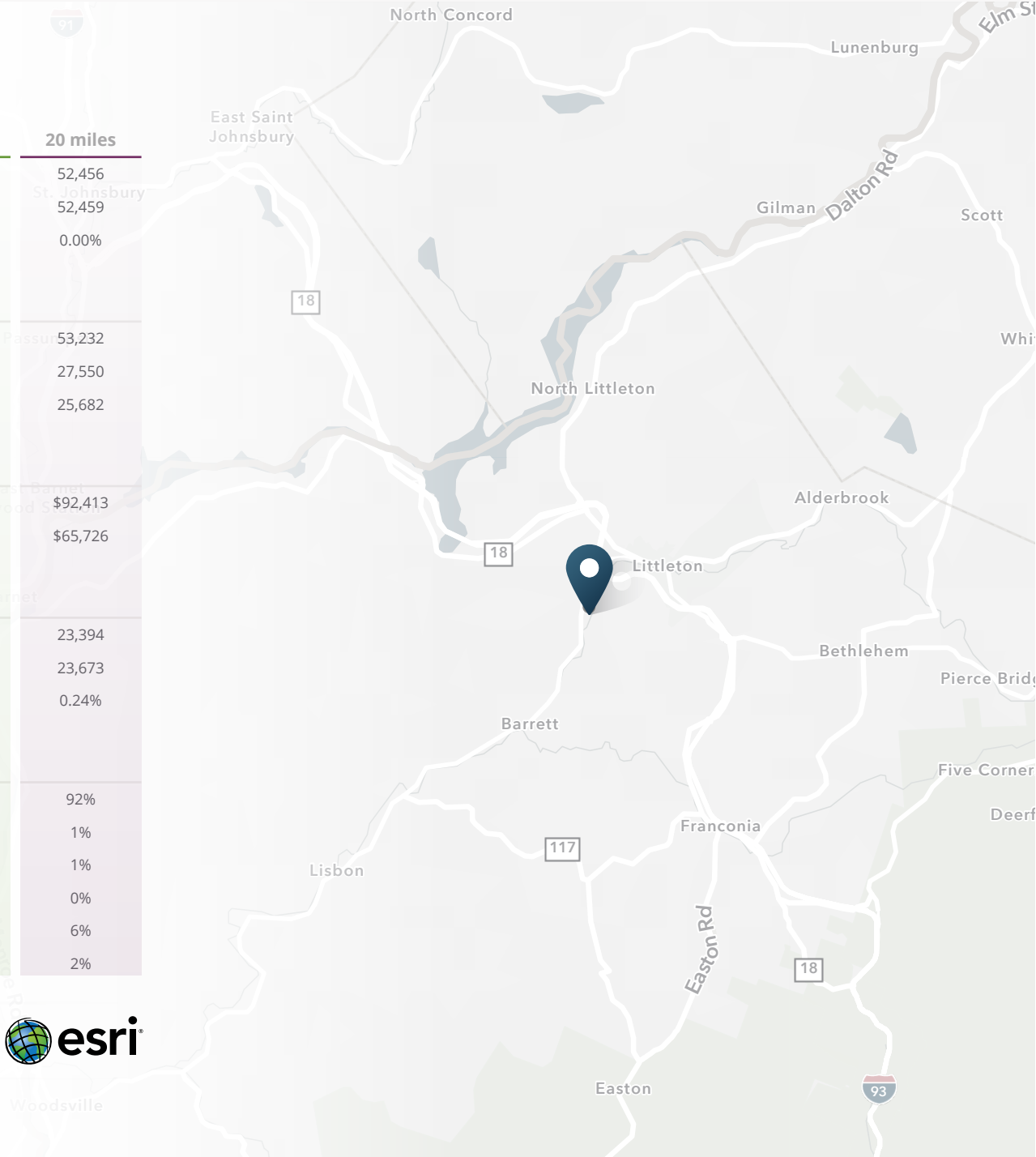
2025 Estimated Households	7,231	13,985	23,394
2030 Estimated Households	7,357	14,160	23,673
Proj. Annual Growth 2025 to 2030	0.35%	0.25%	0.24%

### Race & Ethnicity

2025 Est. White	92%	91%	92%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	6%	6%	6%
2025 Est. Hispanic (Any Race)	3%	3%	2%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE







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