

AVAILABLE

# Highly Visible Development Site

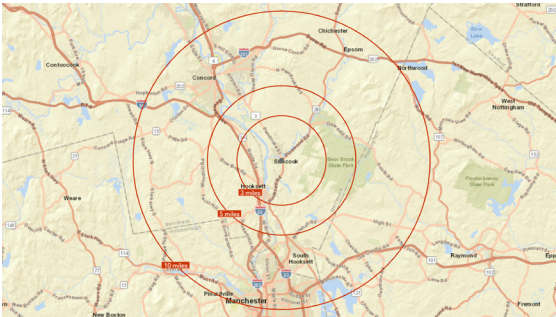
US-3 and NH-28 | Allenstown, NH



## Overview

**AVAILABLE** ±5.03 Acres

**RATE** Contact Broker



## Contact

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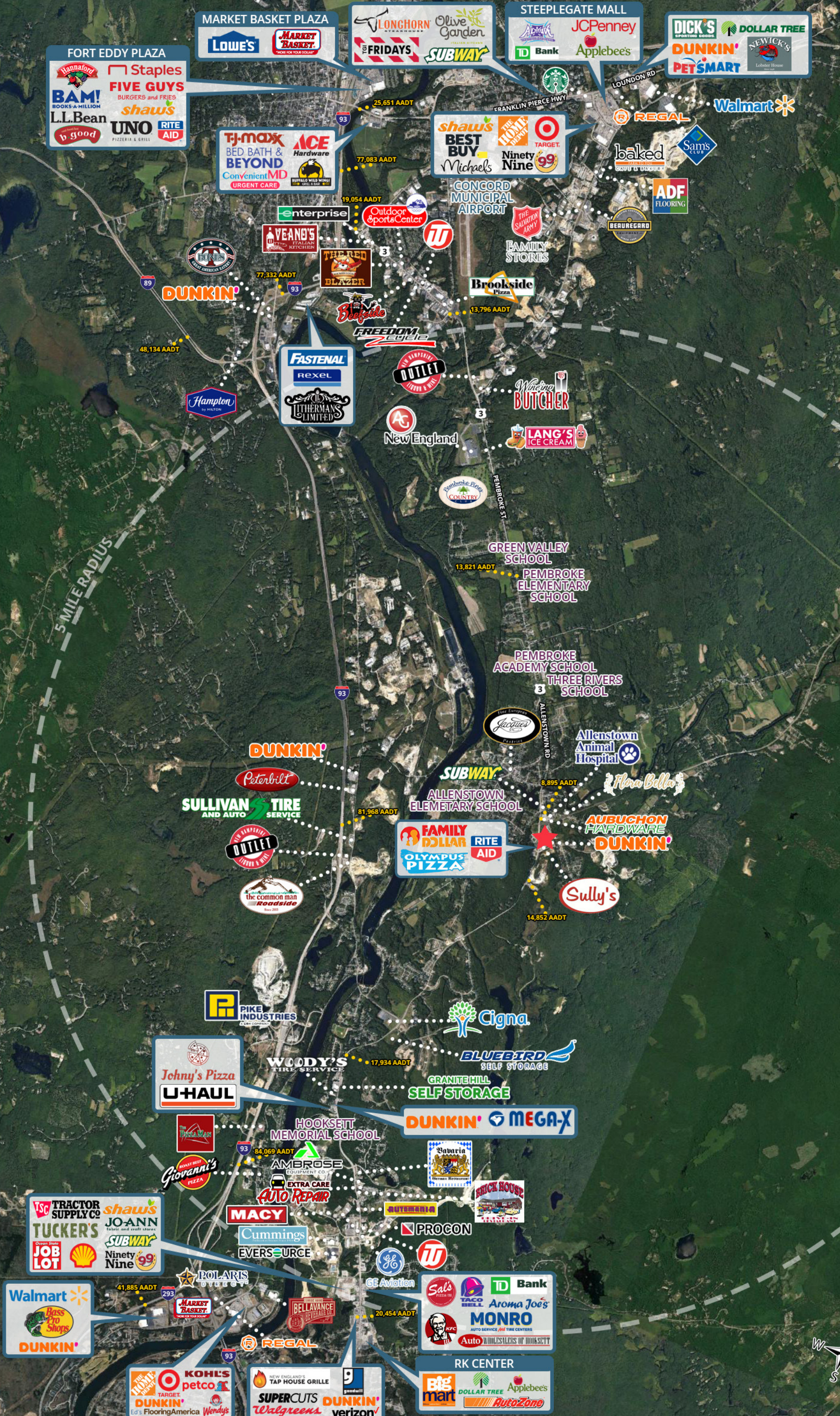
## Description

- Located at the intersection of US-3/Allenstown Road and NH Route 28 in Allenstown, NH
- Opportunity to fill area retail needs within a new retail development
- The site will include Dunkin and up to 10,000± SF of additional retail space
- Access to lighted intersection
- Build-to-suit or ground lease
- Nearest major retail markets are Hooksett & Concord

## Demographics

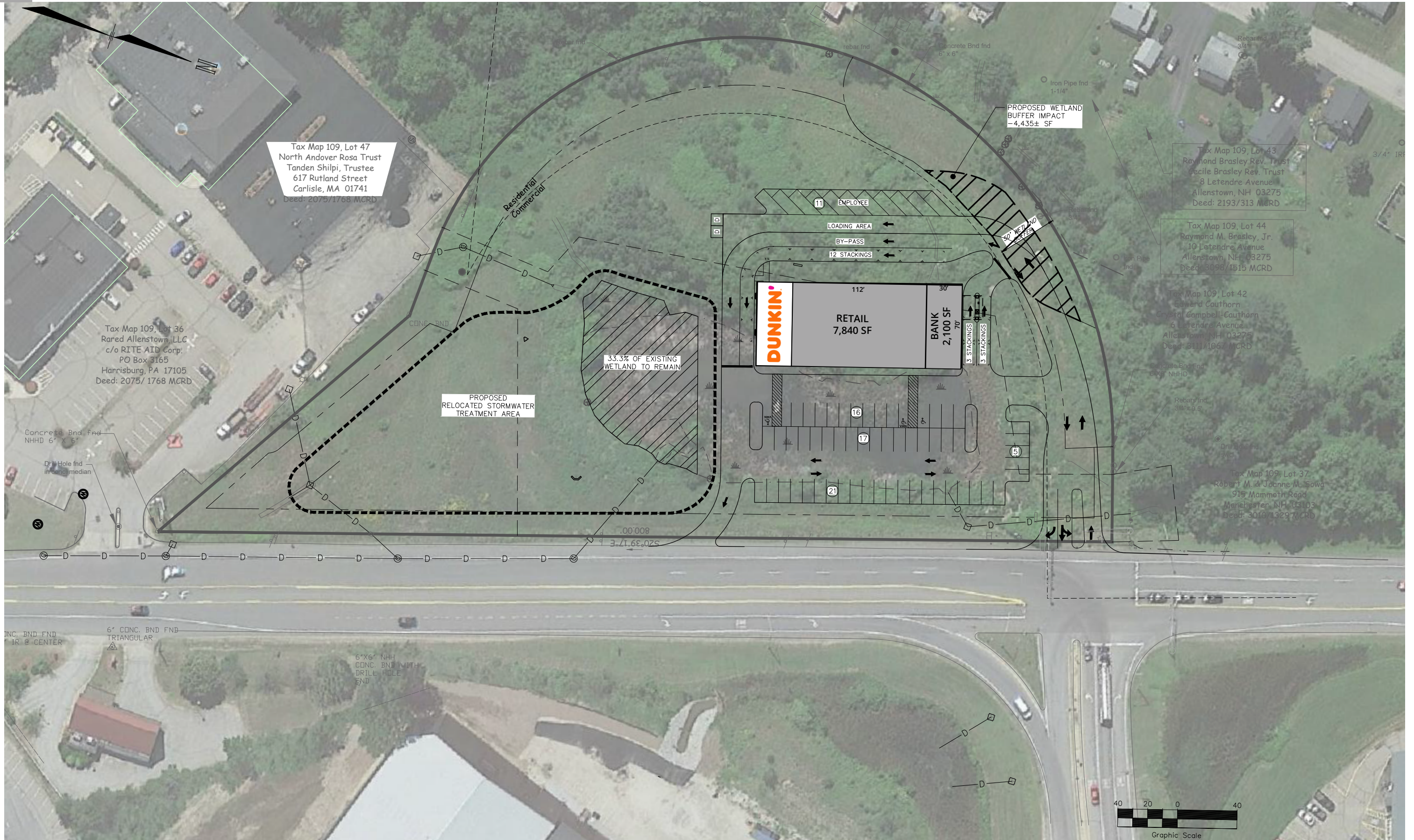
	3 MILES	5 MILES	10 MILES
Population	11,907	22,287	164,861
Average HH Income	\$82,663	\$97,605	\$86,131
Daytime Population	10,175	20,259	174,122

Year: 2020 | Source: Esri



# Development Opportunity

US-3 and NH-28 | Allentown, NH



# Executive Summary

US-3 and NH-28 | Allentown, NH



	3 miles	5 miles	10 miles
<b>Population</b>			
2020 Population	11,907	22,287	164,861
2000 Population	11,871	19,883	150,910
2010 Population	11,648	20,861	157,398
2025 Population	12,155	22,954	168,555
2000-2010 Annual Rate	-0.19%	0.48%	0.42%
2010-2020 Population: Annual Growth Rate	0.21%	0.65%	0.45%
2020-2025 Population: Annual Growth Rate	0.41%	0.59%	0.44%
2020 Median Age	41.5	43.2	40.4
<b>Households</b>			
2000 Households	4,655	7,517	60,165
2010 Households	4,737	8,133	64,006
2020 Total Households	4,844	8,704	67,269
2025 Total Households	4,953	8,977	68,958
2000-2010 Annual Rate	0.17%	0.79%	0.62%
2010-2020 Households: Annual Growth Rate	0.22%	0.66%	0.49%
2020-2025 Households: Annual Growth Rate	0.45%	0.62%	0.50%
2020 Average Household Size	2.41	2.53	2.35
<b>Housing Units</b>			
2020 Total Housing Units	5,163	9,135	72,295
2020 Owner Occupied Housing Units	3,478	6,777	36,779
2020 Renter Occupied Housing Units	1,365	1,927	30,491
2020 Vacant Housing Units	319	431	5,026
<b>Race and Ethnicity</b>			
2020 White Alone	93.4%	93.8%	86.7%
2020 Black Alone	1.6%	1.3%	3.7%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	1.7%	2.1%	4.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	3.0%	2.7%	6.8%
<b>Income</b>			
2020 Median Household Income	\$73,602	\$81,397	\$64,783
2020 Average Household Income	\$82,663	\$97,605	\$86,131
2020 Per Capita Income	\$33,079	\$38,008	\$35,147
<b>2020 Population 25+ by Educational Attainment</b>			
Total	8,504	16,088	116,920
High School Graduate	30.0%	25.8%	23.5%
GED/Alternative Credential	4.4%	3.9%	4.6%
Some College, No Degree	21.4%	19.3%	18.4%
Associate Degree	13.0%	12.1%	10.5%
Bachelor's Degree	16.4%	20.9%	20.9%
Graduate/Professional Degree	8.8%	13.0%	13.4%
<b>Data for all businesses in area</b>			
Total Businesses:	473	942	9,063
Total Employees:	4,590	9,804	119,070
Total Residential Population:	11,907	22,287	164,861
Employee/Residential Population Ratio:	0:1	0:1	1:1
2020 Total Daytime Population	10,175	20,259	174,122
Workers	4,030	8,851	89,086
Residents	6,145	11,408	85,036