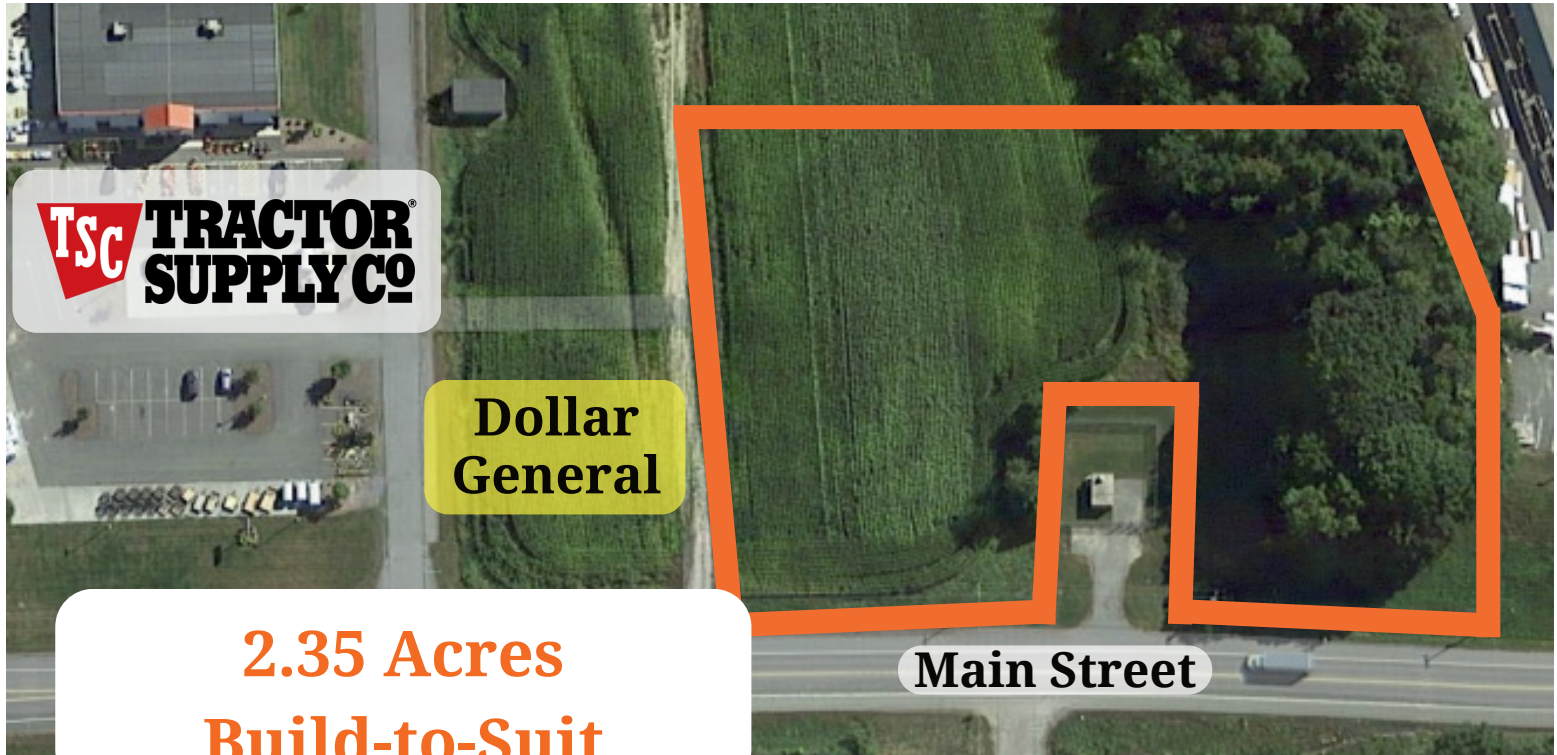


# For Sale // Commercial Land



504 Main St and Red Barn Ln, Walpole, NH 03608



## About:

2.35 acres of prime development land on busy Route 12 in Walpole, NH. Anchored by Tractor Supply, Dollar General and 43 apartment units. 3 Phase Power, public water and sewer available on site. Pad sites available and will build to suit. There is an approved site plan for a 2,000 SQFT pad with a drive through and direct access from RT 12.



## Contact Details:

- 👤 **Bill Hutwelker**
- 📞 603-313-3948
- ✉ [Bill.Hutwelker@SVN.com](mailto:Bill.Hutwelker@SVN.com)

# For Sale // Commercial Land

504 Main St and Red Barn Ln, Walpole, NH 03608



## Property Highlights:

- High visibility
- Anchored by Tractor Supply, Dollar general, and Apartments
- Utilities available on site

## Property Details:



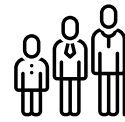
### Population

1 mile: 306  
5 miles: 10,631  
10 miles: 27,109



### Median Income

1 mile: \$62,467  
5 miles: \$56,108  
10 miles: \$61,775



### Median Age

1 mile: 41 years  
5 miles: 41 years  
10 miles: 42 years

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**SALE PRICE**

\$400,000

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**LOT SIZE**

2.35 Acres

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**PRICE / ACRE**

\$170,213

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**ZONING**

Commercial

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**TRAFFIC COUNT**

7,600

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