

Retail For Sale

Berkshire Hathaway HomeServices Verani Realty Commercial Division

1 Verani Way Londonderry, NH 03053 | 603-845-2500

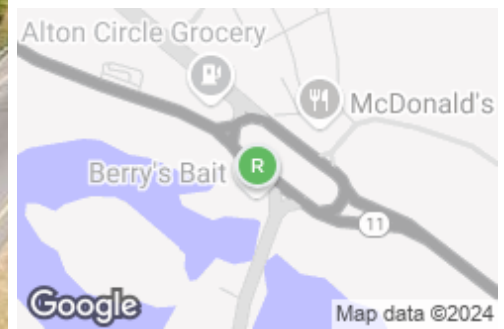
Prime REDEVELOPMENT Opportunity at N...

Retail: Mixed Use For Sale

Prepared on November 24, 2024

1 of 1 Listings

6 Suncook Valley Road, Alton, NH, 03809



Listing Details | Retail For Sale

Total Available Space	1,683 SF
Asking Price	\$650,000
Listing Price Per SF	\$386.22
Cap Rate (Actual)	-
Total Expenses	\$5,153
Terms	Owner Open to All Offers!
Investment	Yes
Tax Year	2024

Real Estate Taxes	\$5,153 in 2024
Vacant	No
Available Date	Now
Days On Market	85 days
Date Listed	8/31/2024
Last Modified	11/24/2024
Listing ID	40979701
Parking Spaces	-

Description

Strategic Location: Prime frontage along NH Route 28 (Suncook Valley Rd) and NH Route 11, this 1.9-acre parcel above elevation (4.5 acres total) offers exceptional redevelopment potential and ensures maximum visibility with high traffic counts and convenient access with an existing curb cut on Suncook Valley Road with both left and right turns. Zoned for Residential Commercial use, it's ideal for businesses looking to enhance Alton's local services. The site is perfectly suited for banks, pharmacies, restaurants, spas recreational facilities, smoke shops or retail shops—services that are in high demand in this growing area. **Recreational Appeal:** Frontage on the Merrymeeting River provides opportunities for kayak or canoe launches, adding a unique draw for recreational or tourism-based businesses. **Existing Improvements:** A 1,683 +/- sq. ft. single-story building, fully renovated in 2018, features a metal roof, public water, 2018 septic system, central air, propane heating, and an 18-space parking lot. The structure offers a strong foundation for immediate or future redevelopment. This property is a blank slate for your vision—whether you're looking to develop a commercial hub, community-focused space, or capitalize on Alton's steady growth. With its unmatched location, accessibility, and zoning flexibility, this is your chance to create a lasting impact in the Lakes Region. **Do Not Enter Appointment Required!!**

Property Features

Location Details

Address	6 Suncook Valley Road, Alton, NH, 03...
Zoning	RC
County	Belknap

Parcels	26-8
Name	6 Suncook Valley Road
Nearest MSA	Laconia

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	1,683 SF
Land Size	4.5 Acres / 196,020 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Framed

Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-
LEED Level	0
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Property Listings

1 Listing | 1,683 SF | \$650,000

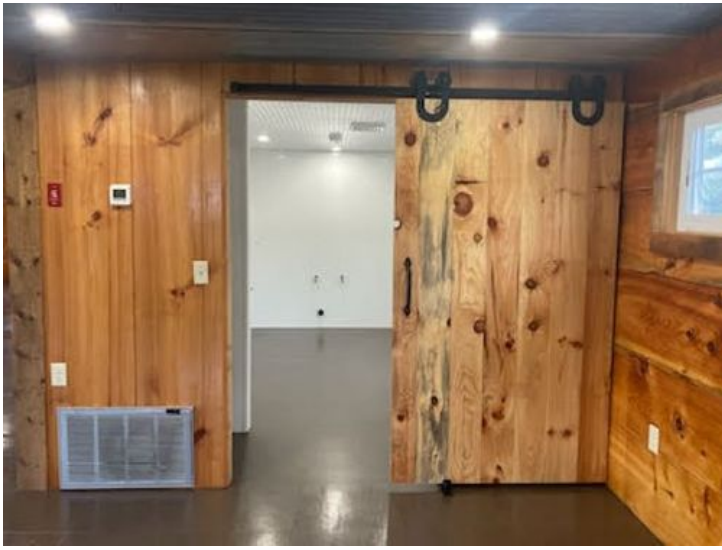
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Retail	-	1,683 SF	\$650,000	Now

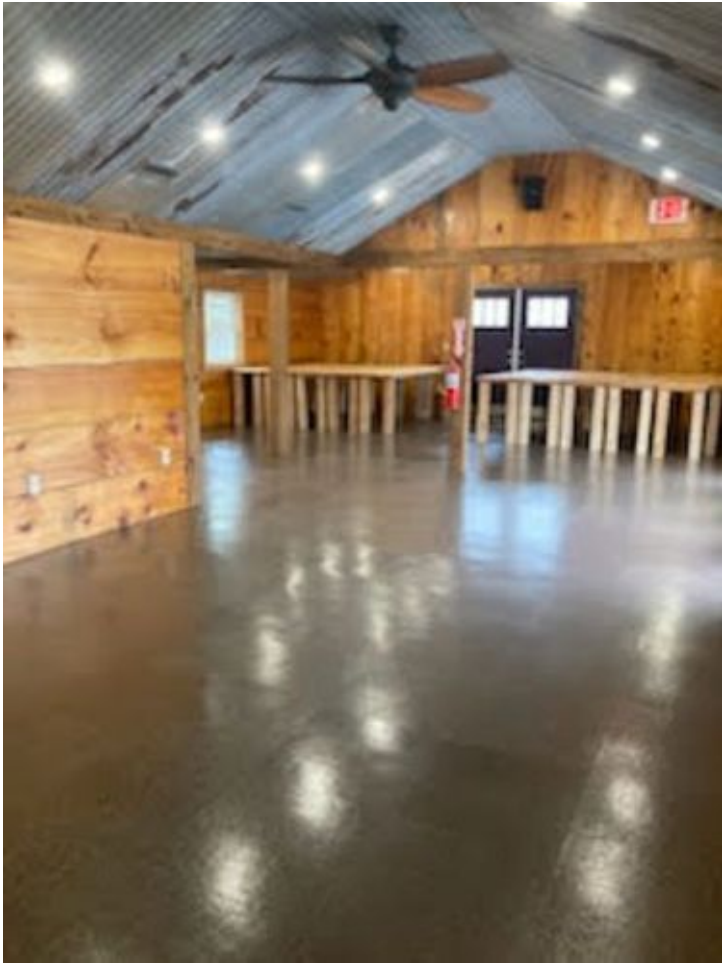
Additional Photos















Contact



Judy Hernandez
603-998-7477
judy.hernandez@verani.com



Berkshire Hathaway HomeServices Verani Realty Commercial Division

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6 Suncook Valley Road, Alton, NH 03809

CITY, STATE

Alton, NH

POPULATION

4,563

AVG. HHSIZE

2.57

MEDIAN HH INCOME

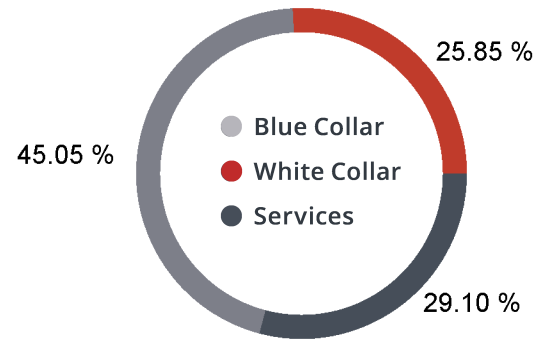
\$62,178

HOME OWNERSHIP

Renters: **126**

Owners: **1,653**

EMPLOYMENT



53.70 %
Employed

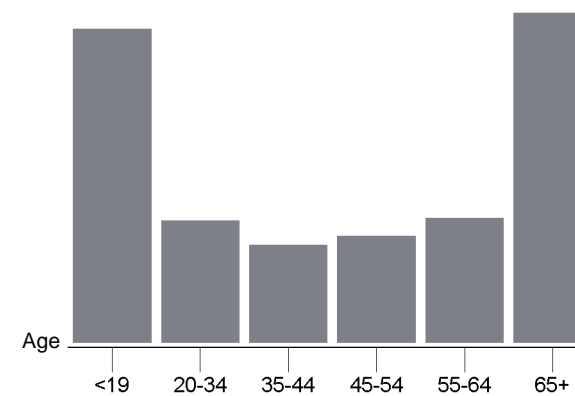
1.59 %
Unemployed

EDUCATION

High School Grad: **33.59 %**
Some College: **22.55 %**
Associates: **12.82 %**
Bachelors: **20.22 %**

GENDER & AGE

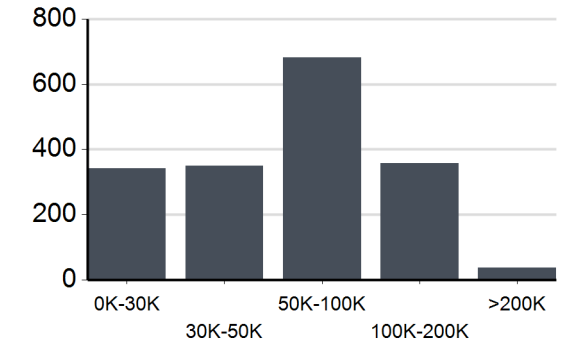
49.75 % **50.25 %**



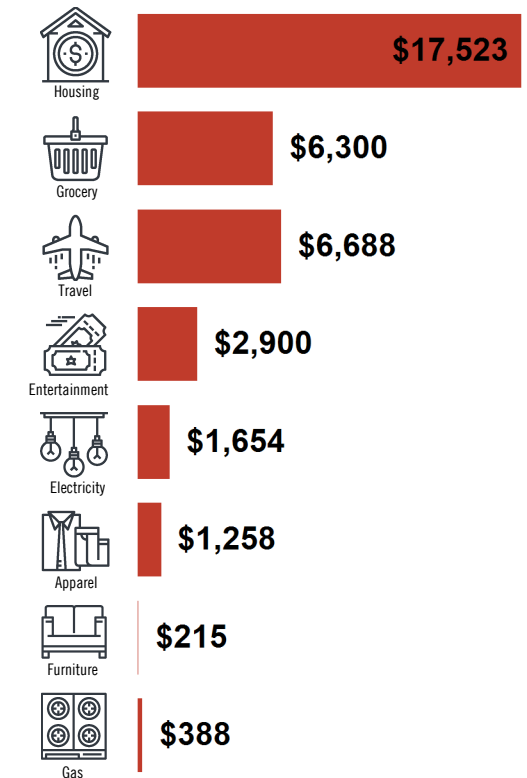
RACE & ETHNICITY

White: **99.49 %**
Asian: **0.00 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **0.48 %**
Two or More Races: **0.03 %**

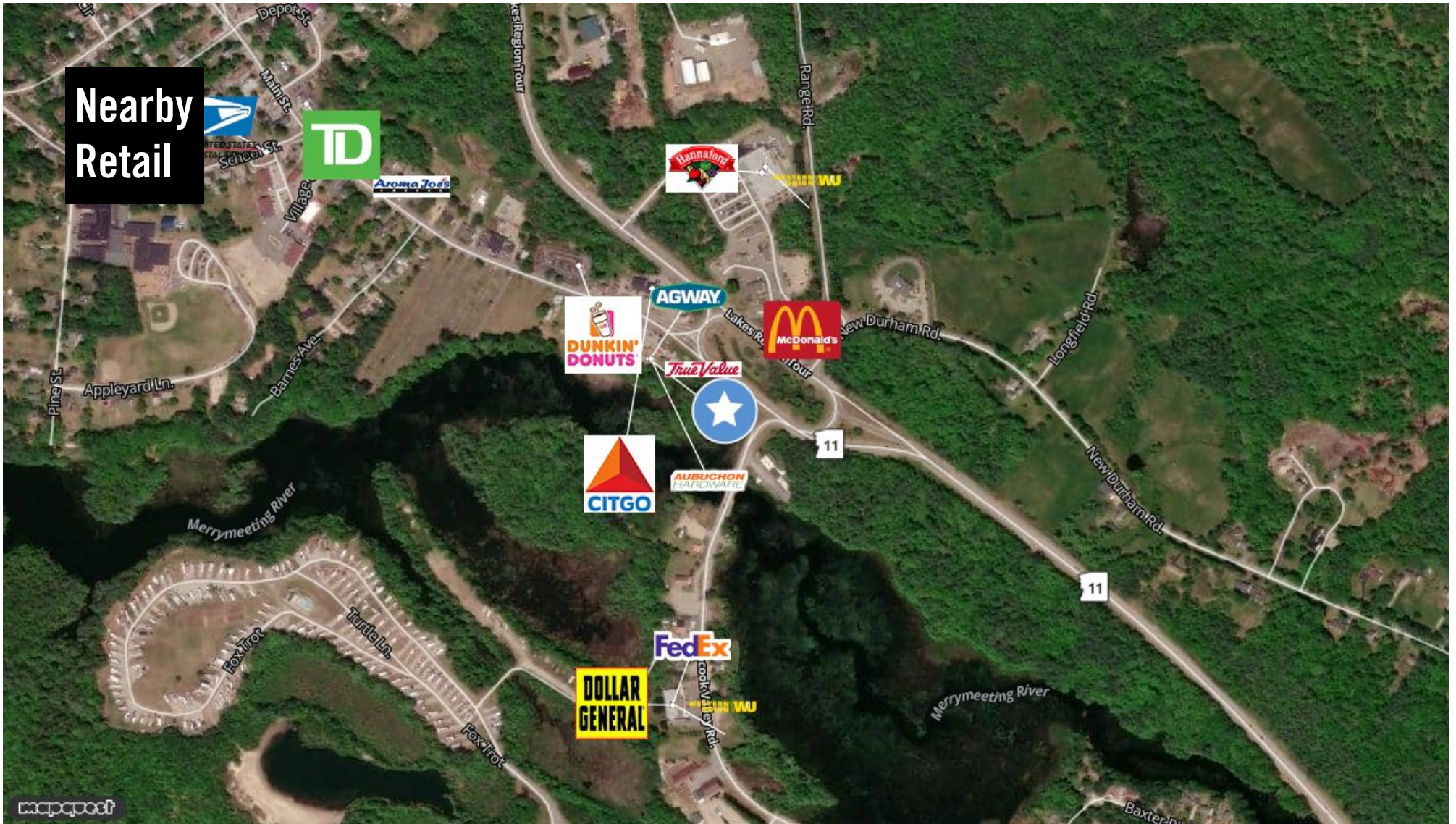
INCOME BY HOUSEHOLD



HH SPENDING



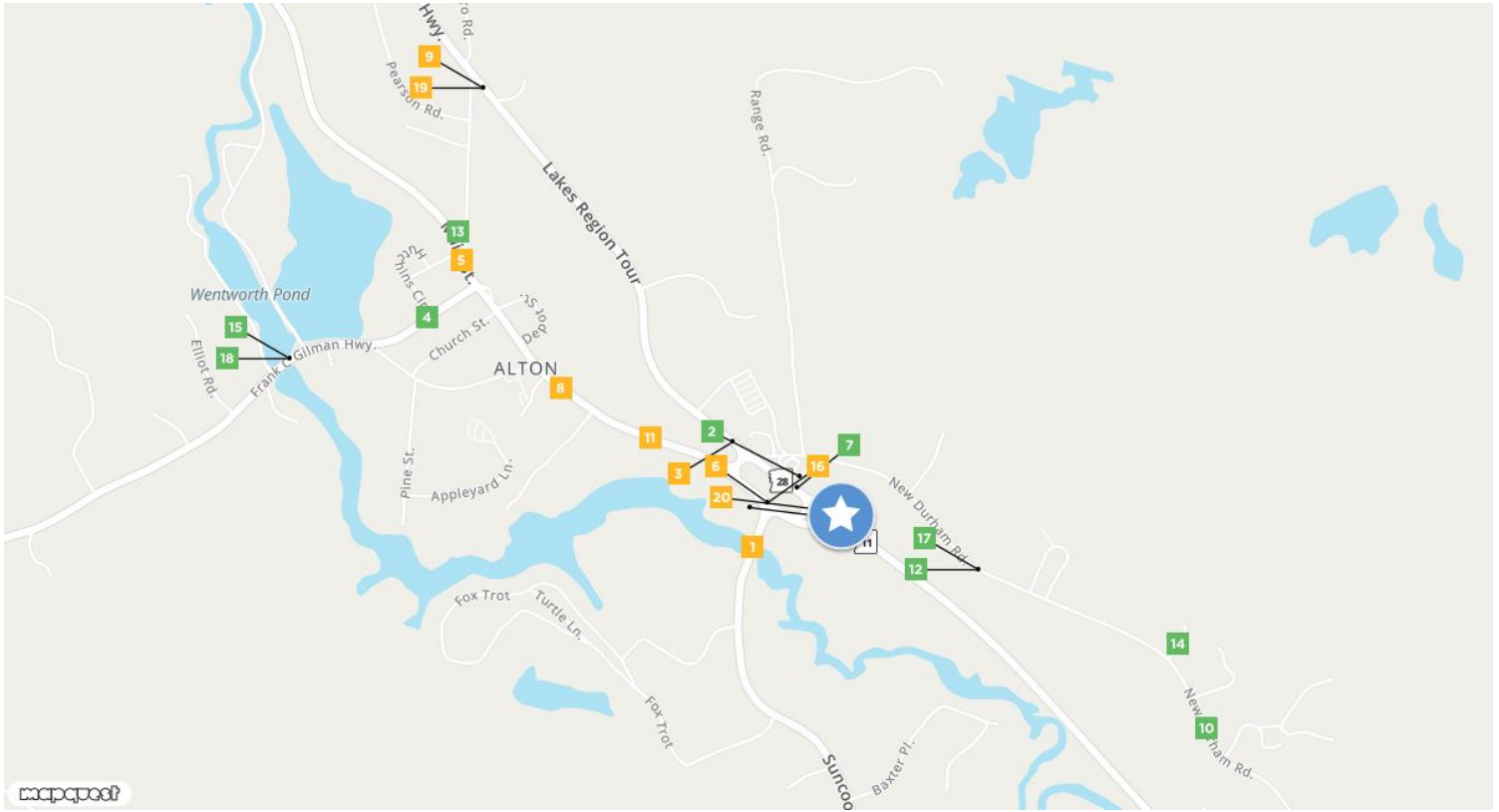
6 Suncook Valley Road



Judy Hernandez
judy.hernandez@verani.com
603-998-7477

6 Suncook Valley Road

Traffic Counts



Suncook Valley Road 1 State Hwy11 Year: 2022 7,376 Year: 2021 7,274 Year: 2004 7,000	New Durham Road 2 Wolfeboro Hwy Year: 2022 986 Year: 2021 972	State Rte 11 3 Year: 2022 7,736 Year: 2021 7,629	Factory Street 4 Mooney St Year: 2022 2,433 Year: 2021 2,399	Main Street 5 Main St Year: 2022 9,527 Year: 2021 9,395
Henry Wilson Hwy 6 Suncook Valley Rd Year: 2020 8,340 Year: 2019 9,353	New Durham Rd 7 Village Pl Year: 2020 897	Main St 8 School St Year: 2020 8,464	Wolfeboro Hwy 9 Old Wolfeboro Year: 2020 6,360 Year: 2019 7,020	New Durham Rd 10 New Durham Rd Year: 2020 697 Year: 2019 702
Main Street 11 Barnes Ave Year: 2019 9,419 Year: 2018 9,225 Year: 2004 9,700	New Durham Road 12 Marie Dr Year: 2019 990	Old Wolfeboro Road 13 Main St Year: 2019 91	Meadow Drive 14 Meadow Dr Year: 2019 91	Factory Street 15 Riverside Dr Year: 2019 2,412
State Rte 11 16 Suncook Valley Rd Year: 2018 9,161	New Durham Road 17 Marie Dr Year: 2018 970	Factory Street 18 Riverside Dr Year: 2018 2,362	State Route 28 19 Old Wolfeboro Year: 2018 6,876	Wolfeboro Hwy 20 Village Pl Year: 2004 8,000



6 Suncook Valley Road

Demographic Report



6 Suncook Valley Road

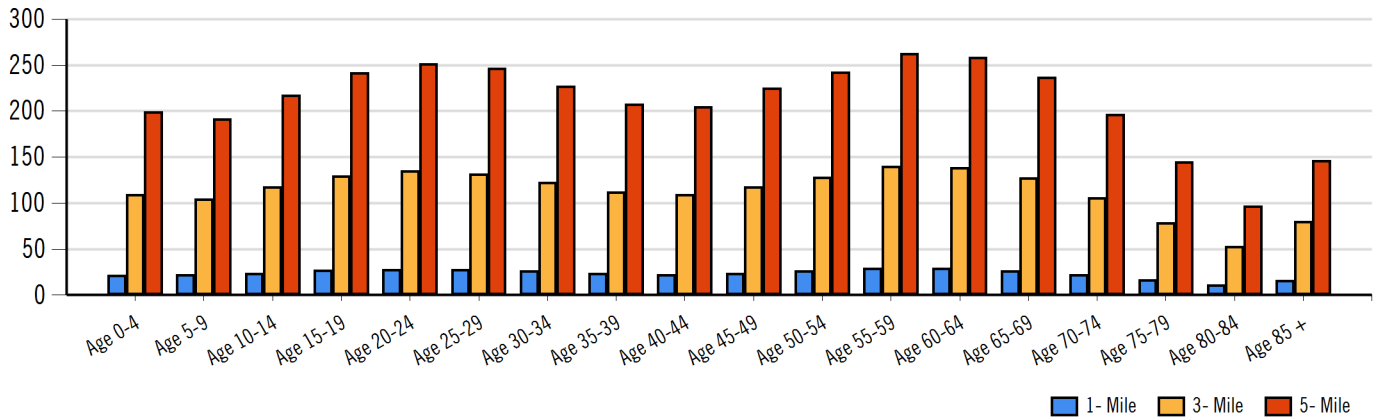
Population

Distance	Male	Female	Total
1- Mile	212	218	430
3- Mile	1,004	1,044	2,048
5- Mile	1,884	1,920	3,804

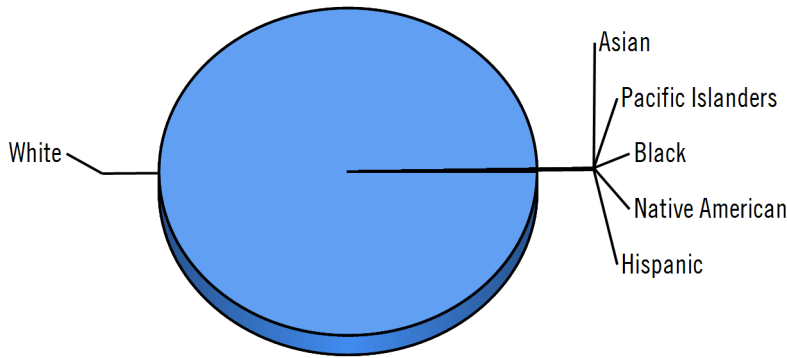


6 Suncook Valley Road

Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	221	6	0.18 %
3-Mile	1,070	29	0.75 %
5-Mile	2,010	55	1.05 %



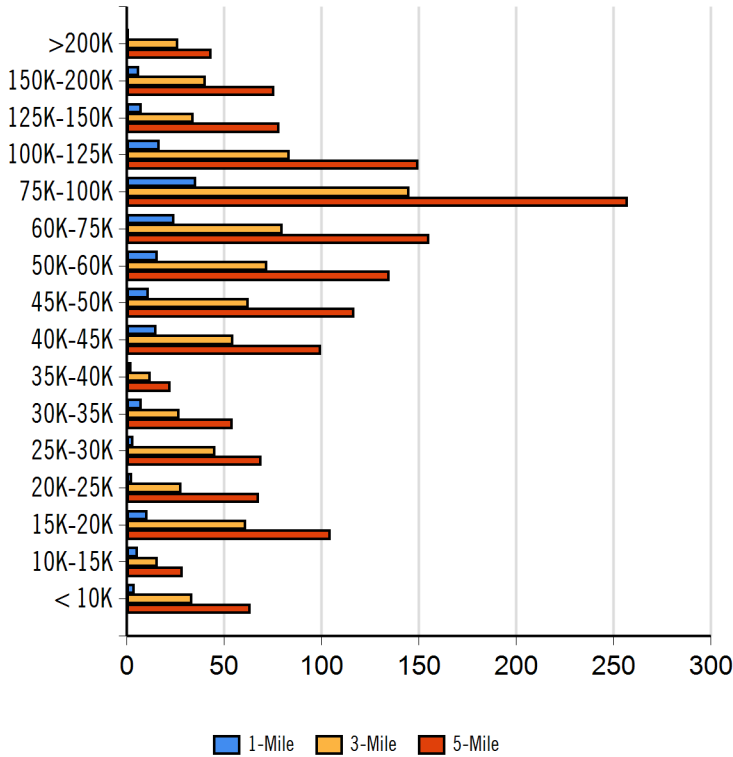
Judy Hernandez
judy.hernandez@verani.com
603-998-7477

6 Suncook Valley Road

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	0	21	23	11	23	3	0	12	45	21	28	22
3-Mile	13	0	105	140	51	116	13	7	74	214	99	86	80
5-Mile	24	0	207	281	84	234	27	17	135	423	180	158	137

Household Income



Radius	Median Household Income
1-Mile	\$57,486.00
3-Mile	\$63,458.40
5-Mile	\$64,049.86

Radius	Average Household Income
1-Mile	\$69,866.50
3-Mile	\$72,865.80
5-Mile	\$73,784.71

Radius	Aggregate Household Income
1-Mile	\$11,729,009.68
3-Mile	\$59,742,325.72
5-Mile	\$110,888,486.17

Education

	1-Mile	3-mile	5-mile
Pop > 25	305	1,450	2,700
High School Grad	97	468	868
Some College	65	325	603
Associates	52	191	332
Bachelors	43	217	426
Masters	9	55	109
Prof. Degree	5	21	41
Doctorate	0	5	10

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	19 %	89 %	120 %
Teen's	7 %	27 %	36 %
Expensive Homes	30 %	92 %	92 %
Mobile Homes	7 %	28 %	36 %
New Homes	13 %	46 %	55 %
New Households	6 %	25 %	34 %
Military Households	0 %	0 %	5 %
Households with 4+ Cars	13 %	42 %	57 %
Public Transportation Users	0 %	0 %	0 %
Young Wealthy Households	39 %	107 %	119 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



6 Suncook Valley Road

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	8,166,281		40,583,459		75,241,508	
Average annual household	48,839		49,802		50,118	
Food	6,325	12.95 %	6,439	12.93 %	6,475	12.92 %
Food at home	4,147		4,203		4,217	
Cereals and bakery products	589		597		599	
Cereals and cereal products	210		212		213	
Bakery products	379		384		386	
Meats poultry fish and eggs	825		833		835	
Beef	195		196		196	
Pork	150		151		151	
Poultry	155		156		156	
Fish and seafood	129		131		132	
Eggs	67		68		68	
Dairy products	420		427		429	
Fruits and vegetables	833		847		851	
Fresh fruits	122		124		125	
Processed vegetables	160		162		162	
Sugar and other sweets	153		155		156	
Fats and oils	132		134		134	
Miscellaneous foods	784		795		796	
Nonalcoholic beverages	354		358		359	
Food away from home	2,178		2,236		2,257	
Alcoholic beverages	347		358		363	
Housing	17,618	36.07 %	17,870	35.88 %	17,941	35.80 %
Shelter	10,647		10,799		10,833	
Owned dwellings	6,429		6,582		6,600	
Mortgage interest and charges	3,218		3,321		3,336	
Property taxes	2,164		2,209		2,222	
Maintenance repairs	1,046		1,050		1,042	
Rented dwellings	3,357		3,340		3,334	
Other lodging	861		877		898	
Utilities fuels	4,161		4,200		4,200	
Natural gas	388		394		394	
Electricity	1,656		1,665		1,666	
Fuel oil	162		163		164	
Telephone services	1,299		1,314		1,311	
Water and other public services	654		663		664	
Household operations	1,191	2.44 %	1,218	2.45 %	1,232	2.46 %
Personal services	329		343		352	
Other household expenses	861		874		879	
Housekeeping supplies	593		600		607	
Laundry and cleaning supplies	160		162		164	
Other household products	346		350		355	
Postage and stationery	87		86		87	
Household furnishings	1,025		1,052		1,067	
Household textiles	74		76		78	
Furniture	225		230		238	
Floor coverings	27		27		27	
Major appliances	141		142		138	
Small appliances	87		87		88	
Miscellaneous	469		487		495	
Apparel and services	1,262	2.58 %	1,294	2.60 %	1,324	2.64 %
Men and boys	244		253		261	
Men 16 and over	203		211		218	
Boys 2 to 15	41		42		43	
Women and girls	464		470		476	



6 Suncook Valley Road

Berkshire Hathaway HomeServices Verani Realty

1 Verani Way Londonderry, NH 03053 | 603-845-2500

Women 16 and over	389	395	401
Girls 2 to 15	74	75	74
Children under 2	86	87	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	8,166,281		40,583,459		75,241,508	
Average annual household	48,839		49,802		50,118	
Transportation	6,681	13.68 %	6,832	13.72 %	6,852	13.67 %
Vehicle purchases	1,548		1,604		1,614	
Cars and trucks new	831		854		847	
Cars and trucks used	672		704		722	
Gasoline and motor oil	2,125		2,159		2,156	
Other vehicle expenses	2,548		2,595		2,598	
Vehicle finance charges	173		177		178	
Maintenance and repairs	888		906		906	
Vehicle insurance	1,170		1,185		1,184	
Vehicle rental leases	316		325		328	
Public transportation	458		472		483	
Health care	3,823	7.83 %	3,882	7.79 %	3,888	7.76 %
Health insurance	2,512		2,539		2,540	
Medical services	799		820		826	
Drugs	388		397		395	
Medical supplies	123		125		126	
Entertainment	2,887	5.91 %	2,963	5.95 %	2,986	5.96 %
Fees and admissions	546		567		576	
Television radios	1,035		1,048		1,049	
Pets toys	1,052		1,080		1,092	
Personal care products	628		642		648	
Reading	54		55		56	
Education	1,225		1,248		1,294	
Tobacco products	408		406		405	
Miscellaneous	815	1.67 %	822	1.65 %	817	1.63 %
Cash contributions	1,369		1,375		1,358	
Personal insurance	5,393		5,612		5,706	
Life and other personal insurance	166		172		174	
Pensions and Social Security	5,227		5,440		5,532	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,115	2,145	-1.51 %	475	1,497	2,001	114	3,563
3-Mile	2020	2,786	2,762	0.55 %	585	2,012	2,636	150	3,681
5-Mile	2020	3,613	3,535	2.36 %	754	2,623	3,438	175	4,786
1-Mile	2023	2,156	2,145	0.37 %	483	1,527	1,976	180	3,245
3-Mile	2023	2,787	2,762	0.75 %	587	2,010	2,600	187	3,424
5-Mile	2023	3,590	3,535	1.66 %	751	2,603	3,389	201	4,529





Judy Hernandez

Contact

judy.hernandez@verani.com
603-998-7477

Company

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY

 COMMERCIAL DIVISION™

1 Verani Way
Londonderry, NH 03053