

For Sale

# Highly Visible Retail Parcel

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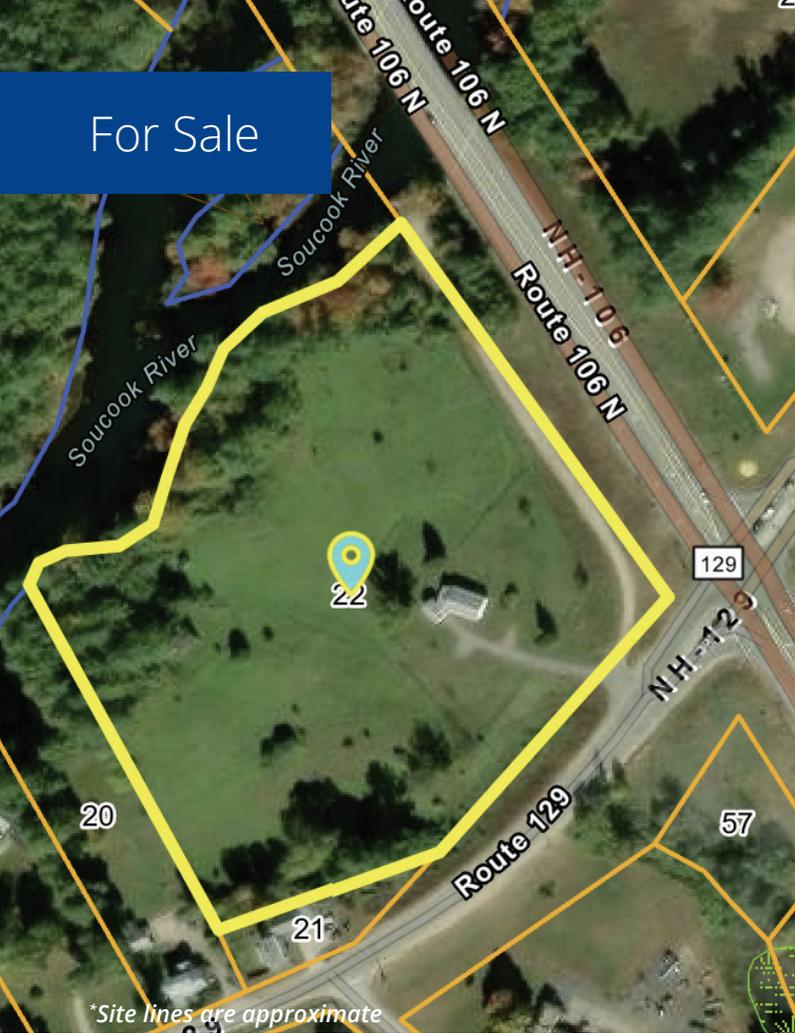
## 39 Route 129 Loudon, NH

### Property Highlights

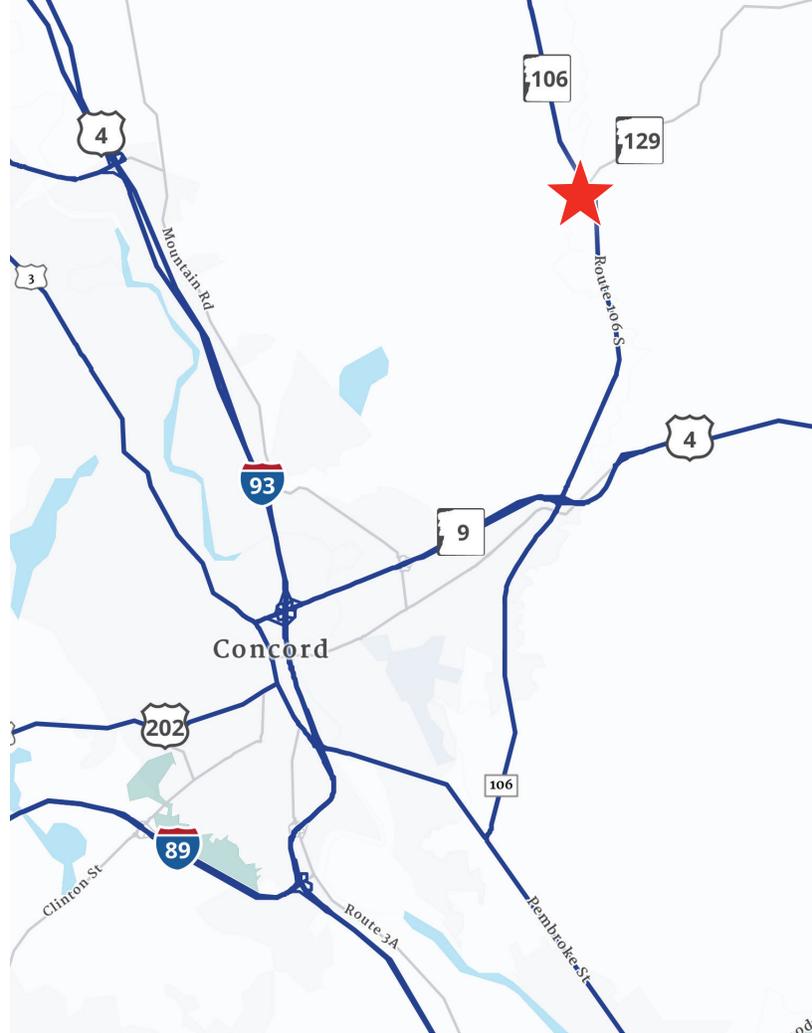
- Strategically positioned at the signalized intersection of Routes 106 and 129, this 7.9± acre parcel offers unmatched visibility, accessibility, and prominent signage opportunities
- With approximately 930' of combined frontage along two state highways, the site benefits from strong traffic counts (12,337± AADT per NHDOT 2024) and sight lines from all approaches
- Flexible zoning accommodates a wide range of commercial, industrial, and retail uses, making it an ideal location for businesses seeking prominence and convenience
- Ample acreage supports subdivision potential for multiple uses or phased development

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\*Site lines are approximate



## Specifications

Address:	39 Route 129
Location:	Loudon, NH 03307
Acreage:	7.9±
Road Frontage:	530' on Route 106 400' on Route 129
Traffic Count:	12,337± AADT per NHDOT 2024
Utilities:	Private water & septic
Zoning:	C/I
2024 Taxes:	\$5,805.53
List Price:	<del>\$800,000</del> \$725,000



### Contact us:

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