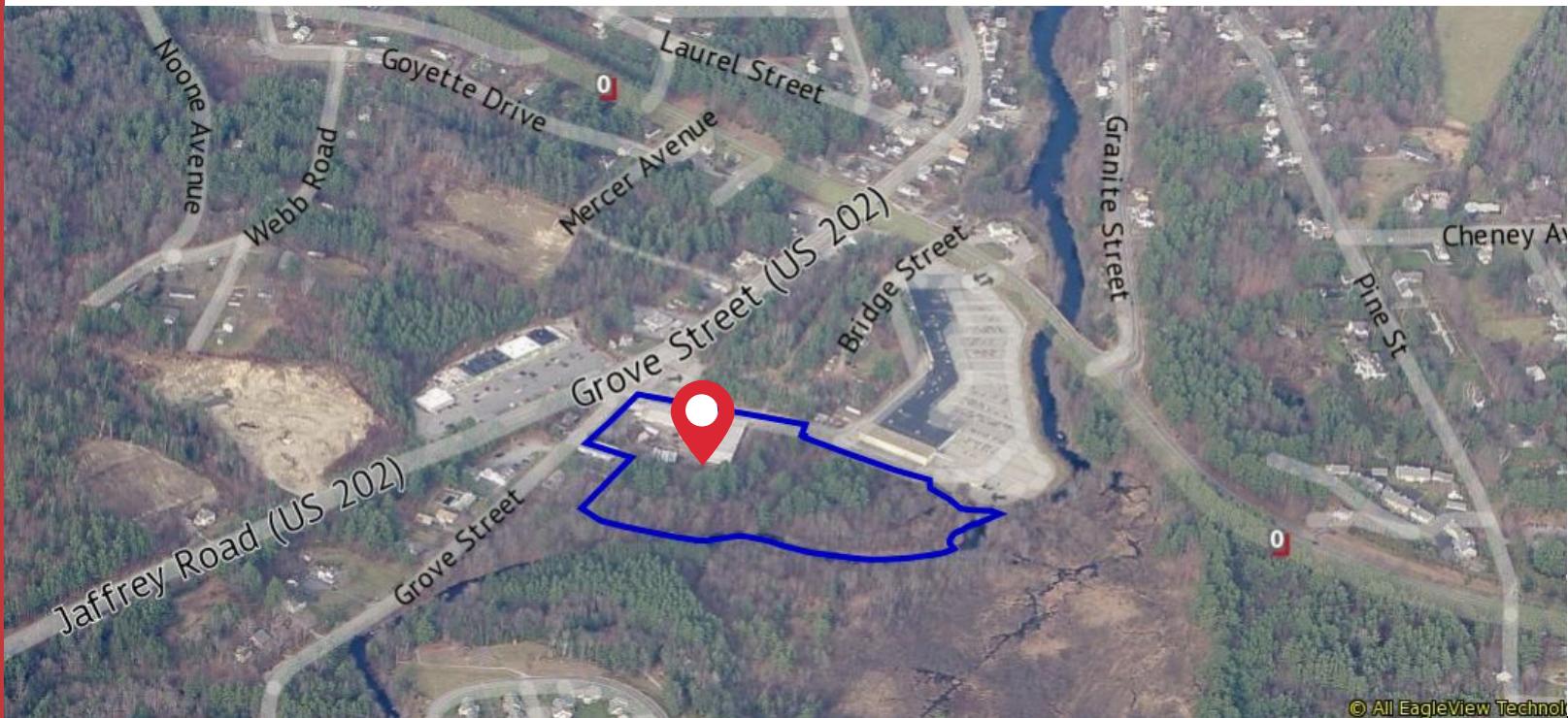




**RESIDENTIAL  
OR OFFICE  
DEVELOPMENT  
OPPORTUNITY**

**FOR SALE OR FOR LEASE  
130 GROVE ST,  
PETERBOROUGH, NH 03458  
29,409+/- SF Available**

# PROPERTY INFORMATION



© All EagleView Technol

29,409+/- SF AVAILABLE FOR LEASE

**130 GROVE ST, PETERBOROUGH, NH 03458**

LEASE PRICE: **\$6.50 psf NNN**

SALE PRICE: **\$1,250,000**

## DESCRIPTION:

A 29,409 +/ - SF Office Industrial property set on 10.8+/- acres alongside a river.

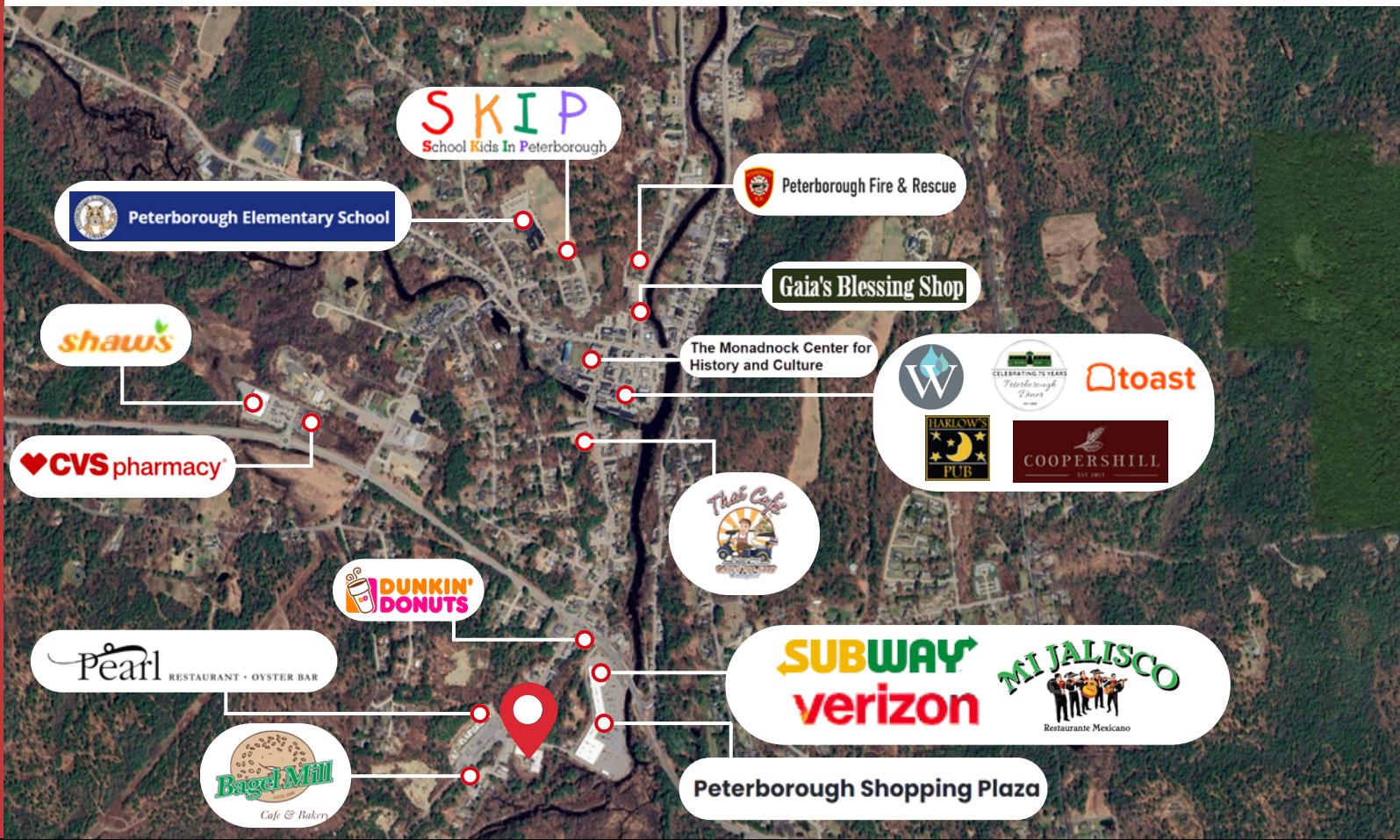
Located in the Village District zoning (Industrial / Commercial) the space has capability of future development for housing or condominiums, Also a possible site for Retail Mall or Big Box Retailer. A must see.

## PROPERTY FEATURES:

- 10.8+/- Acres
- Village District Zoning
- Various Allowable Uses
- Conceptual for 23 residential (up to 3 story permitted)
- Ample Parking
- Route 101 to Peterborough, to Rt 202

[VIRTUAL TOUR](#)

# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	1 MILE	5 MILE	10 MILE
Population	1,680	9,651	31,870
Households	721	4,216	12,909
Families	397	2,613	8,609
Avg HH Size	2.24	2.23	2.36
Median Age	52.3	48.2	44.8
Median HH Income	\$128,396	\$106,381	\$105,827
Avg HH Income	\$164,090	\$141,154	\$138,371

### BUSINESSES (10 MILE)



**1,672**

TOTAL BUSINESSES



**16,570**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$105,827**

MEDIAN HH  
INCOME



**\$56,186**

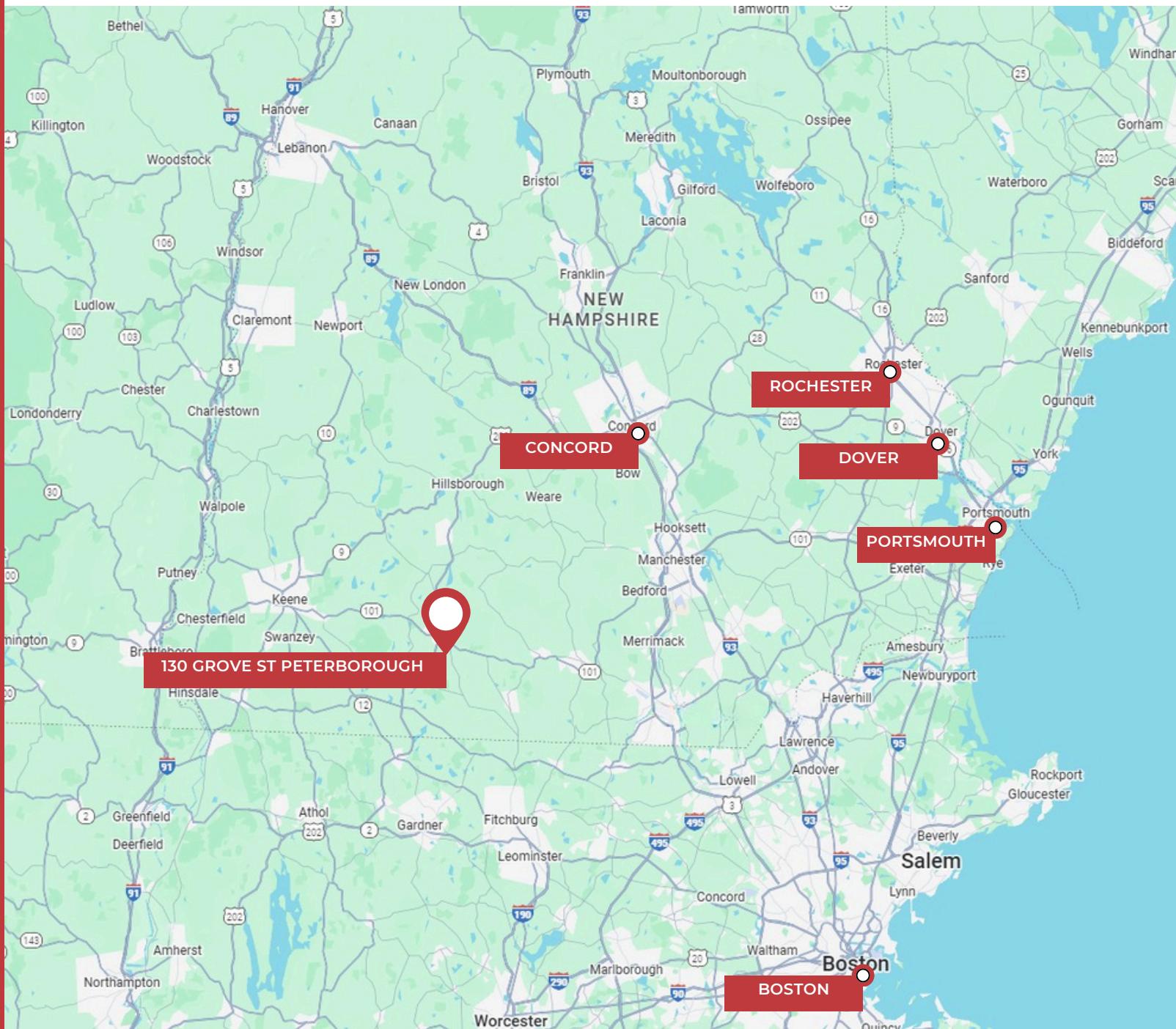
PER CAPITA  
INCOME



**\$532,773**

MEDIAN NET  
WORTH

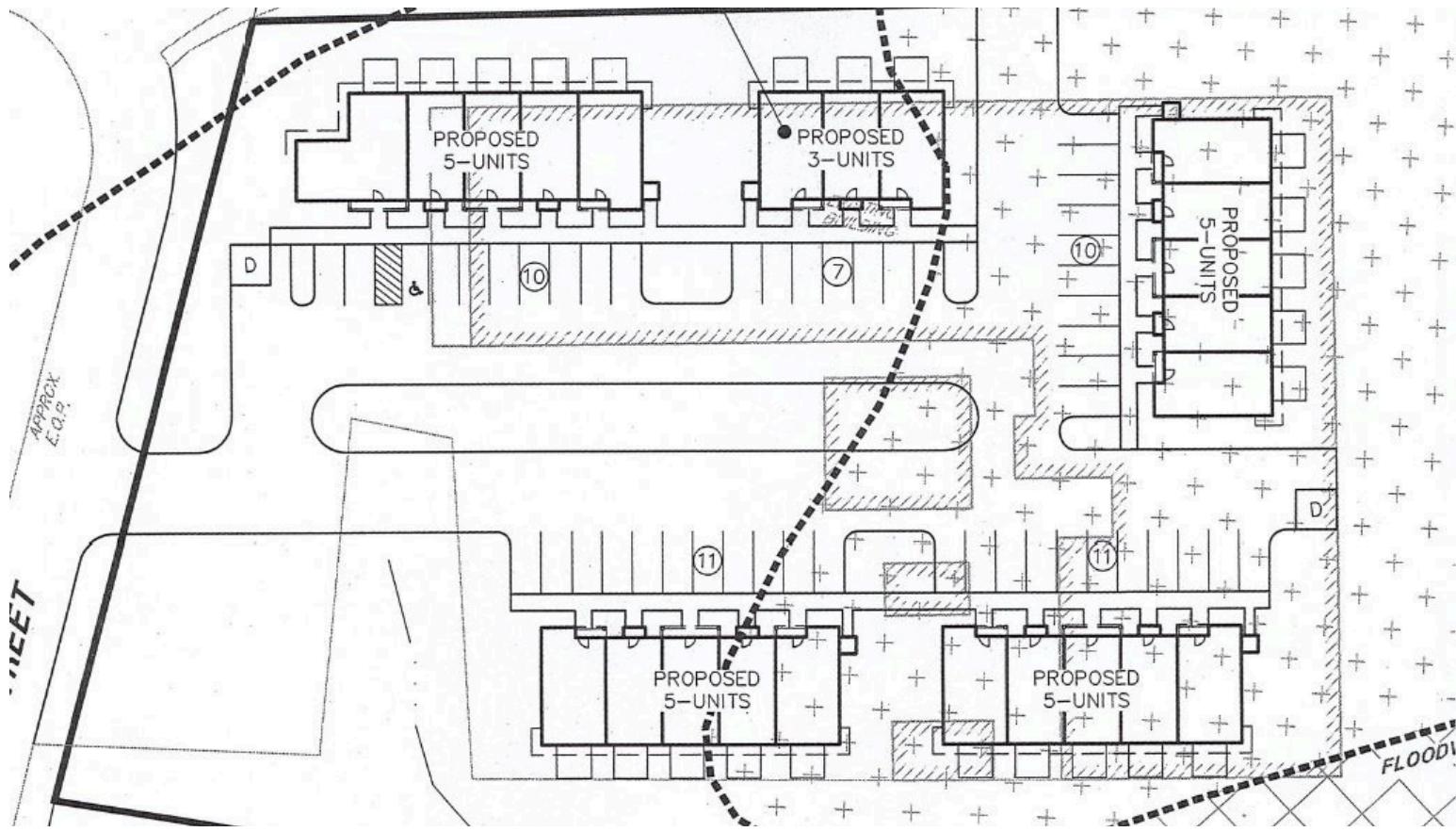
# MAP LOCATOR



## DRIVE TIMES TO:

Boston, MA	2 hr 17 mins	Dover, NH	2 hr 19 mins
Concord, NH	1 hr 12 mins	Portsmouth, NH	2 hr 18 mins
Rochester, NH	2 hr 20 mins		

# CONCEPTUAL SITE PLANS (23 UNITS)



# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**ARON BROWN**  
**SENIOR ADVISOR**  
tel (603) 637-2010  
[abrown@nainorwoodgroup.com](mailto:abrown@nainorwoodgroup.com)



**NAI Norwood Group**  
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Bedford, NH 03110  
[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)

# DOCUMENTS & DISCLOSURES



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[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)

## 130 GROVE ST EXT

**Location** 130 GROVE ST EXT

**Mblu** U021/ 008/ 000/ /

**Owner** LUCIUS REALTY LLC

**Assessment** \$789,400

**Appraisal** \$789,400

**PID** 2386

**Building Count** 2

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$502,200	\$287,200	\$789,400
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$502,200	\$287,200	\$789,400

### Owner of Record

**Owner** LUCIUS REALTY LLC **Sale Price** \$425,000  
**Co-Owner**  
**Address** PO BOX 120 **Certificate**  
PETERBOROUGH, NH 03458 **Book & Page** 6307/0857  
**Sale Date** 10/25/2000  
**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LUCIUS REALTY LLC	\$425,000		6307/0857	00	10/25/2000
OLD DUBLIN RD INC	\$0		0/0	00	01/01/1999

### Building Information

#### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 27,813  
**Replacement Cost:** \$1,399,973  
**Building Percent Good:** 25  
**Replacement Cost**  
**Less Depreciation:** \$350,000

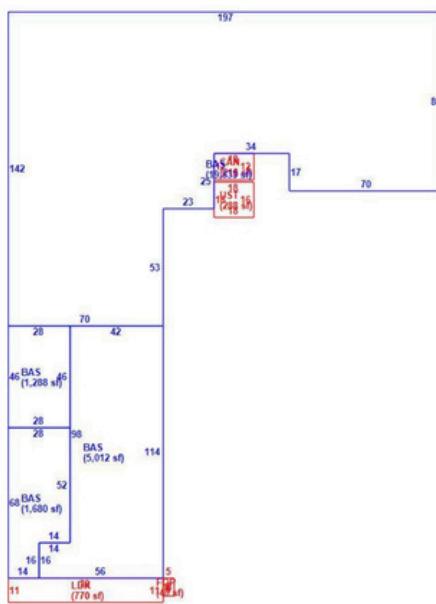
Building Attributes	
Field	Description
Class	
Length	
Width	
Area	
Struct Class	
Kitchen Grd	
Ceiling/Wall	
Style	Light Indust
Model	Industrial
Grade	BELOW AVERAGE
Stories:	1
Occupancy	1.00
Residential Units	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Typical
Roof Cover	Typical
Interior Wall 1	Average
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heating Fuel	Typical
Heating Type	Forced Air-Duc
AC Type	Unit/AC
Bldg Use	FACTORY
Total Rooms	
Total Bedrms	
Total Baths	
Heat/AC	
Frame Type	WOOD FRAME
Plumbing	AVERAGE
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Comm Wall	
1st Floor Use:	

## Building Photo



<https://images.vgsi.com/photos/peterboroughnhPhotos/\u021-008-000.JPG>

## Building Layout



(ParcelSketch.ashx?pid=2386&bid=2386)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	27,813	27,813
CAN	Canopy	216	0
FOP	Porch, Open	40	0
LDK	Loading Dock	770	0
UST	Utility, Storage, Unfinished	288	0
		29,127	27,813

## Building 2 : Section 1

**Year Built:** 1920  
**Living Area:** 1,596  
**Replacement Cost:** \$105,404  
**Building Percent Good:** 65  
**Replacement Cost**  
**Less Depreciation:** \$68,500

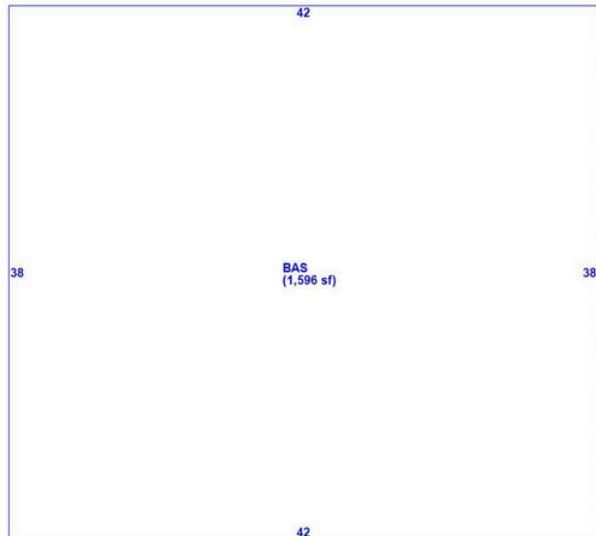
Building Attributes : Bldg 2 of 2	
Field	Description
Class	
Length	
Width	
Area	
Struct Class	
Kitchen Grd	
Ceiling/Wall	
Style	Light Indust
Model	Industrial
Grade	BELOW AVERAGE
Stories:	1
Occupancy	1.00
Residential Units	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Typical
Roof Cover	Typical
Interior Wall 1	Fair
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heating Fuel	Typical
Heating Type	None
AC Type	None
Bldg Use	FACTORY
Total Rooms	
Total Bedrms	
Total Baths	
Heat/AC	
Frame Type	WOOD FRAME
Plumbing	NONE
Rooms/Prtns	LIGHT

### Building Photo



(<https://images.vgsi.com/photos/peterboroughnhPhotos//default.jpg>)

### Building Layout



(<ParcelSketch.ashx?pid=2386&bid=103233>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,596	1,596
		1,596	1,596

Wall Height	14.00
% Comn Wall	
1st Floor Use:	

### Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
CANA	Canopy Avg	216.00 S.F.	\$1,700	1	
OD1	Overhead Door	200.00 S.F.	\$1,700	1	
OD1	Overhead Door	120.00 S.F.	\$1,000	1	
OD1	Overhead Door	70.00 S.F.	\$600	1	
OD1	Overhead Door	100.00 S.F.	\$900	1	
LD2	Load Dock Wood	770.00 S.F.	\$8,700	1	
SPR1	Sprinklers-Wet	27813.00 S.F.	\$36,900	1	
SPR1	Sprinklers-Wet	1596.00 S.F.	\$5,500	2	

### Land

Land Use		Land Line Valuation	
Use Code	4000	Size (Acres)	10.8
Description	FACTORY	Frontage	
Zone		Depth	
Neighborhood	302	Land	\$287,200
Alt Land Appr	No	Appraised Value	\$287,200
Category			

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving-Asphalt			1750.00 S.F.	\$2,600	1
SH3	Com Shed Metal			320.00 S.F.	\$17,300	1
RS1	Util Bldg Frame			288.00 S.F.	\$6,800	2

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$294,400	\$237,500	\$531,900
2023	\$294,400	\$237,500	\$531,900
2022	\$294,400	\$237,500	\$531,900

Assessment			
Valuation Year	Improvements	Land	Total

2024	\$294,400	\$237,500	\$531,900
2023	\$294,400	\$237,500	\$531,900
2022	\$294,400	\$237,500	\$531,900

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