



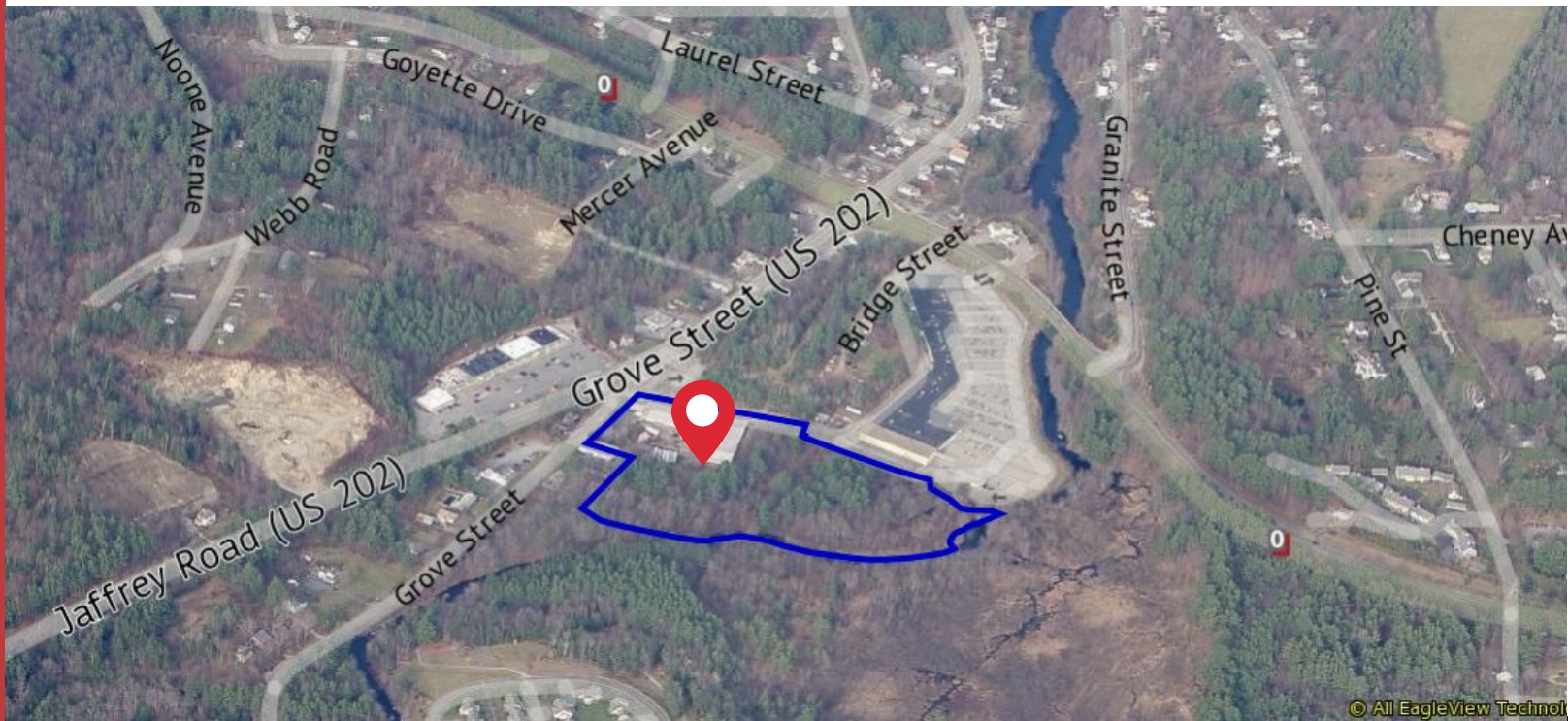
**RESIDENTIAL
OR OFFICE
DEVELOPMENT
OPPORTUNITY**

FOR SALE OR FOR LEASE

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

29,409+/- SF Available

PROPERTY INFORMATION



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.

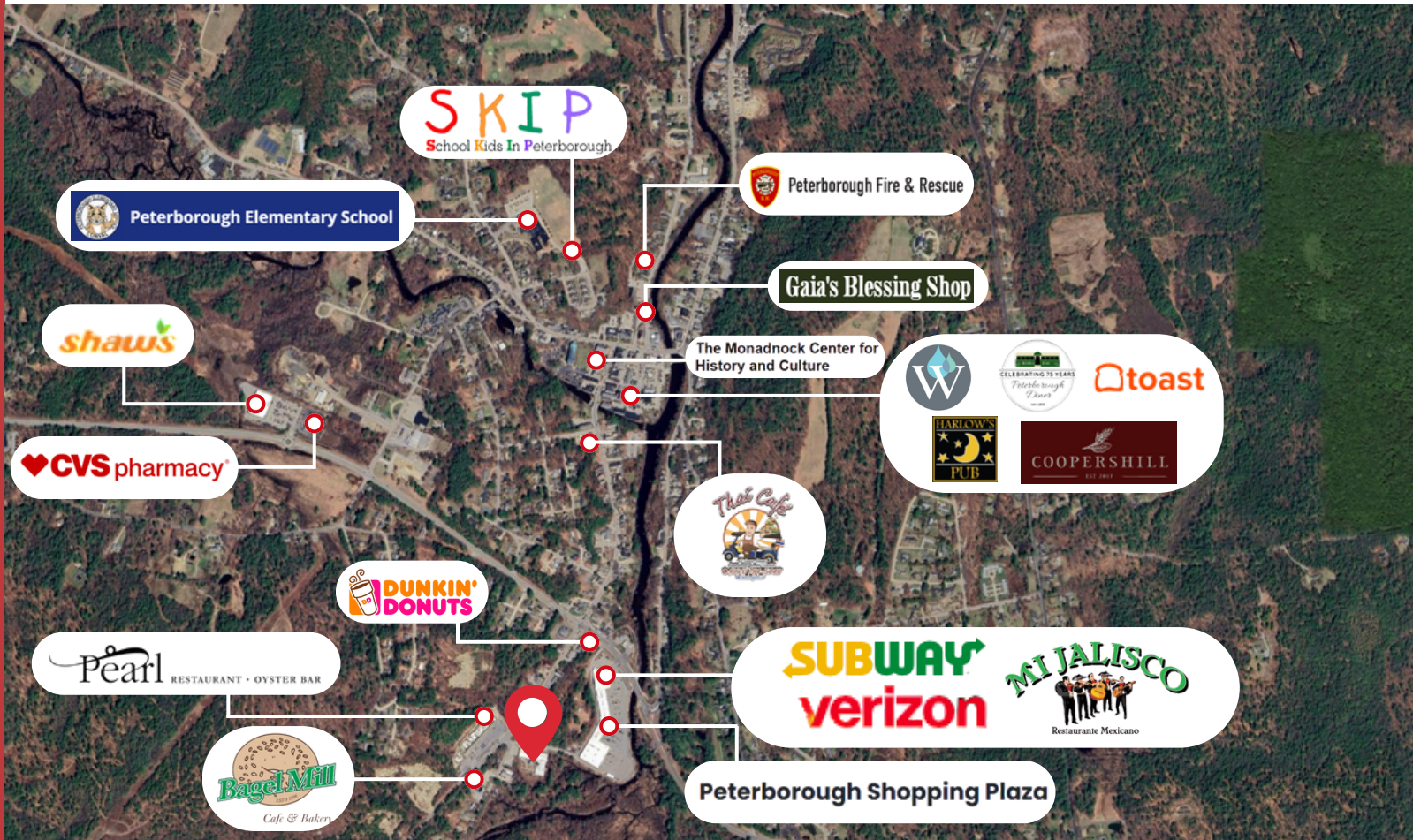
Located in the Village District zoning (Industrial / Commercial) the space has capability of future development for housing or condominiums, Also a possible site for Retail Mall or Big Box Retailer. A must see.

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

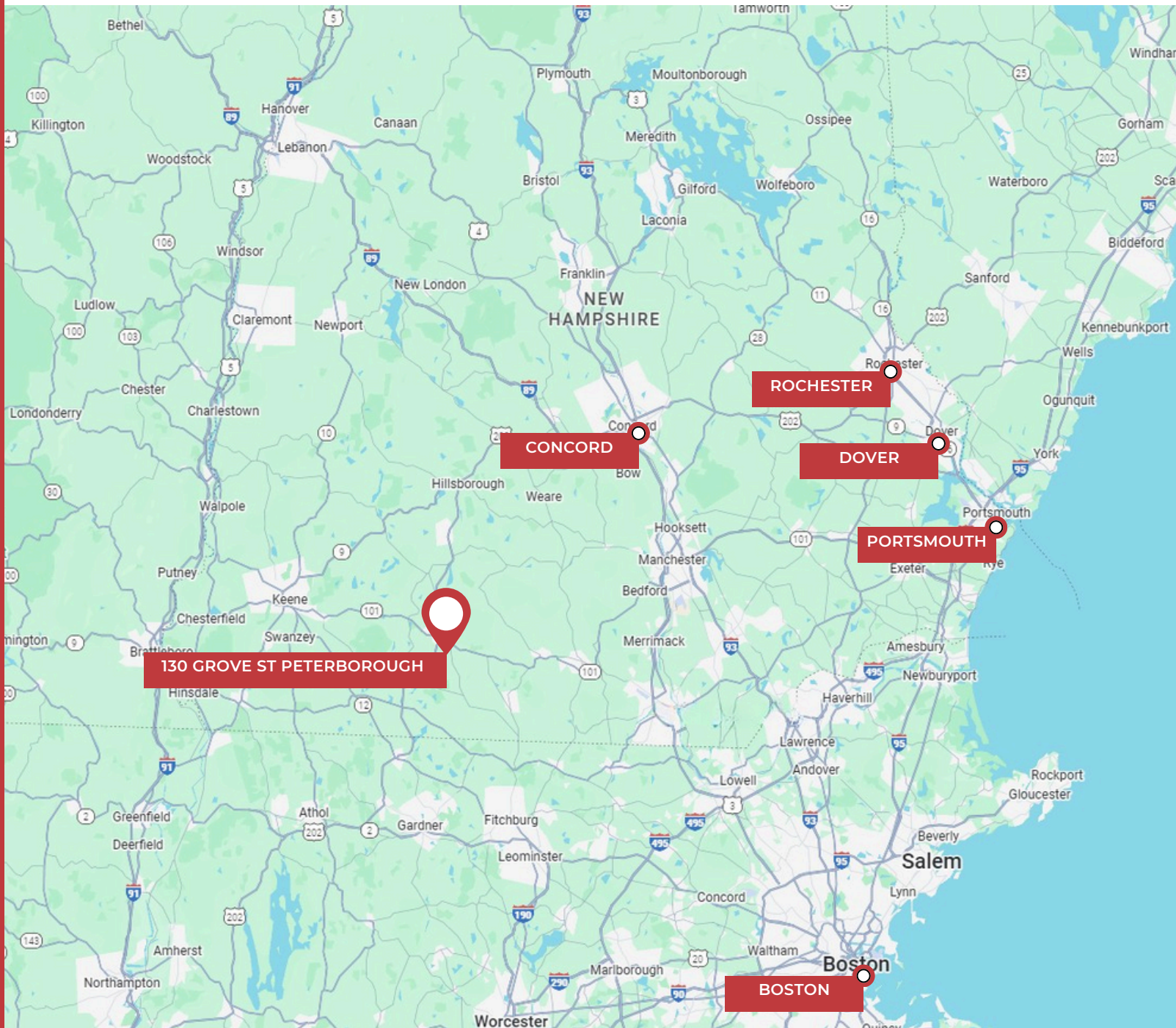
PER CAPITA INCOME



\$532,773

MEDIAN NET WORTH

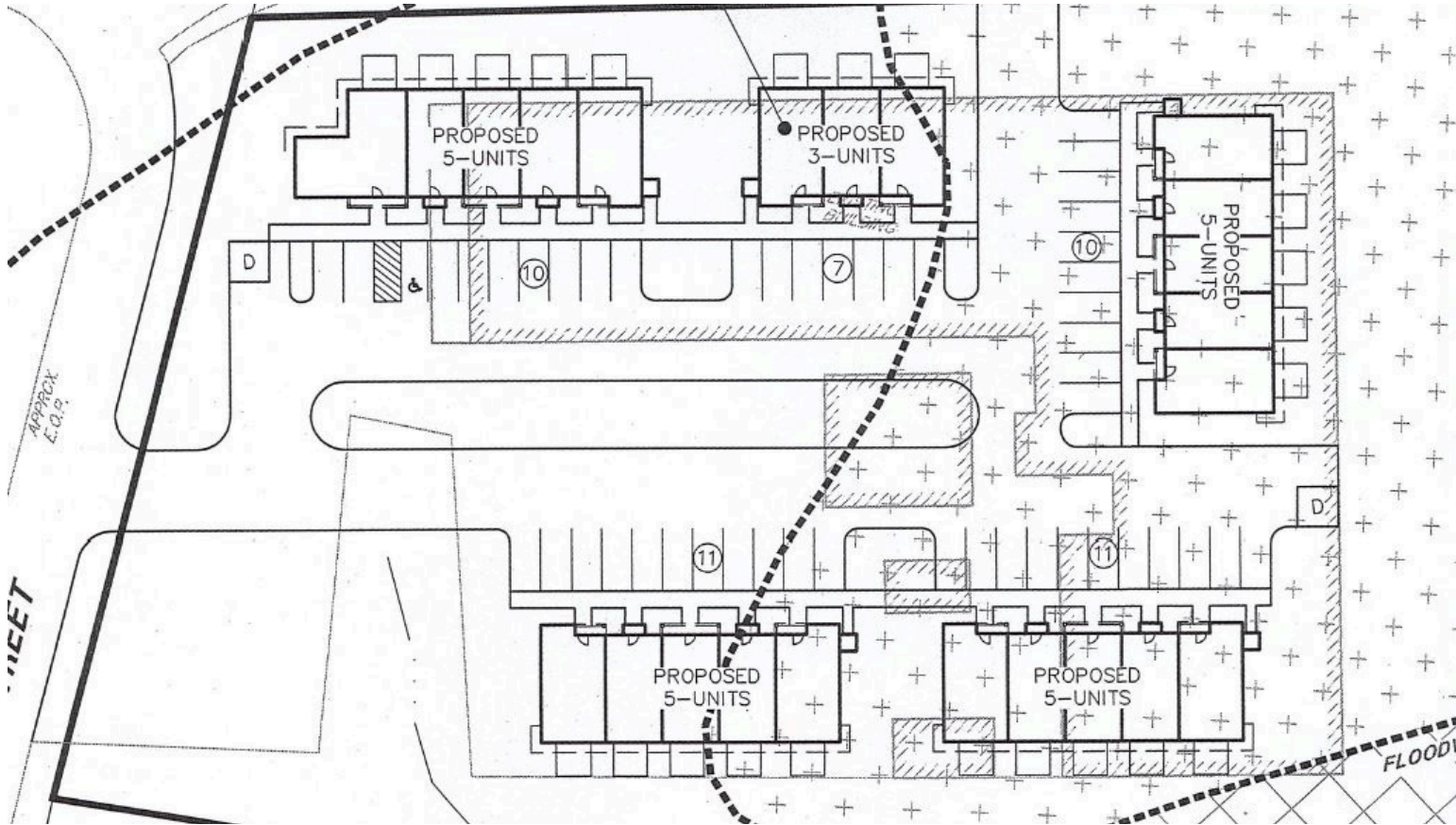
MAP LOCATOR



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 opinion 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.

PRESENTED BY:

ARON BROWN

SENIOR ADVISOR

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DOCUMENTS & DISCLOSURES



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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		Certificate	
Address	PO BOX 120	Book & Page	6307/0857
	PETERBOROUGH, NH 03458	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 2 : Section 1

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

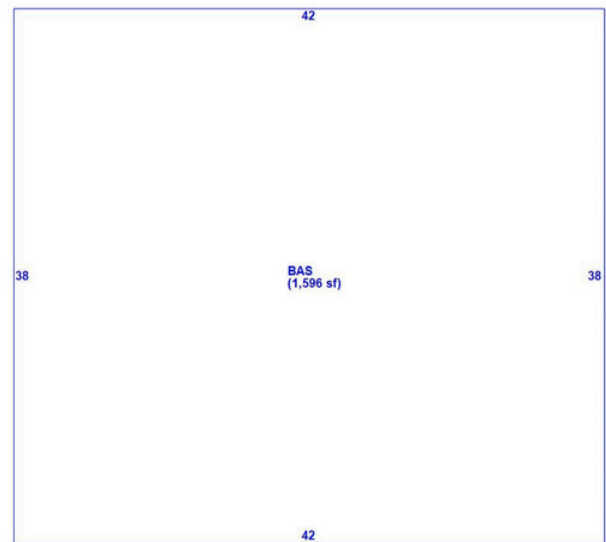
Building Attributes : Bldg 2 of 2	
Field	Description
Class	
Length	
Width	
Area	
Struct Class	
Kitchen Grd	
Ceiling/Wall	
Style	Light Indust
Model	Industrial
Grade	BELOW AVERAGE
Stories:	1
Occupancy	1.00
Residential Units	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Typical
Roof Cover	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

 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
% Conn 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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