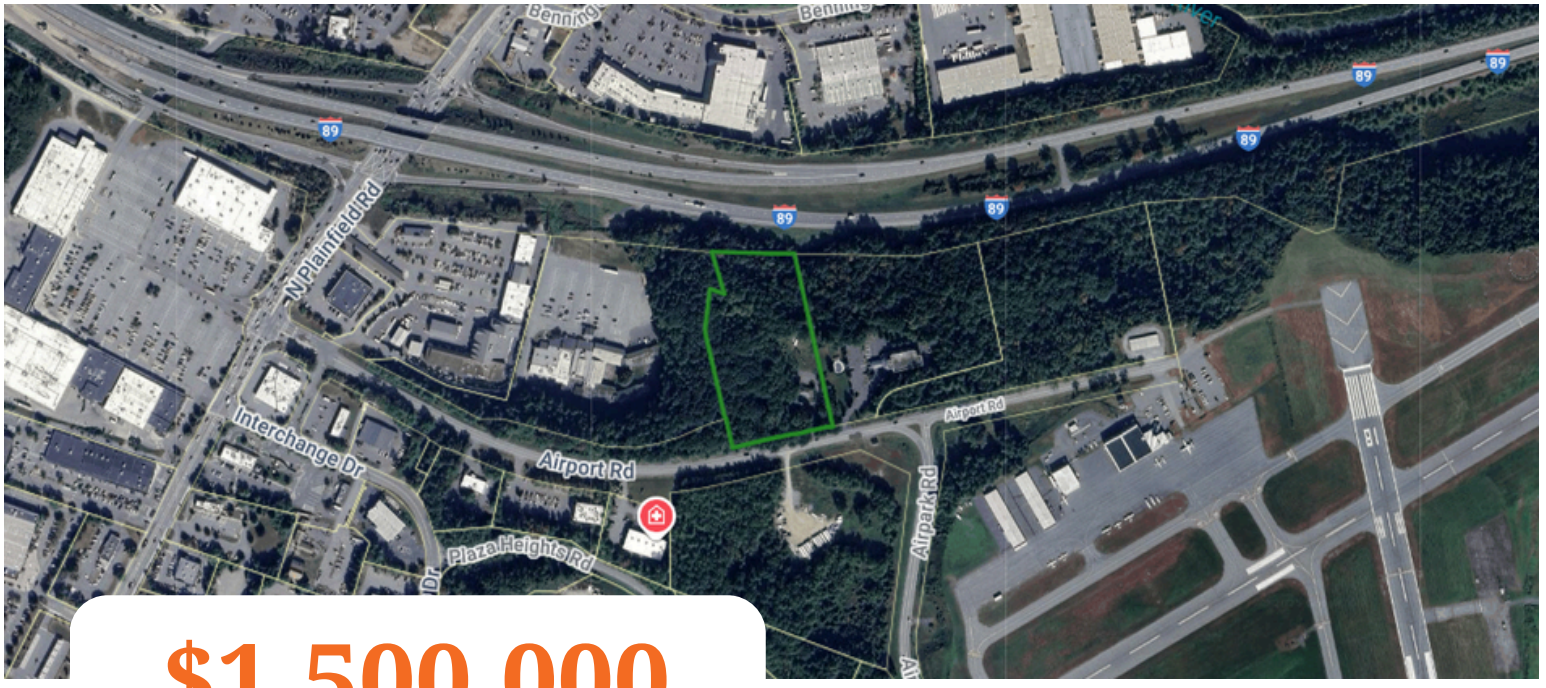
West Lebanon Development Opportunity

43 Airport Rd, West Lebanon, NH 03784

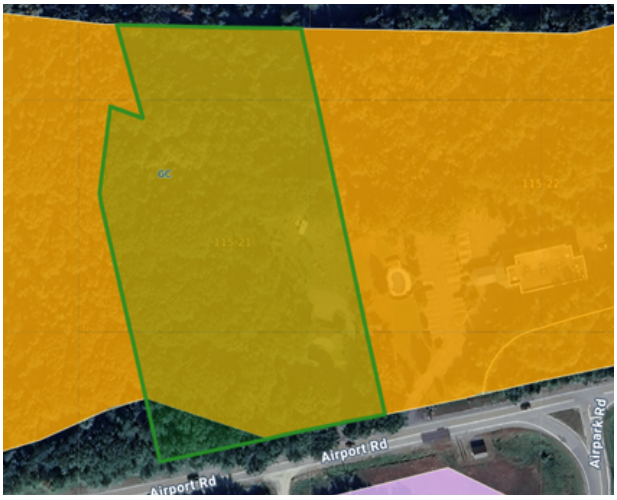
SVN THE MASIELLO GROUP



$1,500,000

Property features:

- Prime Location
- Usable Acreage
- High Visibility
- Development Potential
- General Commercial Zoning

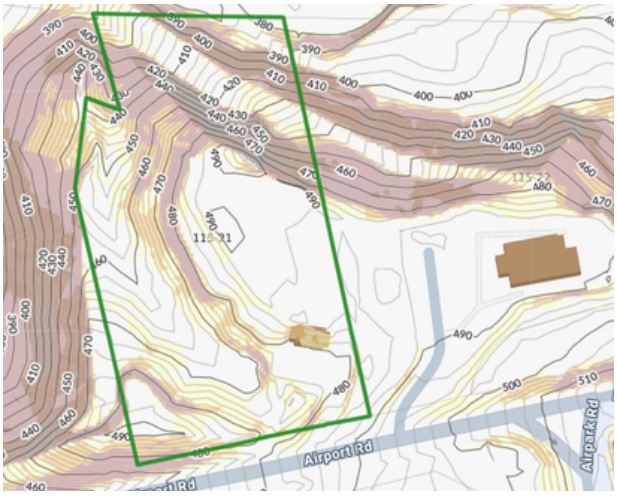


About:

This prime commercial parcel, spanning 5.16 acres with an existing 2,512 SF office building, presents an outstanding development opportunity in a highly sought-after location adjacent to Lebanon Municipal Airport. Zoned General Commercial (GC), the property offers approximately 2+/- usable acres of dry, level land, making it ideal for a wide range of commercial, industrial, or mixed-use projects.

A key advantage of this site is its direct access to a commercial/public airport, a significant benefit for businesses requiring convenient air travel or logistics capabilities. Additionally, multiple hotels surround the property, further enhancing its appeal. Strategically positioned with easy access to I-89 and Route 12A, this property sits within the dynamic West Lebanon commercial corridor, known for its high visibility and strong economic activity.

Dartmouth College is just 5 miles away, and Quechee Lakes, a renowned destination, is only 10 miles from the site. The flexible zoning allows for a variety of development possibilities, whether repurposing the existing office space or undertaking a full-scale redevelopment to maximize potential.



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Property Information:

Population	Median Income	Median Age
1 mile: 775	1 mile: $110,992	1 mile: 50 years
3 miles: 11,397	3 miles: $103,811	3 miles: 44 years
5 miles: 24,922	5 miles: $118,625	5 miles: 43 years

ZONING	// (GC) General Commercial District
ACERAGE	// 5.16 Acres
SQ FT BUILDING	// 2,512 SF
LOT FRONTAGE	// 360 ft
WATER	// Municipal - At Street
SEWER	// Municipal - At Street

Advisors

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