

AVAILABLE

# Highly Visible Retail Development Site

9 Route 103 West | Warner, NH 03278



8,000 ± SF Available  
3.16 Acres Lot Size

Contact Broker  
Pricing

## DESCRIPTION

- Located Directly off Exit 9 I-89 and opposite of Market Basket.
- This Highly Visible 3.16 Acres development site will include Dunkin Donuts and up to 8,000 SF of additional retail space with potential Drive-Thru opportunity.
- Available for Build-To-Suit or Ground Lease

## NEARBY RETAILERS



## DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
Population	3,462	23,627	79,253
Households	1,387	9,026	31,248
Average HH Income	\$118,835	\$128,933	\$124,760
Daytime Population	2,648	18,987	70,074

Year: 2025 | Source: Esri

## TRAFFIC COUNTS

I-89	21,000 VPD
State Route 103	7,785 VPD
Year: 2019   Source: NH.DOT	

## CONTACT

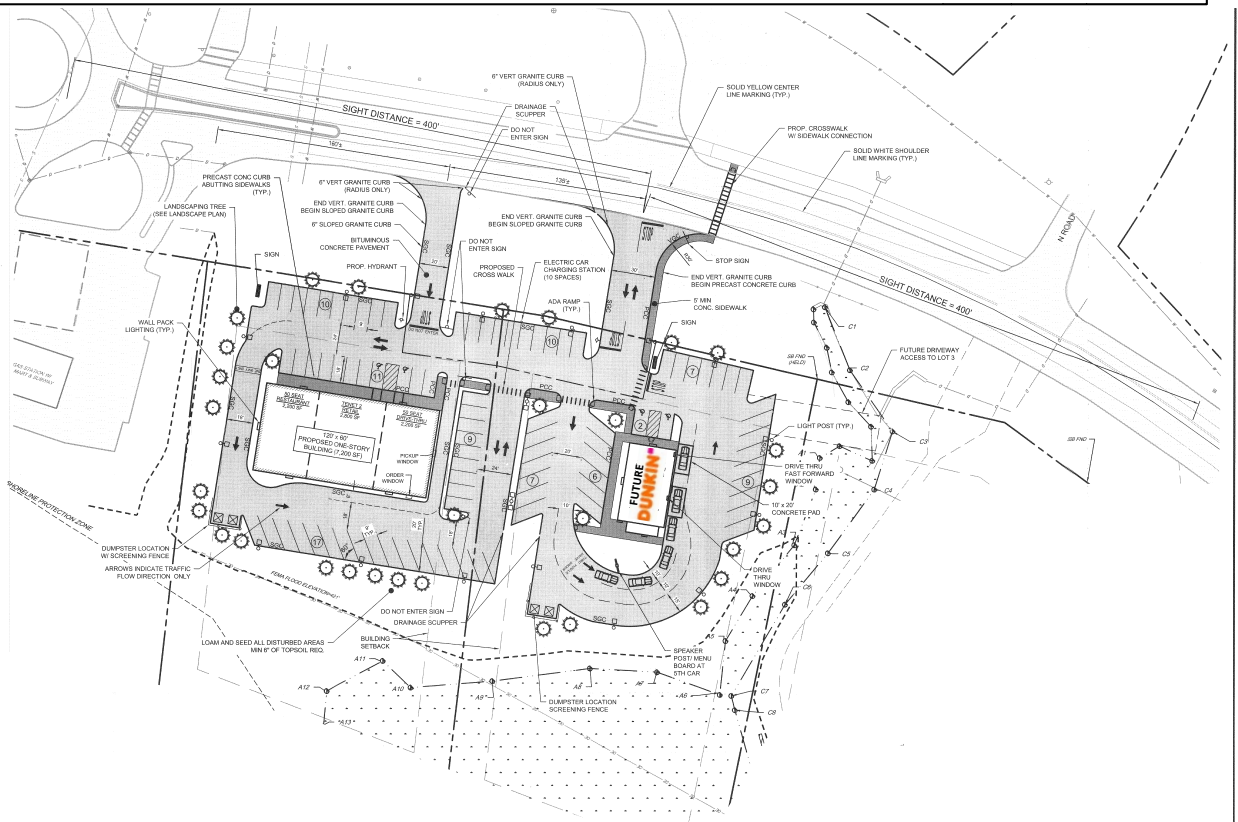
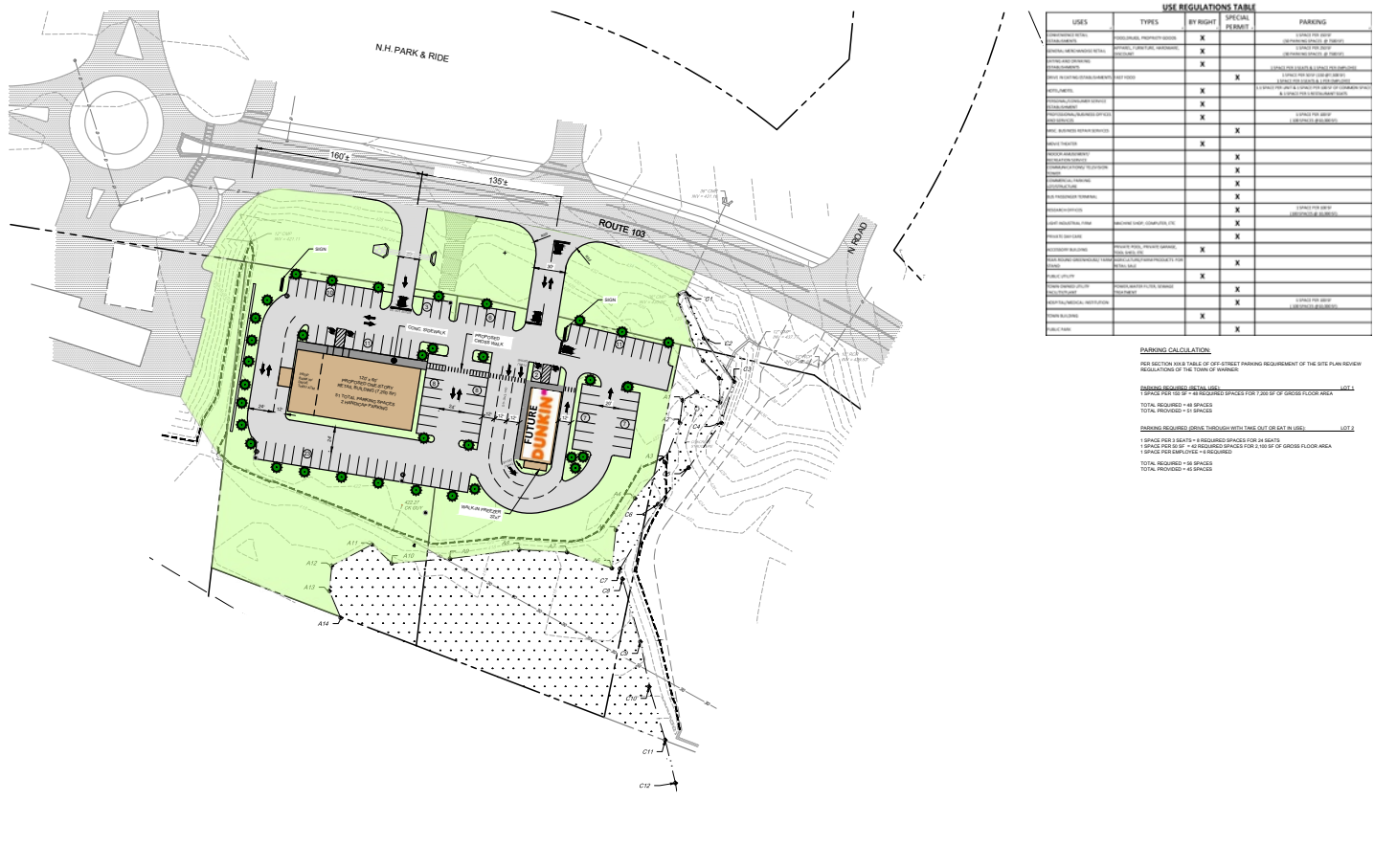
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	5 miles	10 miles	15 miles
<b>Population</b>			
2010 Population	3,387	21,794	75,355
2020 Population	3,504	23,723	79,394
2025 Population	3,462	23,627	79,253
2030 Population	3,560	24,350	81,594
2010-2020 Annual Rate	0.34%	0.85%	0.52%
2020-2025 Annual Rate	-0.23%	-0.08%	-0.03%
2025-2030 Annual Rate	0.56%	0.60%	0.58%
2020 Male Population	49.1%	49.4%	50.3%
2020 Female Population	50.9%	50.6%	49.7%
2020 Median Age	47.0	42.3	43.6
2025 Male Population	49.7%	49.9%	50.7%
2025 Female Population	50.3%	50.1%	49.3%
2025 Median Age	47.2	42.8	44.0

In the identified area, the current year population is 79,253. In 2020, the Census count in the area was 79,394. The rate of change since 2020 was -0.03% annually. The five-year projection for the population in the area is 81,594 representing a change of 0.58% annually from 2025 to 2030. Currently, the population is 50.7% male and 49.3% female.

## Median Age

The median age in this area is 44.0, compared to U.S. median age of 39.6.

## Race and Ethnicity

2025 White Alone	91.9%	91.4%	90.6%
2025 Black Alone	0.9%	1.5%	1.5%
2025 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2025 Asian Alone	0.7%	0.8%	1.2%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	1.0%	0.7%	0.9%
2025 Two or More Races	4.9%	5.2%	5.4%
2025 Hispanic Origin (Any Race)	2.7%	2.7%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 22.1 in the identified area, compared to 72.7 for the U.S. as a whole.

## Households

2025 Wealth Index	120	131	125
2010 Households	1,292	8,468	28,869
2020 Households	1,344	8,664	30,049
2025 Households	1,387	9,026	31,248
2030 Households	1,460	9,550	32,975
2010-2020 Annual Rate	0.40%	0.23%	0.40%
2020-2025 Annual Rate	0.60%	0.78%	0.75%
2025-2030 Annual Rate	1.03%	1.14%	1.08%
2025 Average Household Size	2.39	2.35	2.35

The household count in this area has changed from 30,049 in 2020 to 31,248 in the current year, a change of 0.75% annually. The five-year projection of households is 32,975, a change of 1.08% annually from the current year total. Average household size is currently 2.35, compared to 2.43 in the year 2020. The number of families in the current year is 20,739 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.