

# 308

308 NASHUA ROAD  
LONDONDERRY, NH 03053

LAND FOR SALE



**Dave Tanguay**  
SENIOR ASSOCIATE  
603.674.1617  
dave.tanguay@sperrycga.com  
NH #077077



**Sahil Maripuri**  
ASSOCIATE  
603.858.4884  
sahil.maripuri@sperrycga.com  
NH #082379



# Property Summary



## LOCATION DESCRIPTION

Located in the established community of Londonderry, this property offers convenient access to a wide range of amenities and services. Nearby shopping centers provide retail and dining options, while surrounding parks and recreational facilities add to the area's overall appeal. The site benefits from strong regional connectivity, with direct access to Routes 93 and 101, allowing efficient travel to Manchester, Nashua, and the greater Boston market. This location presents a strategic opportunity for investors seeking an accessible, well-positioned land opportunity in a desirable Southern New Hampshire market.

## OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	6.85 Acres
Zoning:	C-II
Frontage:	+/- 885ft

## PROPERTY DESCRIPTION

Prime Development Opportunity on Route 102

Highly visible 6.85-acre development site offering approximately 850 feet of frontage along Route 102. The property sits in the CII zoning district, allowing a wide range of commercial and light industrial uses. The land features a gentle slope and has access to public water and natural gas, making it efficient and cost-effective to develop.

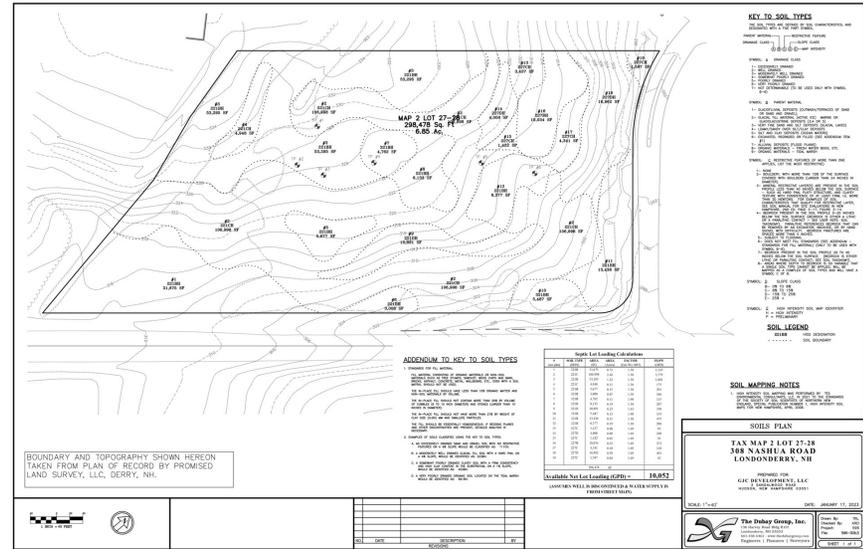
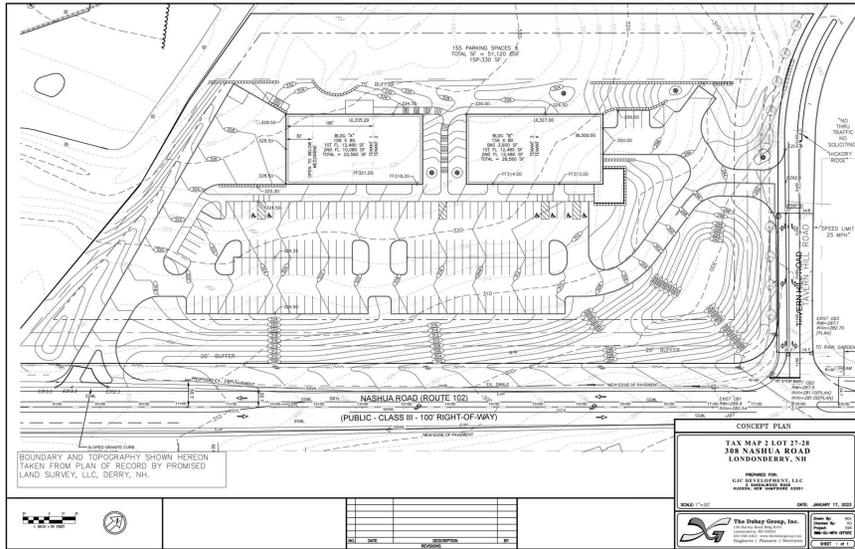
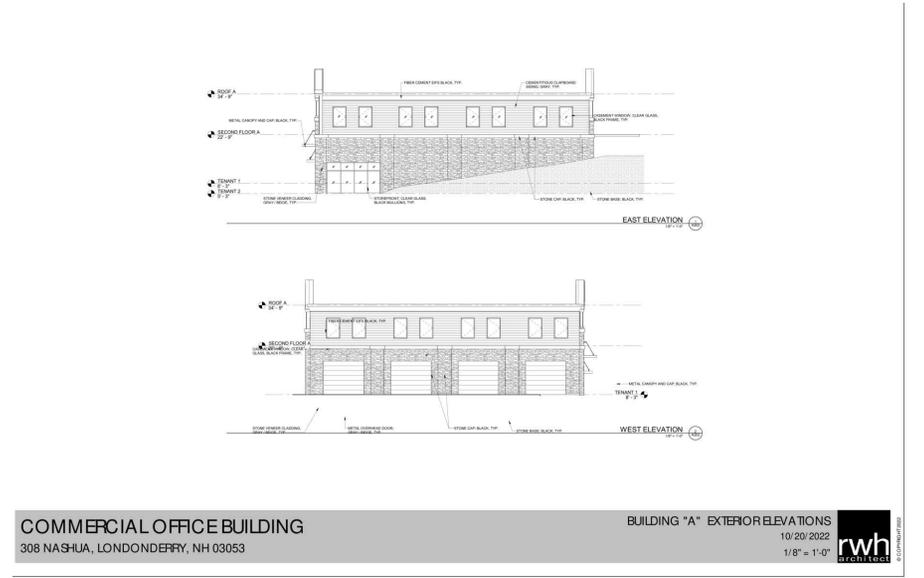
Positioned directly in front of the Hickory Woods 55+ residential community, the site benefits from strong daily traffic and built-in consumer demand.

Permitted uses include:

- Office
- Drive-in establishments
- Financial institutions
- Light manufacturing
- Membership clubs
- Retail
- Restaurants
- Storage
- Vehicle sales
- Warehousing
- Please refer to the zoning table of approved uses

This is a rare, highly flexible development parcel in a growing corridor with excellent visibility and utility access—ideal for a wide range of commercial users.

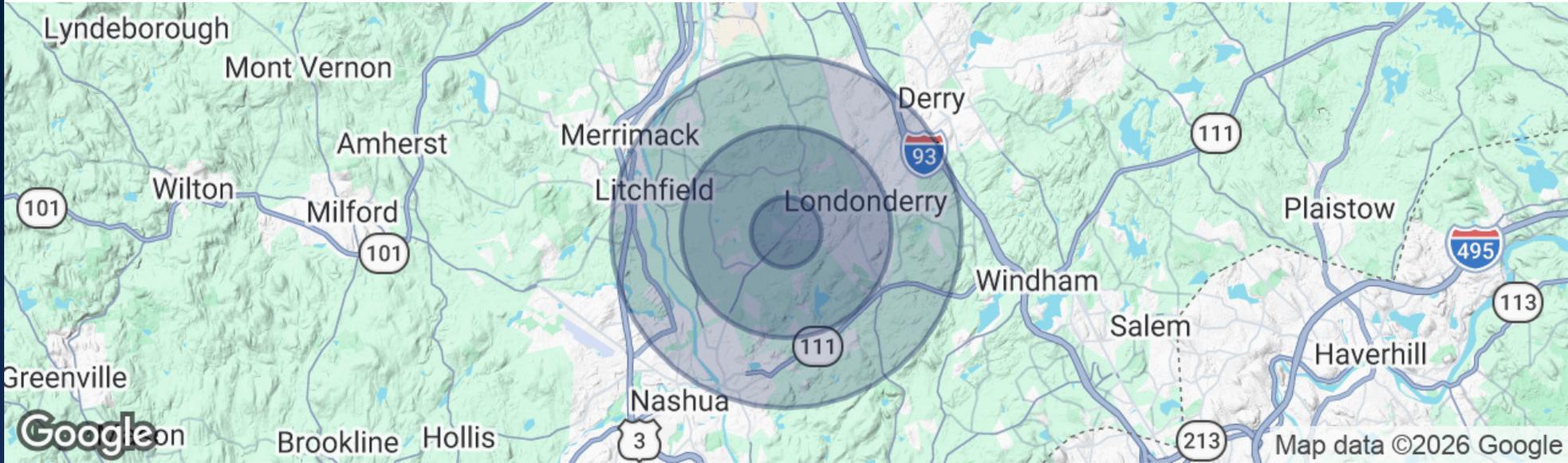
# Conceptual Site Plans



# Demographics Map & Report



FOR SALE | 308 NASHUA ROAD



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,819	18,732	70,542
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	43	43	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	646	6,832	27,259
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$163,997	\$172,653	\$150,604

*Demographics data derived from AlphaMap*

# Location Map



FOR SALE | 308 NASHUA ROAD

# Advisor Bios



## DAVE TANGUAY

Dave Tanguay is a Senior Associate at SPERRY - Commercial Realty Associates, licensed in 2021 and focused on delivering full-service commercial real estate solutions. He supports clients across all aspects of the industry—including sales, leasing, investment analysis, and asset management—for a variety of property types such as industrial, office, retail, land development, and Net Leased Investments. With a prior decade of experience in business and office supply sales, Dave brings a strong foundation in strategic communication, negotiation, and client service. He's recognized for his ability to manage complex transactions, provide data-driven insights, and build lasting relationships through responsive, results-oriented service. Dave is actively involved in New Hampshire's commercial real estate community, serving as Secretary and Board Member for NHCIBOR (New Hampshire Commercial Investment Board of Realtors), where he contributes to industry growth and professional standards.



## SAHIL MARIPURI

Sahil Maripuri is an Associate at SPERRY - Commercial Realty Associates, licensed in 2025 and focused on delivering full-service commercial real estate solutions. He supports clients across all facets of the industry, with a particular expertise in multifamily real estate investment. Sahil brings knowledge of the multifamily sector through his experience as a private investor and his leadership of a venture capital team that deployed over \$50 million into multifamily assets nationwide—including single-family rental (SFR) portfolios and large-scale apartment communities. Prior to joining SPERRY, Sahil spent nearly a decade in the aerospace and defense sector, working in roles spanning manufacturing, program management, and serving as Chief of Staff to the Strategic Missile Defense business at Raytheon Technologies. He thrives on building strong relationships and leveraging his technical background to deliver high-value, solutions-driven service to his clients. In addition to his work at SPERRY and his real estate ventures, Sahil is also an active investor in the hospitality industry, including Beiruti Mediterranean Restaurant in Salem, NH. His passion for connecting with people and helping create memorable experiences continues to drive his entrepreneurial pursuits.