



3A

Dracut Road

For Ground Lease

Single Tenant Ground Lease

**Site lines are approximate*

Andrew Robbins
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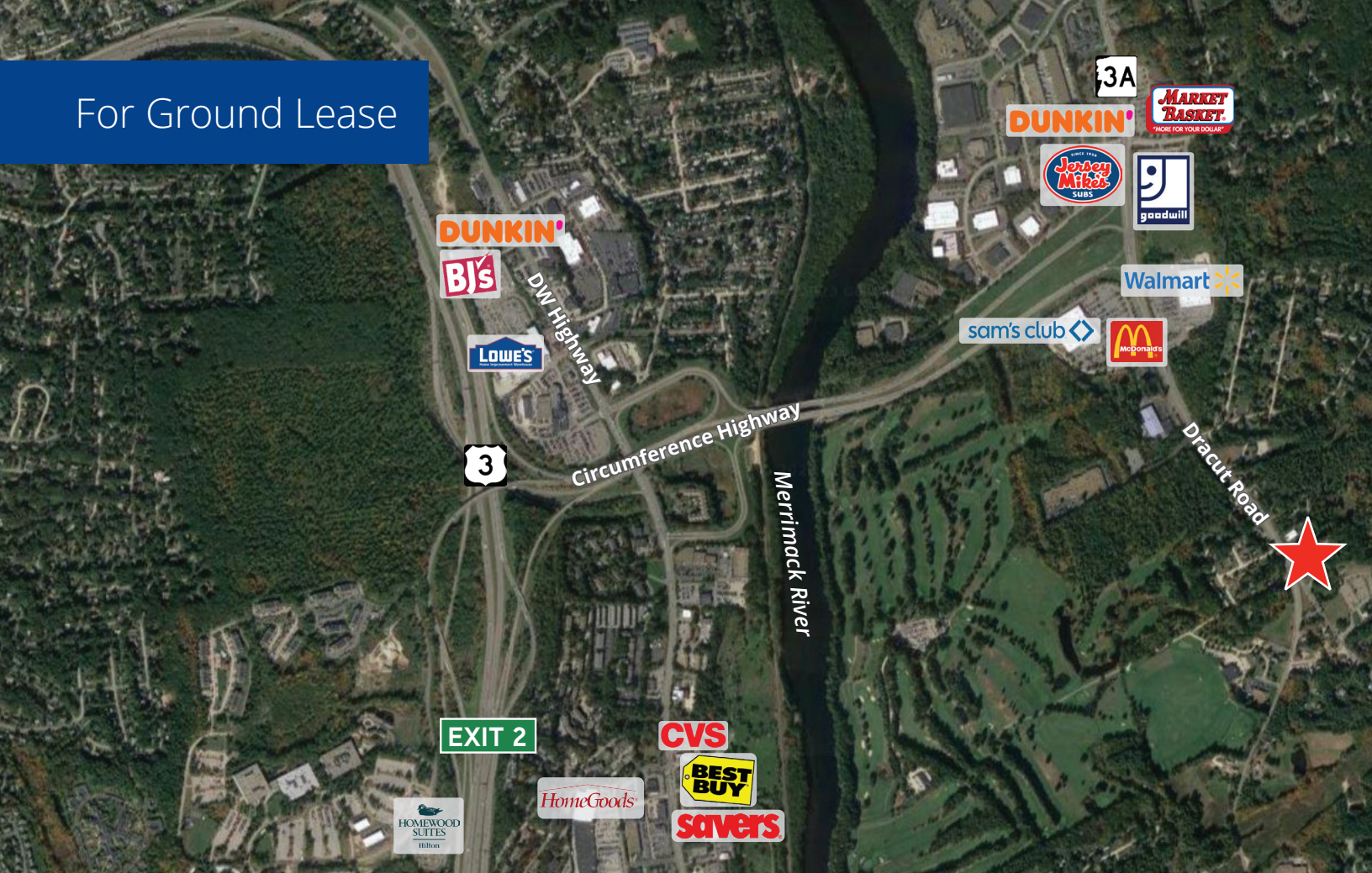
2 Dracut Road Hudson, NH

Property Highlights

- Standalone retail opportunity at a busy lighted intersection on Dracut Road/Route 3A
- Excellent visibility with 22,175± AADT per NHDOT 2023
- Positioned directly across from the site of the newly announced, to-be-built 1.4± million SF Target distribution center at the proposed Hudson Logistics Center
- Located less than 1 mile from Walmart, Sams Club, McDonalds, Starbucks, Jersey Mikes, Dunkin', Market Basket, Digital Federal Credit Union, Goodwill, Burger King, NH Liquor and Wine Outlet, Rite Aid, and many more

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	2 Dracut Road
Location:	Hudson, NH 03051
Year Built:	1968
Available SF:	Up to 2,500±; subject to Town approval
Acreage:	1.17±
Road Frontage:	180' on Dracut Road
Traffic Count:	22,175± AADT per NHDOT 2023
Utilities:	Municipal water & sewer; forced hot air
Zoning:	Commercial
2023 Taxes:	\$6,775.03
Lease Rate:	\$75,000/year

Demographics

	1 mile	3 miles	5 miles
Population	1,779	34,327	115,095
# of Households	630	14,096	45,656
Average HH Income	\$148,832	\$124,376	\$120,066

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2022.

Contact us:

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Concept Plans



Concept Plan A
Proposed Fastfood Restaurant | 2,560± SF

REFERENCE PLANS
1. GS

SITE DATA

ZONED: BUSINESS
EXISTING USE: COMMERCIAL
PROPOSED USE: FASTFOOD WITH DRIVE-THRU (PERMITTED USES)

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:	30,000 SF (0.694 AC)	50,044 SF (1.154 AC) EXISTING
LOT FRONTAGE:	150 FT	
MINIMUM YARD DIMENSIONS:		
FRONT:	50 FT	72.3 FT
SIDE:	15 FT	43.7 FT
REAR:	15 FT	126.3 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT:	50 FT	<50 FT
LOT COVERAGE:	60%	55.63%
MINIMUM LANDSCAPE BUFFER:	35 FT	35 FT
BUFFER FRONT:	15 FT	15 FT
BUFFER REAR:	15 FT	15 FT
MINIMUM RESIDENTIAL BUFFER:	*100 FT	(DRIVER REQUIRED)

*IN ALL ZONING DISTRICTS OTHER THAN THE GENERAL (G) AND THE GENERAL-ONE ZONING DISTRICTS, WHERE A COMMERCIAL OR INDUSTRIAL USE OR ZONING DISTRICT ADJUTS A RESIDENTIAL USE OR ZONING DISTRICT, THERE SHALL BE A ONE-HUNDRED-FOOT DISTANCE BETWEEN THE RESIDENTIAL USE OR ZONING DISTRICT AND ANY APPROVED PART OF THE NONRESIDENTIAL DEVELOPMENT.

PARKING REQUIREMENTS

PARKING SPACES (10 FT X 20 FT):
FAST FOOD W/DRAW-THRU 1 SP/100 SF (2,560 SF) = 26 SPACES
DRIVE-THRU 12 CAR STACKINGS = 12 STACKINGS

TOTAL PROVIDED = 26 SPACES & 12 STACKINGS

- A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE TOWN; THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EXISTING RIGHTS AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH WOULD BE RESEARCHED IN A TITLE EXAMINATION OF SUBJECT PARCELS; WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFM/INC INC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONSULT 800-SAP-8111.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFM/INC INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 234 LOT 44
CONCEPTUAL SITE PLAN 'A'
2 DRACUT ROAD
HUDSON, NH
OWNED BY
PETES GUN AND TACKLE SHOP, DBA
PREPARED FOR
COLLIERS

SCALE: 1"=30' MARCH 02, 2023

TFM	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmgroup.com
	Scientists	

1	B/D	10	MSK	18	2	DRACUT RD	
1		04		04P4L4		BUS. DEVEL.	CONCEPT A



Concept Plan B
Proposed Coffee Shop | 1,795± SF

REFERENCE PLANS
1. GS

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PARKING REQUIREMENTS

PARKING SPACES (10 FT X 20 FT):
FAST FOOD W/DRAW-THRU 1 SP/100 SF (1,795 SF) = 18 SPACES
DRIVE-THRU 12 CAR STACKINGS = 12 STACKINGS

TOTAL PROVIDED = 18 SPACES & 12 STACKINGS

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