



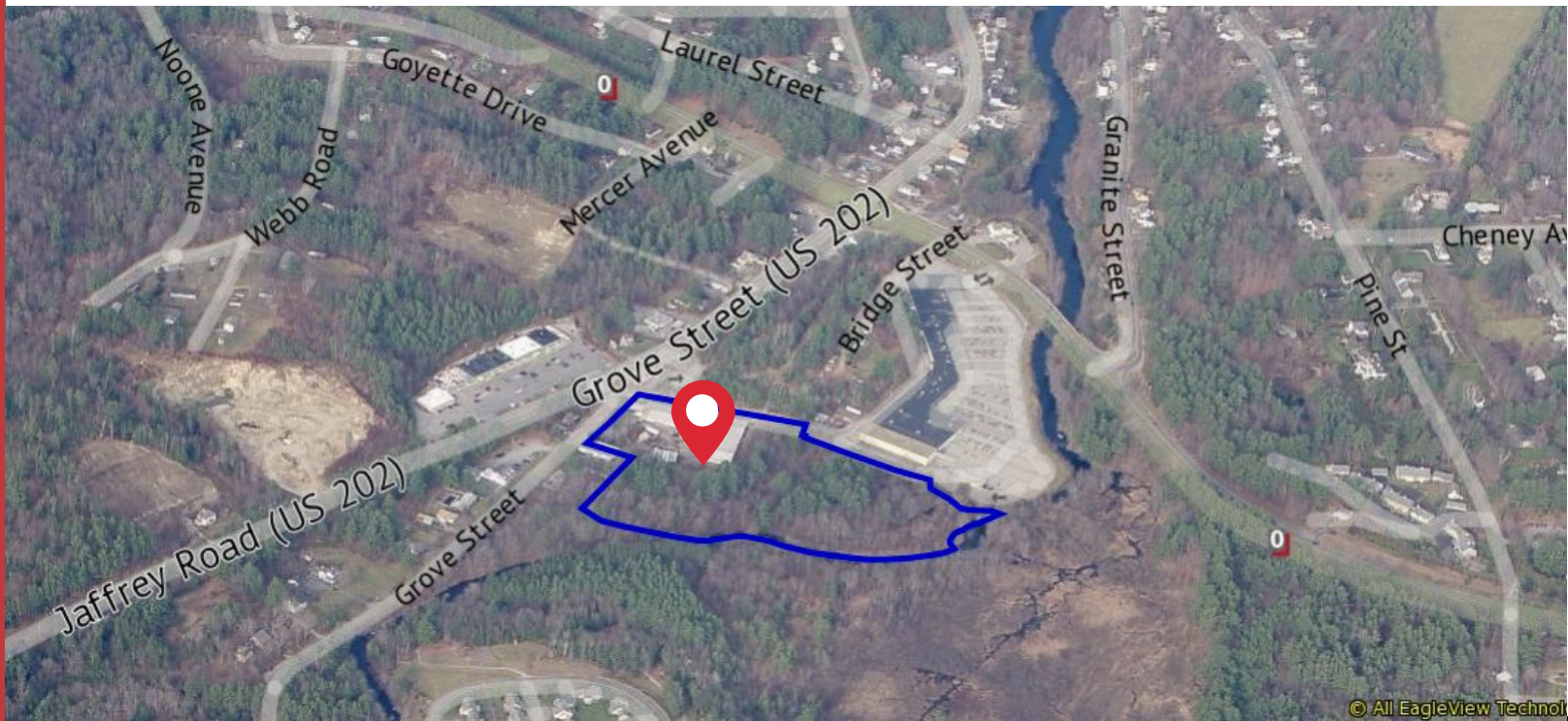
**RESIDENTIAL
OR OFFICE
DEVELOPMENT
OPPORTUNITY**

FOR SALE OR FOR LEASE

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

29,406+/- SF Available

PROPERTY INFORMATION



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29,406+/- SF AVAILABLE FOR LEASE

130 GROVE ST, PETERBOROUGH, NH 03458

LEASE PRICE: **\$6.50 psf NNN**

SALE PRICE: **\$1,250,000**

DESCRIPTION:

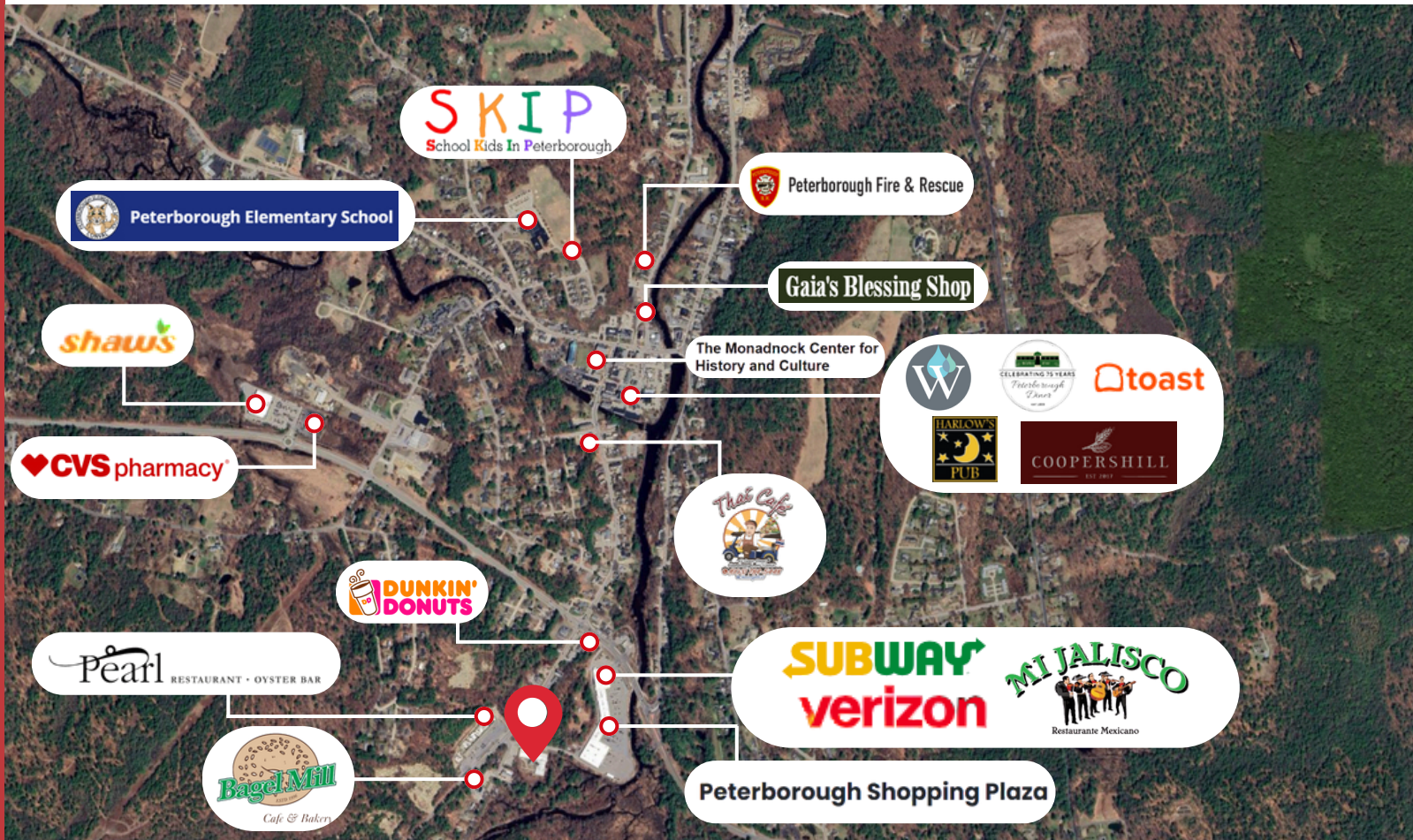
A 29,406 +/- SF Office Industrial Property set on 10.8+/- acres alongside a brook.

Space has capability of future development for housing or condominiums, Also, possible for Retail Mall or Big Box Retailer. A must see.

PROPERTY FEATURES:

- 10.8+/- Acres
- Performance Zone
- Various Allowable Uses
- Ample Parking
- Route 101 to Peterborough, to Rt 202

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

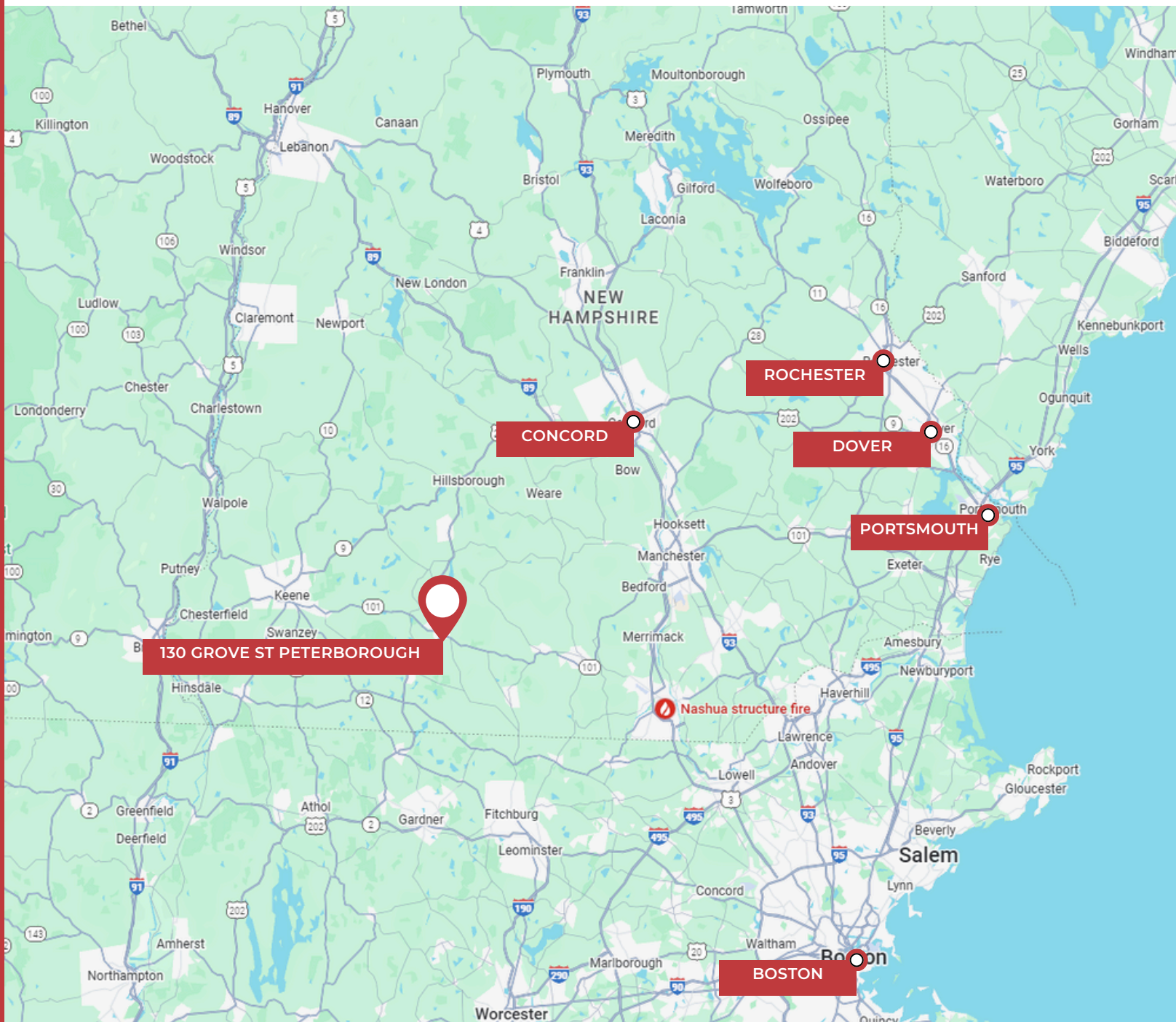
PER CAPITA INCOME



\$532,773

MEDIAN NET WORTH

MAP LOCATOR

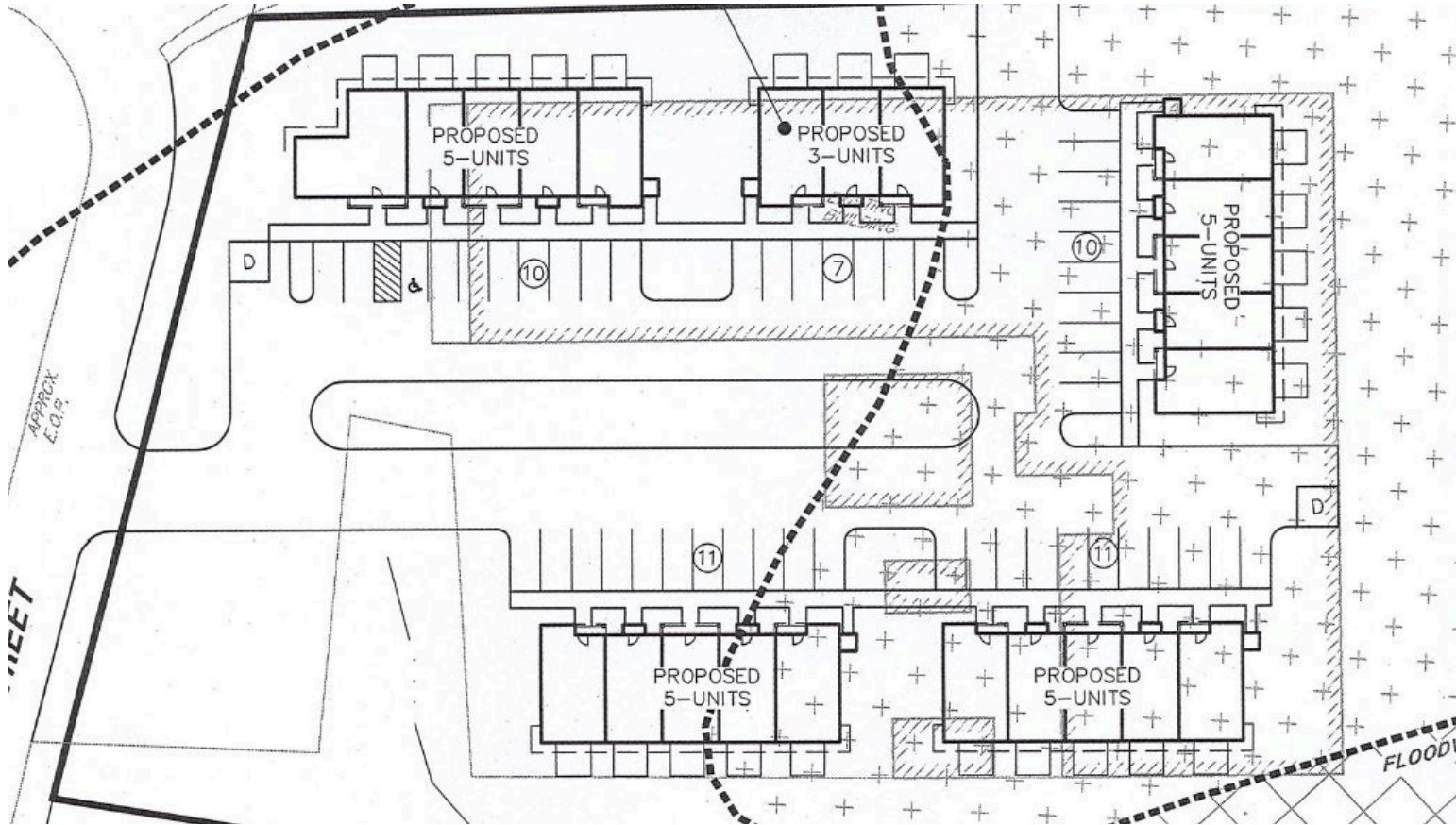


DRIVE TIMES TO:

Boston, MA	2 hr 17 mins
Concord, NH	1 hr 12 mins
Rochester, NH	2 hr 20 mins

Dover, NH	2 hr 19 mins
Portsmouth, NH	2 hr 18 mins

PROPOSED SITE PLANS



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:

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