

AVAILABLE

Highly Visible Development Site

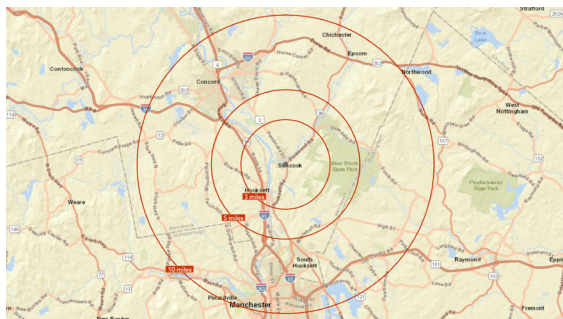
US-3 and NH-28 | Allentown, NH



Overview

AVAILABLE 2,100 - 7,840 SF

RATE Contact Broker



Description

- Located at the intersection of US-3/Allenstown Road and NH Route 28 in Allentown, NH
- Opportunity to fill area retail needs within a new retail development
- The site will include Dunkin and up to 10,000± SF of additional retail space
- Access to lighted intersection
- Build-to-suit or ground lease
- Nearest major retail markets are Hooksett & Concord

Demographics

	3 MILES	5 MILES	10 MILES
Population	12,299	23,285	164,456
Average HH Income	\$110,104	\$123,283	\$116,275
Daytime Population	8,750	18,432	175,032

Year: 2025 | Source: Esri

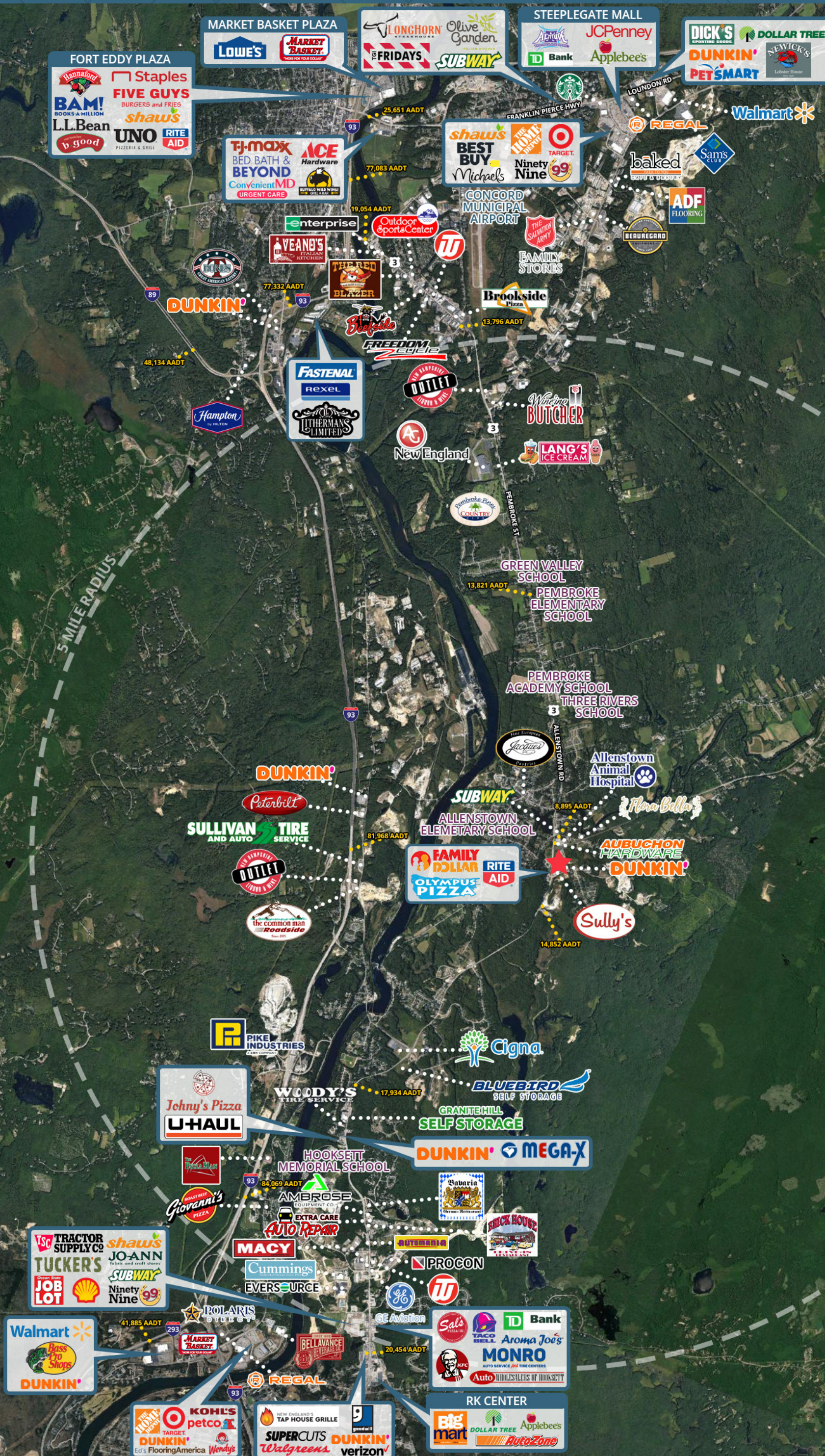
Contact

BRYAN WRIGHT617.245.0671 | bryan.wright@srsre.com

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

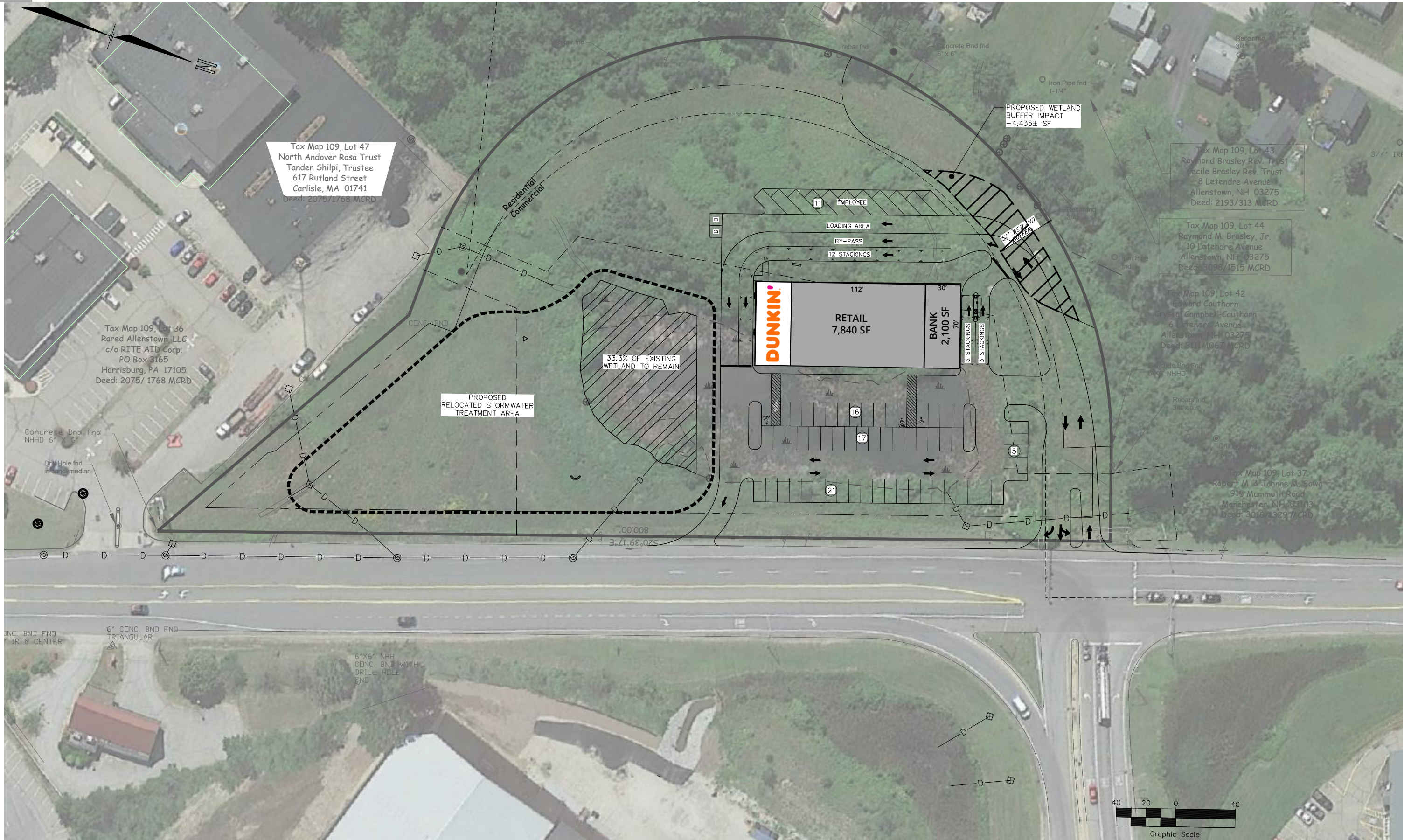
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Development Opportunity

US-3 and NH-28 | Allentown, NH



Executive Summary

US-3 and NH-28 | Allenstown, NH



	3 miles	5 miles	10 miles
Population			
2010 Population	11,273	20,873	156,034
2020 Population	12,040	22,811	164,741
2025 Population	12,299	23,285	164,456
2030 Population	12,852	24,237	168,135
2010-2020 Annual Rate	0.66%	0.89%	0.54%
2020-2025 Annual Rate	0.41%	0.39%	-0.03%
2025-2030 Annual Rate	0.88%	0.80%	0.44%
2020 Male Population	49.3%	48.8%	49.7%
2020 Female Population	50.7%	51.2%	50.3%
2020 Median Age	41.5	42.9	39.9
2025 Male Population	49.8%	49.3%	50.1%
2025 Female Population	50.2%	50.7%	49.9%
2025 Median Age	42.5	43.5	40.8

In the identified area, the current year population is 164,456. In 2020, the Census count in the area was 164,741. The rate of change since 2020 was -0.03% annually. The five-year projection for the population in the area is 168,135 representing a change of 0.44% annually from 2025 to 2030. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	90.7%	90.1%	81.8%
2025 Black Alone	1.0%	1.0%	4.3%
2025 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2025 Asian Alone	1.1%	2.2%	3.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	0.9%	1.0%	3.4%
2025 Two or More Races	6.0%	5.6%	6.8%
2025 Hispanic Origin (Any Race)	2.9%	3.0%	7.8%

Persons of Hispanic origin represent 7.8% 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 42.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	90	113	98
2010 Households	4,509	8,086	63,484
2020 Households	4,959	9,139	67,710
2025 Households	5,248	9,690	70,197
2030 Households	5,608	10,317	73,343
2010-2020 Annual Rate	0.96%	1.23%	0.65%
2020-2025 Annual Rate	1.08%	1.12%	0.69%
2025-2030 Annual Rate	1.34%	1.26%	0.88%
2025 Average Household Size	2.32	2.39	2.25

The household count in this area has changed from 67,710 in 2020 to 70,197 in the current year, a change of 0.69% annually. The five-year projection of households is 73,343, a change of 0.88% annually from the current year total. Average household size is currently 2.25, compared to 2.33 in the year 2020. The number of families in the current year is 40,865 in the specified area.