

60

PULPIT ROCK ROAD

PELHAM, NH



FOR SALE | LEASE

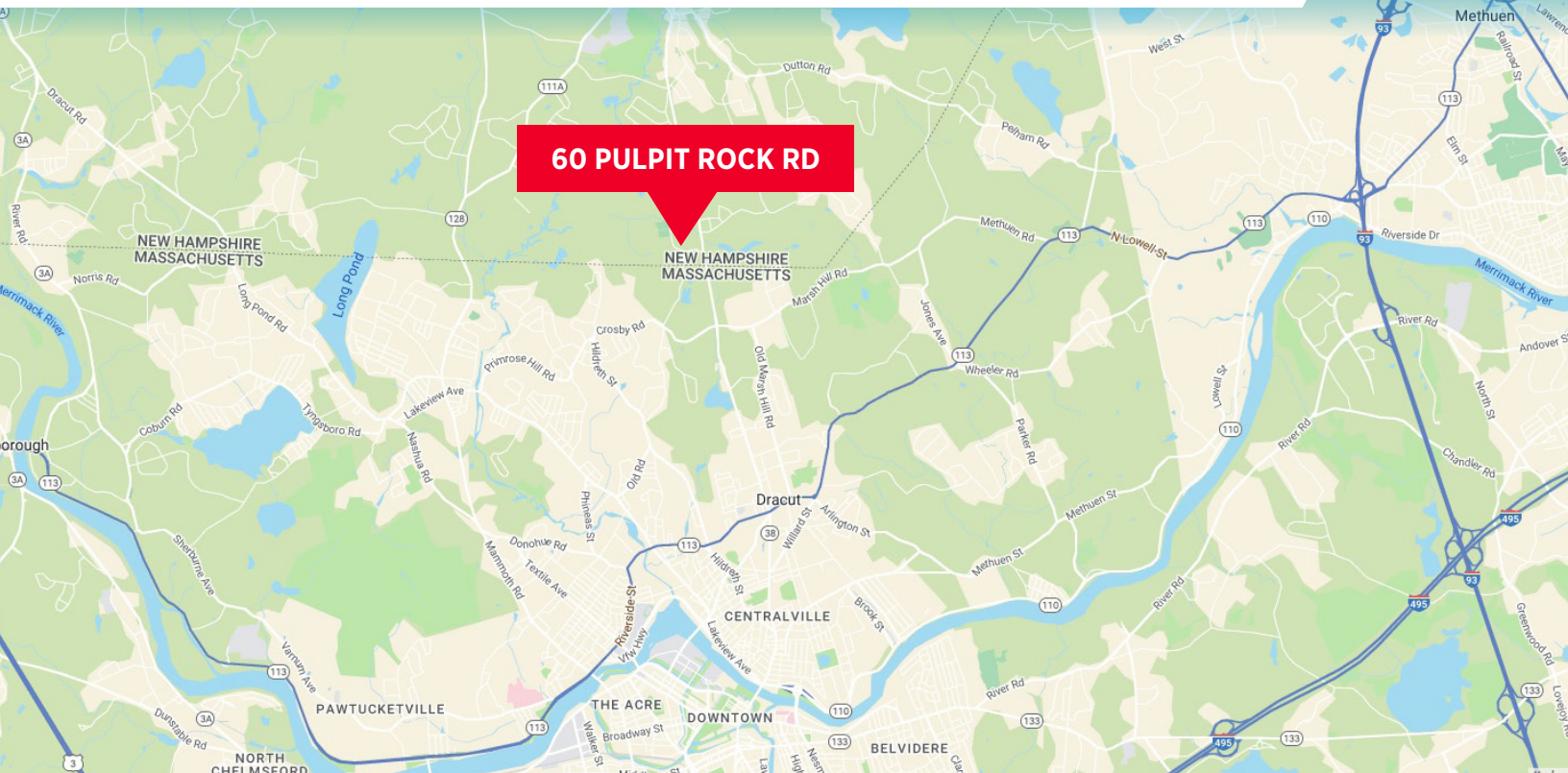
80,000 SF ON 25 ACRES

45,000 SF OF 22' CLEAR AVAILABLE NOW



60 PULPIT ROCK RD

ACCESS & DEMOGRAPHICS



ACCESSIBILITY

38

0.2 MILE
1 MINUTE

113

2.3 MILES
6 MINUTES

INTERSTATE 93

6 MILES
12 MINUTES

3

8 MILES | 17 MINUTES
FROM ROUTE 3 VIA ROUTE 113

3

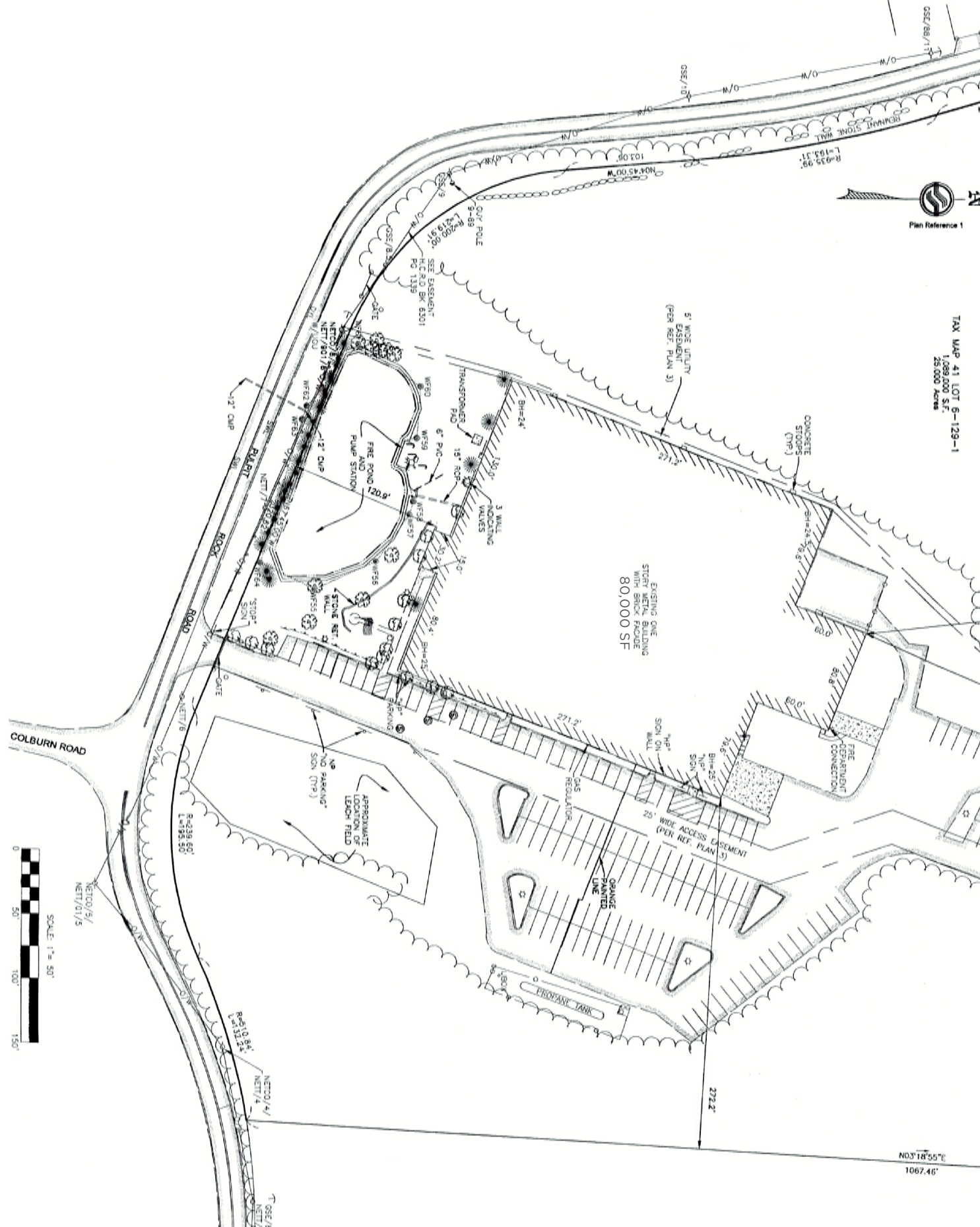
9 MILES | 16 MINUTES
FROM I-495/I-93 INTERCHANGE

DEMOGRAPHICS

	POPULATION	AVG HOUSEHOLD INCOME	MEDIAN AGE
5 miles	161,358	\$110,659	37.4
10 miles	589,542	\$123,243	39.4
15 miles	967,271	\$136,850	40.7
20 miles	1,439,223	\$151,474	42.1

60 PULPIT ROCK RD

SITE PLAN



Plan Reference 1

TAX MAP 41 LOT 6-129-1
 1,089,000 S.F.
 25,000 Acres



NET/0/5/
 NET/0/1/5

N03°18'55"E
 1067.46'



60 PULPIT ROCK RD

ACCESS & AMENITIES



60 PULPIT ROCK RD

CARDINAL ROAD

ROUTE 38 / BRIDGE STREET

AMENITIES WITHIN 2.5 MILES



RESTAURANTS
16



RETAIL
16



FITNESS
3



SERVICES
37



RECREATION
5



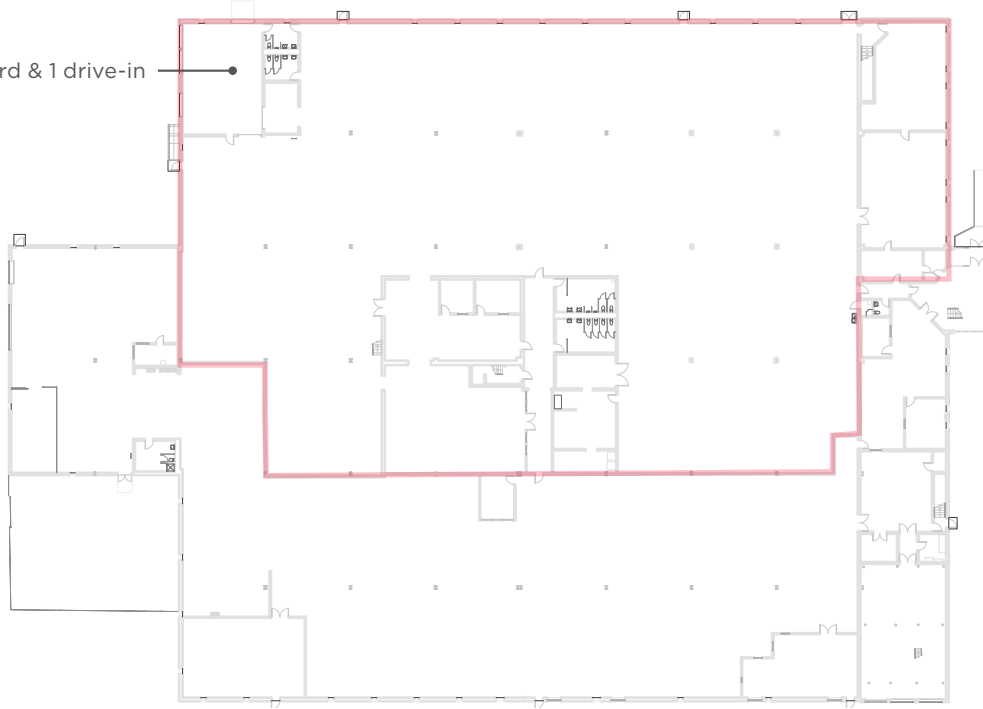
COFFEE | FASTFOOD
9

FLOOR PLAN

FIRST FLOOR

±42,000 SF

Loading - 3 tailboard & 1 drive-in



SECOND FLOOR

±3,025 SF





PROPERTY HIGHLIGHTS

- Investor/Occupier Opportunity
- 45,000 SF of 22' clear available now
- 25-acre site provides expansion potential
- 2,196 feet of frontage on Pulpit Rock Road
- Attracts from dual labor market
- Located on the tax-free side of the NH/MA border



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