

LAND FOR SALE



686 Maplewood Avenue, Portsmouth, NH 03801



PROPERTY DESCRIPTION

This is a rare development opportunity in Portsmouth, NH - 1.44 acres of land with town Water, Sewer and Gas, a great potential for 4 to 6 Condex units. The parcel is just off Maplewood Avenue, a short walk to downtown Portsmouth and a short drive to shopping areas in Newington. Some engineering is available from the seller, providing a leg up for producing development plans.

PROPERTY HIGHLIGHTS

- Rare 1.44 acres Development land in Portsmouth
- Access to town Water, Sewer and Gas
- Close to shopping area and downtown Portsmouth
- Engineering potentially available

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	1.44 Acres
Zoning	SRB

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,743	12,186	17,697
Total Population	7,287	25,140	38,216
Average HH Income	\$71,269	\$77,826	\$81,016

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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NH #004637

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com

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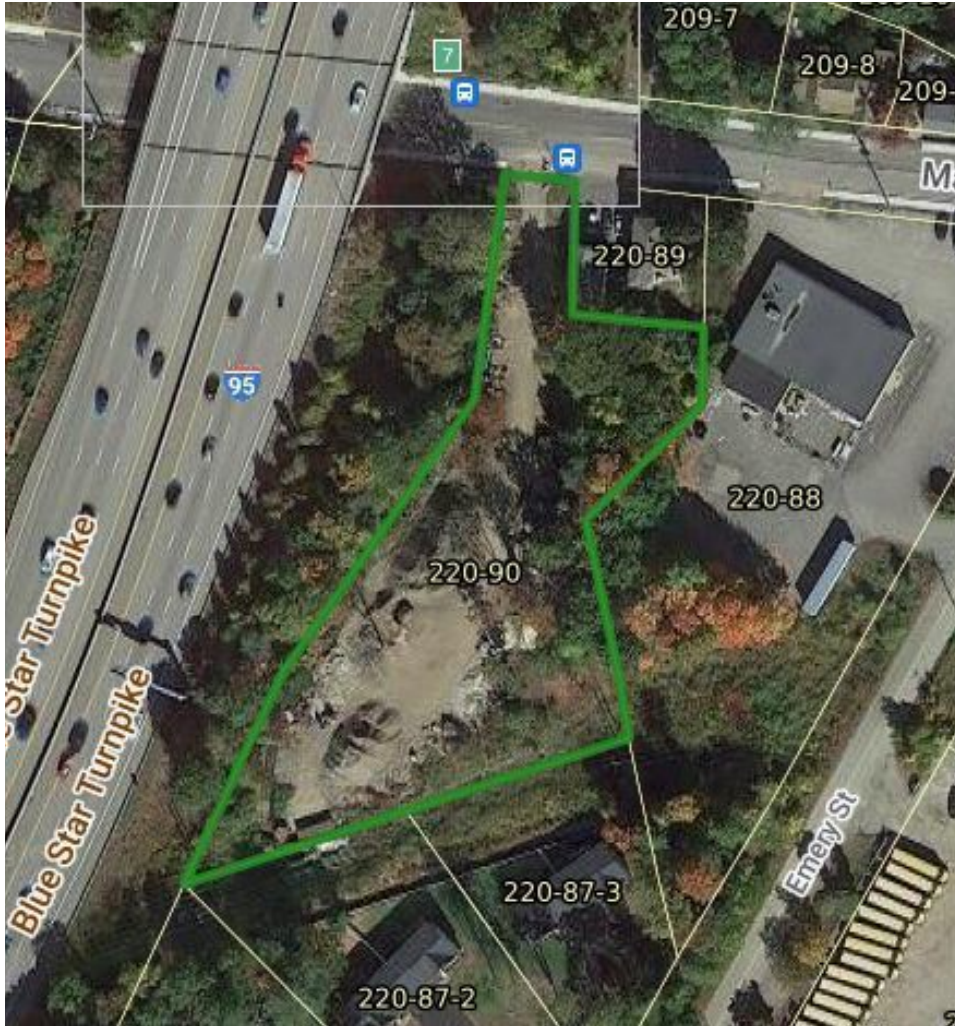
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LOCATION DESCRIPTION

This parcel is located on Maplewood Avenue, connecting Portsmouth to Newington, and all of the shopping areas on Woodbury Ave. Situated less than 0.6 miles away from the heart of downtown Portsmouth, this location can't be beat. This property is in a portion of the city that is being improved with a number of new homes and renovations. While in an urban area, it provides easy access to I-95 and the lakes and mountains on Route 16. This is a great location in historic Portsmouth NH - New England's premier destination for those seeking the quintessential New Hampshire lifestyle and access to the Seacoast.

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Sale Price **\$950,000**

LOCATION INFORMATION

Street Address 686 Maplewood Avenue
City, State, Zip Portsmouth, NH 03801
County Rockingham
Signal Intersection No
Road Type Paved
Nearest Highway I-95
Nearest Airport Portsmouth International Airport at Pease

BUILDING INFORMATION

Number of Lots 1
Best Use Residential Development

PROPERTY INFORMATION

Property Type Land
Property Subtype Residential
Zoning SRB
Lot Size 1.44 Acres
Lot Frontage 47.31 ft
Corner Property No
Waterfront No
Power Yes

UTILITIES & AMENITIES

Gas / Propane Yes
Water Yes
Sewer Yes

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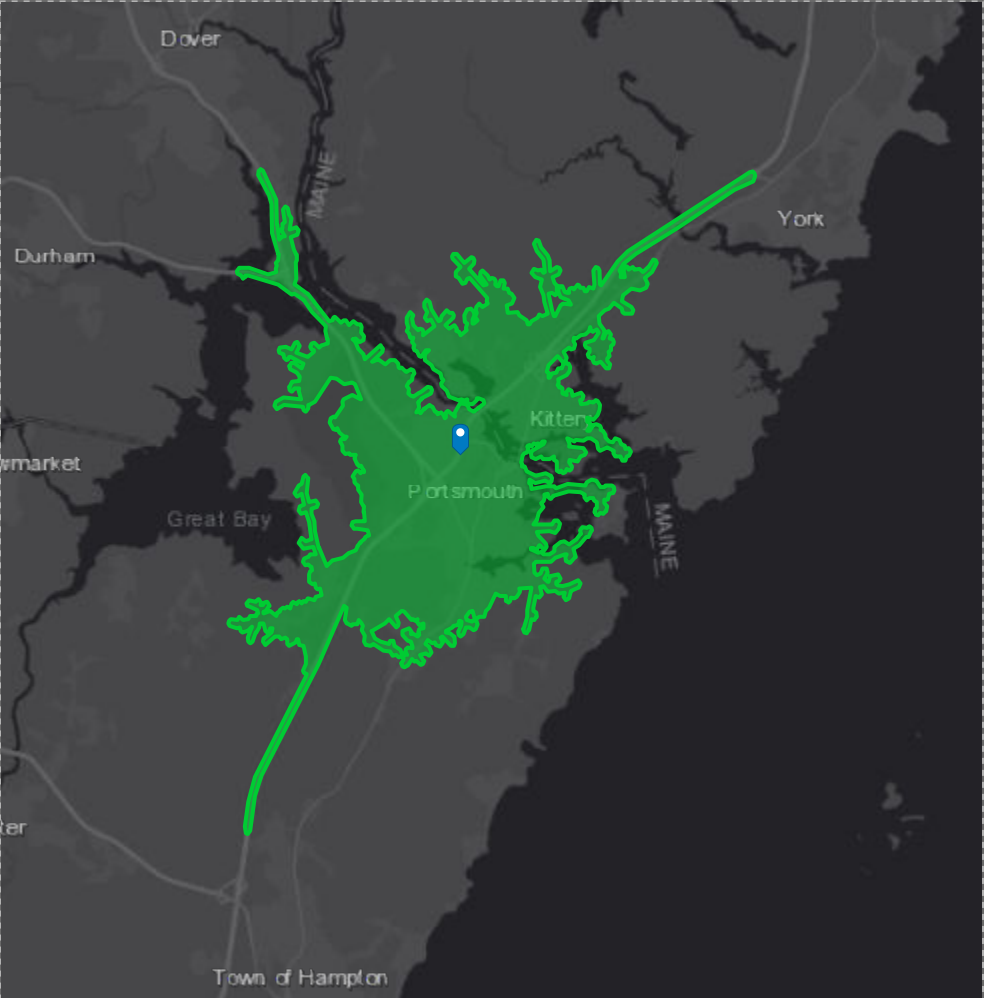
DEMOGRAPHIC SUMMARY

686 Maplewood Ave, Portsmouth, New Hampshire, 03801



Drive time of 10 minutes

INCOME



KEY FACTS

29,190

Population



13,684

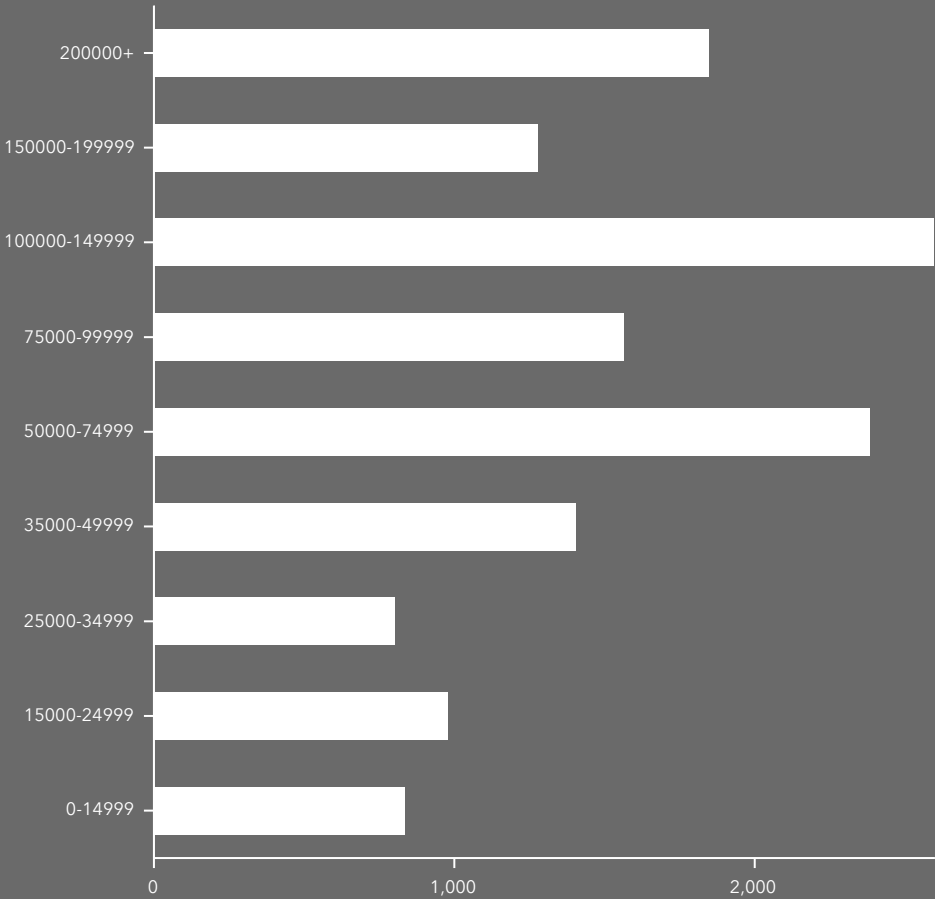
Households

43.2

Median Age

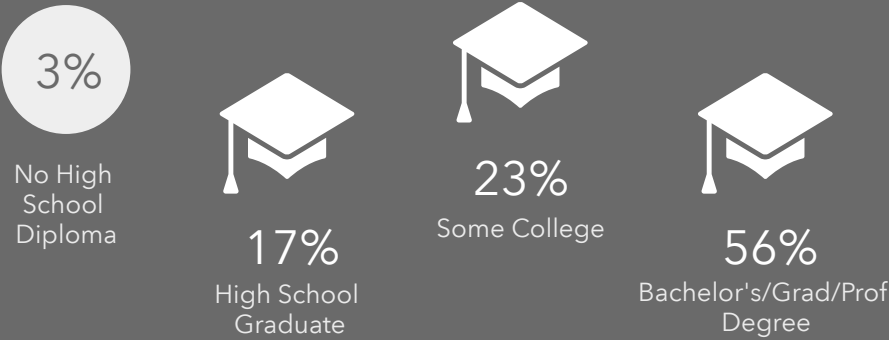
\$64,458

Median Disposable Income

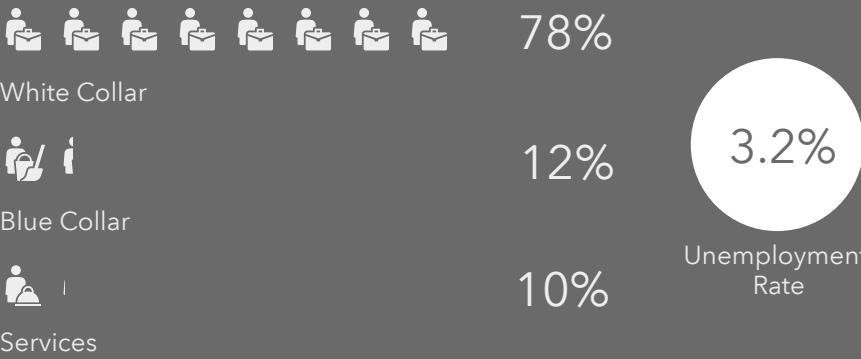


HOUSEHOLD INCOME

EDUCATION



EMPLOYMENT



DEMOGRAPHIC SUMMARY

686 Maplewood Ave, Portsmouth, New Hampshire, 03801



Drive time of 20 minutes

KEY FACTS

133,070

Population



55,504

Households

42.2

Median Age

\$65,552

Median Disposable Income

EDUCATION

3%

No High School Diploma



19%

High School Graduate



25%

Some College



53%

Bachelor's/Grad/Prof Degree

INCOME



\$82,895

Median Household Income



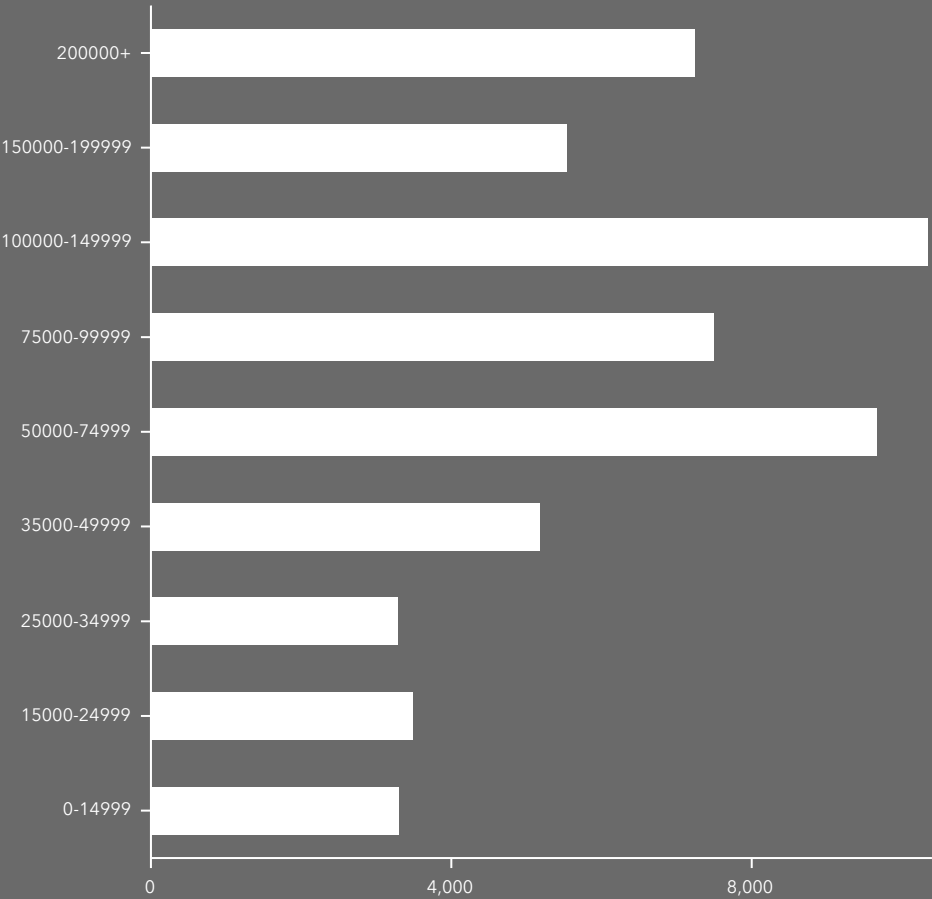
\$47,466

Per Capita Income

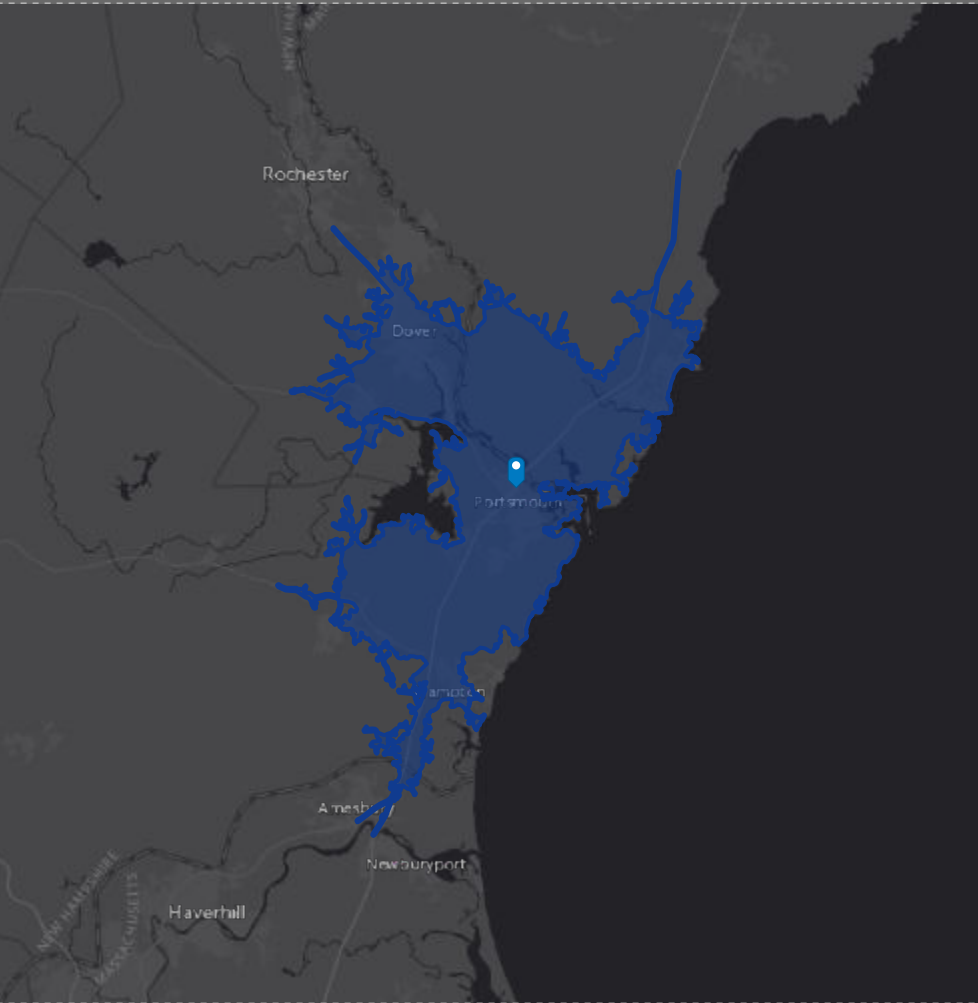


\$218,036

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



75%

White Collar



15%

Blue Collar



11%

Services

3.7%

Unemployment Rate

KEY FACTS

29,190

Population

43.2

Median Age



2.1

Average Household Size

13,684

2019 Total Households

INCOME



\$80,784

Median Household Income



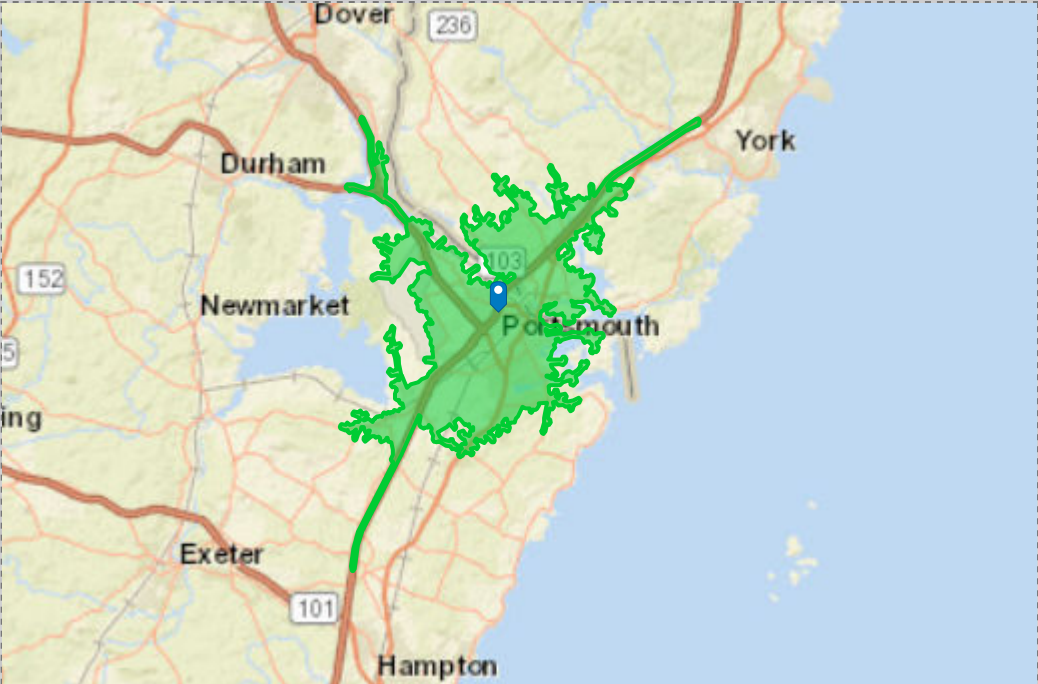
\$53,394

Per Capita Income



\$159,827

Median Net Worth



HOUSING STATS



\$450,305

Median Home Value



\$12,147

Average Spent on Mortgage & Basics



\$1,179

Median Contract Rent

BUSINESS



3,763

Total Businesses



15,682

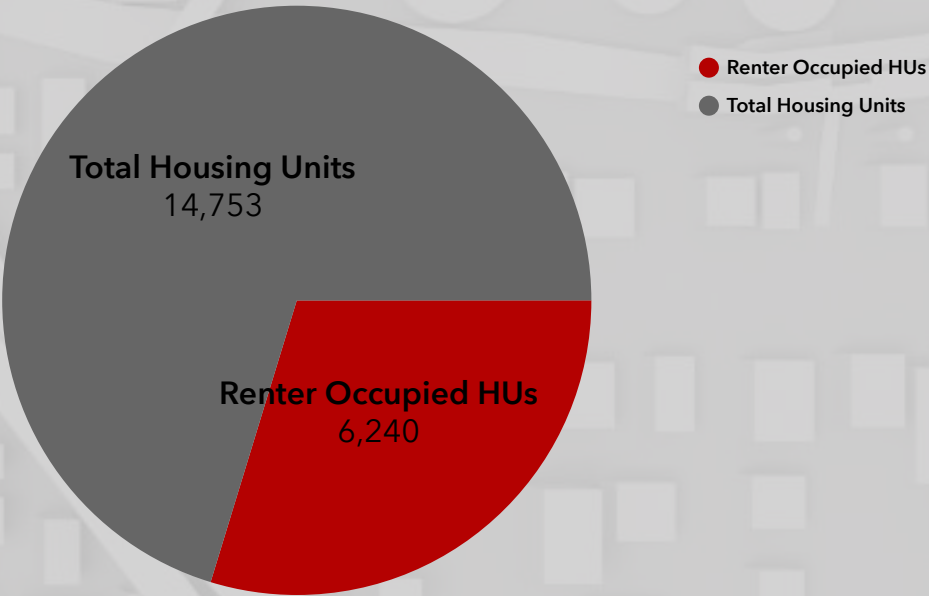
Employed Civilian Population Age 16+



31,718

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



Tapestry Segments



8B

Emerald City
3,778 households

27.6%
of Households



3B

Metro Renters
1,829 households

13.4%
of Households



5B

In Style
1,232 households

9.0%
of Households



Race and Ethnicity

The largest group: White Alone (89.43)

The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Diff		
White Alone	89.43	-4.12		
Black Alone	3.44	+2.32		
American Indian/Alaska Native Alone	0.24	+0.04		
Asian Alone	2.88	+0.55		
Pacific Islander Alone	0.04	0		
Other Race	1.26	+0.31		
Two or More Races	2.70	+0.89		
Hispanic Origin (Any Race)	4.83	+1.15		

Bars show deviation from Rockingham County

POPULATION



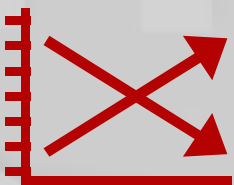
29,190

2018 Total Population (Esri)



30,236

2023 Total Population (Esri)



0.71%

2018-2023 Population: Annual Growth Rate (Esri)

KEY FACTS

133,070

Population

42.2

Median Age



2.2

Average Household Size

55,504

2019 Total Households

INCOME



\$82,895

Median Household Income



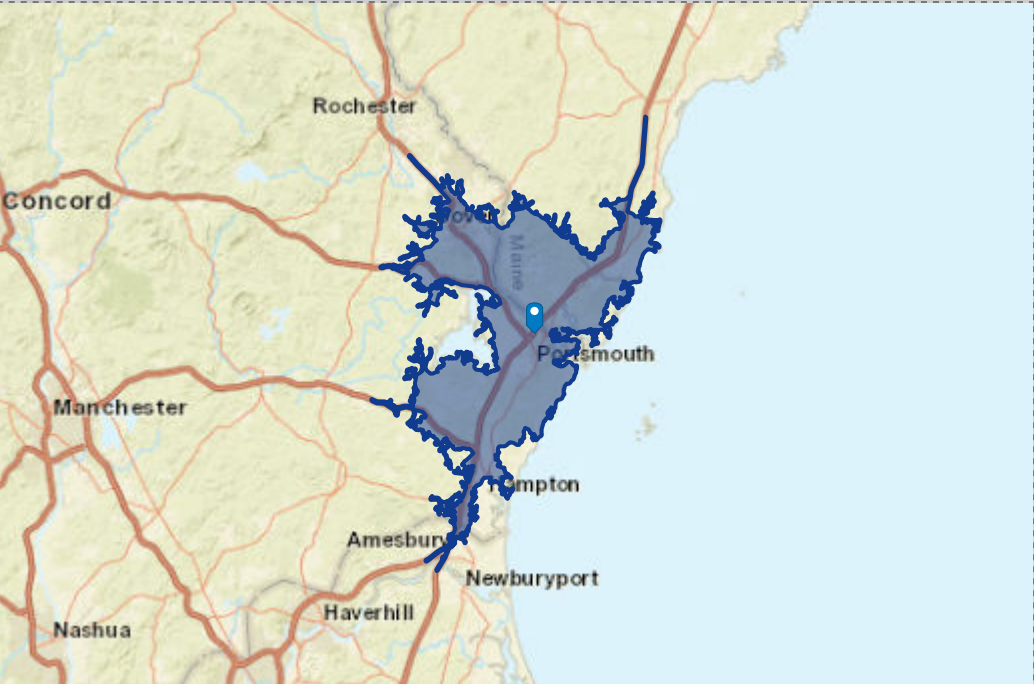
\$47,466

Per Capita Income



\$218,036

Median Net Worth



HOUSING STATS



\$427,014

Median Home Value



\$12,956

Average Spent on Mortgage & Basics



\$1,107

Median Contract Rent

BUSINESS



9,359

Total Businesses



73,280

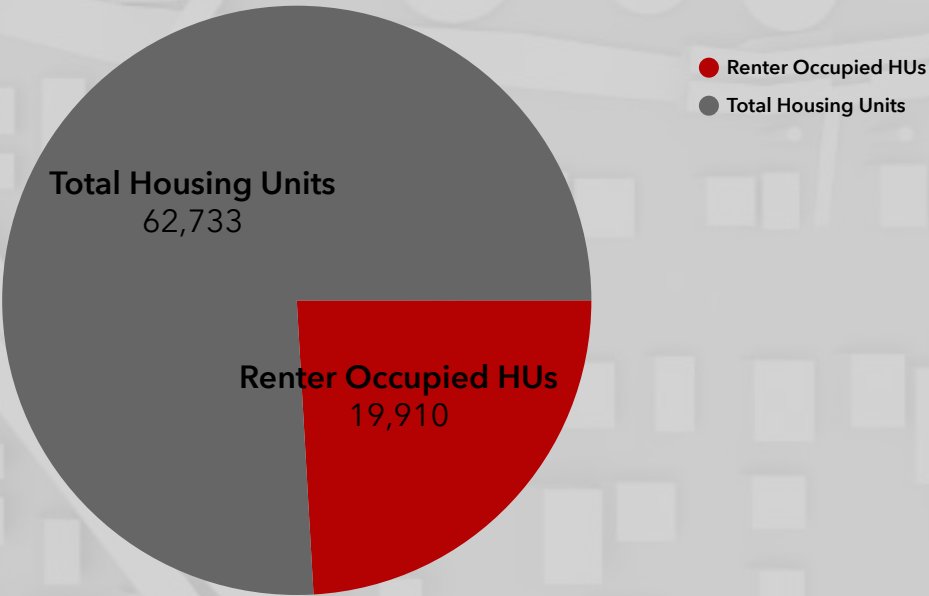
Employed Civilian Population Age 16+



93,864

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



Tapestry Segments



8B

Emerald City
8,030 households

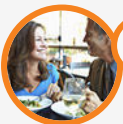
14.5%
of Households



5B

In Style
7,054 households

12.7%
of Households



1D

Savvy Suburbanites
6,207 households

11.2%
of Households



Race and Ethnicity

The largest group: White Alone (91.39)

The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Diff		
White Alone	91.39	-2.16		
Black Alone	1.72	+0.60		
American Indian/Alaska Native Alone	0.18	-0.02		
Asian Alone	3.77	+1.44		
Pacific Islander Alone	0.04	0		
Other Race	0.78	-0.17		
Two or More Races	2.12	+0.31		
Hispanic Origin (Any Race)	3.28	-0.40		

Bars show deviation from Rockingham County

POPULATION



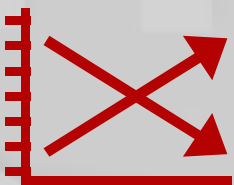
133,070

2018 Total Population (Esri)



138,063

2023 Total Population (Esri)



0.74%

2018-2023 Population: Annual Growth Rate (Esri)