

LAND FOR SALE

DEVELOPMENT SITE PRE-APPROVED FOR 4,500 SQFT BUILDING FOOTPRINT

472 "B" High Street & Tri-City Road, Somersworth, NH 03878



PROPERTY DESCRIPTION

Developable flat site, unit "B" is part of a condo association. With good soils, this property is approved for development and construction of a building with a 4,500 SF footprint. Consisting of 3 total commercial units, the main retail unit is proposed for 3,500+/- SF and an additional 2 retail/commercial units of 500+/- SF each.

This exceptional location and visibility is in one of the fastest growing retail regions. It's a great opportunity with exceptional visibility by over 24,400 vehicles per day and heavily surrounded by big box and national retail tenants. Additional info and plans available.

PROPERTY HIGHLIGHTS

- Location serves both Dover and Somersworth
- Surrounded by big box and national retail tenants
- Frontage on busy intersection with tremendous retail traffic

OFFERING SUMMARY

Sale Price:	\$445,000
Lot Size:	0.783 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,514	7,264	14,510
Total Population	3,317	15,728	31,298
Average HH Income	\$88,880	\$85,912	\$82,474

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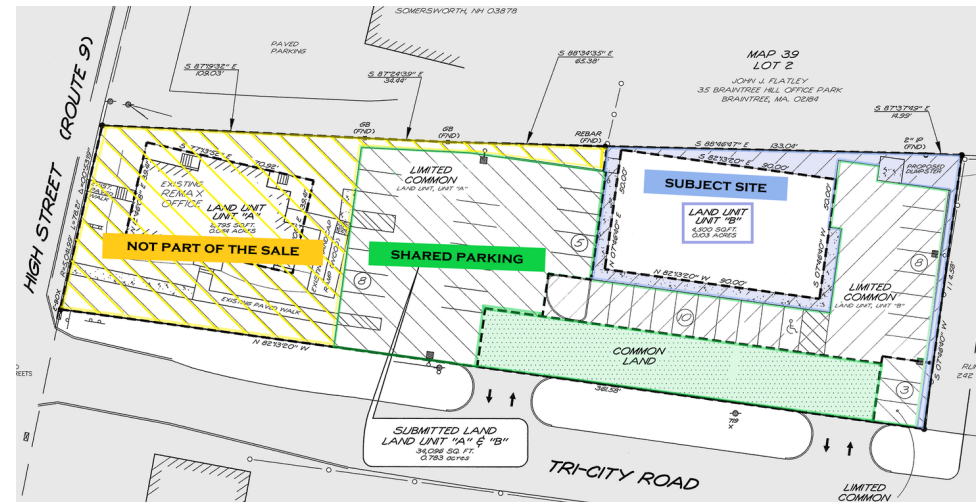
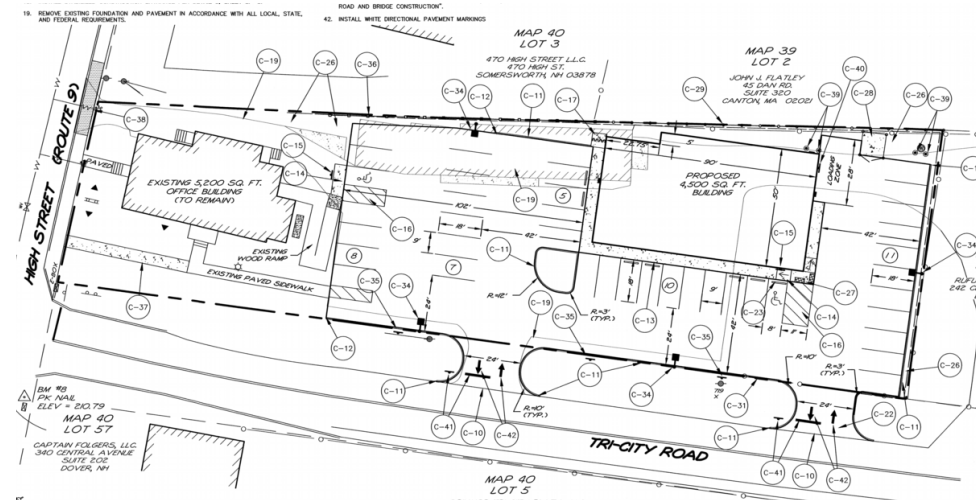
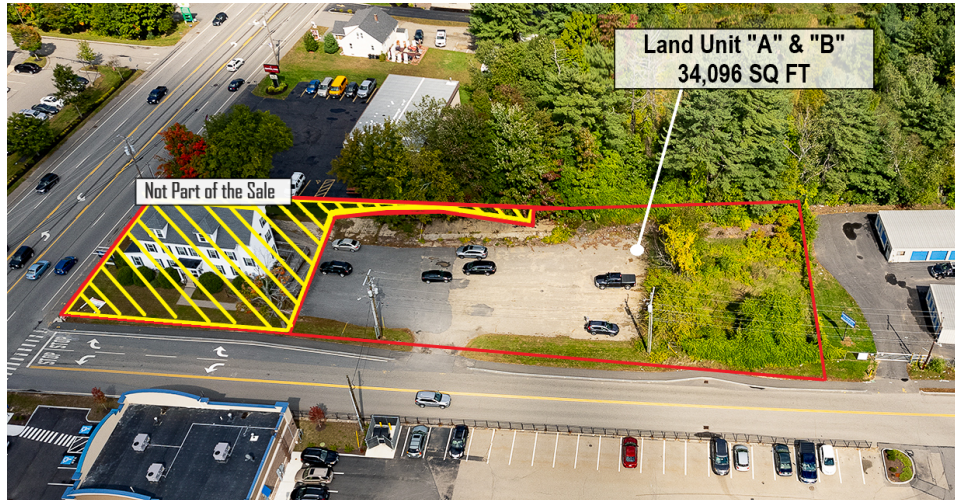
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LOCATION DESCRIPTION

Immediately off the Spaulding Turnpike, this busy intersection has tremendous retail traffic with many big box and national retail tenants. This location serves both Dover, which is the fastest growing city in New Hampshire, and Somersworth, a small city which also serves many Maine border towns.

Somersworth is located in the center of New Hampshire's fastest growing region. The city offers a strategic location for new businesses that is affordable, has all the amenities of a big city with the feel of small town charm, and offers an attractive quality of life.

Somersworth is ideally situated in New Hampshire's Seacoast with easy Interstate access to Portland, Maine (50 min) Boston, Massachusetts (1h 15 min), only 25 minutes from Portsmouth NH, and all key locations in-between! As well as a convenient 8 minute drive from Skyhaven Airport.

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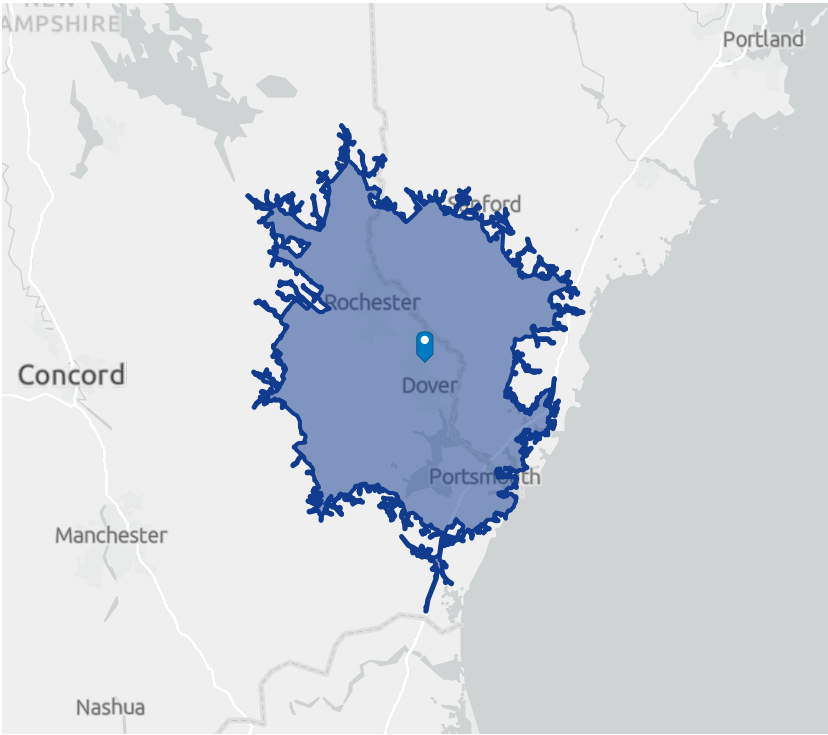
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Population Trends

472 High St, Somersworth, New Hampshire, 03878 (30 minutes)
472 High St, Somersworth, New Hampshire, 03878
Drive time of 30 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 43.22862
Longitude: -70.88280

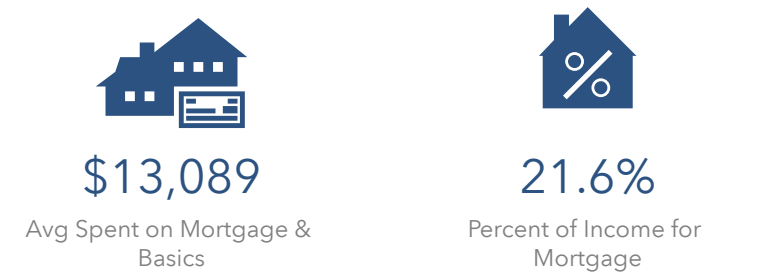


POPULATION TRENDS AND KEY INDICATORS

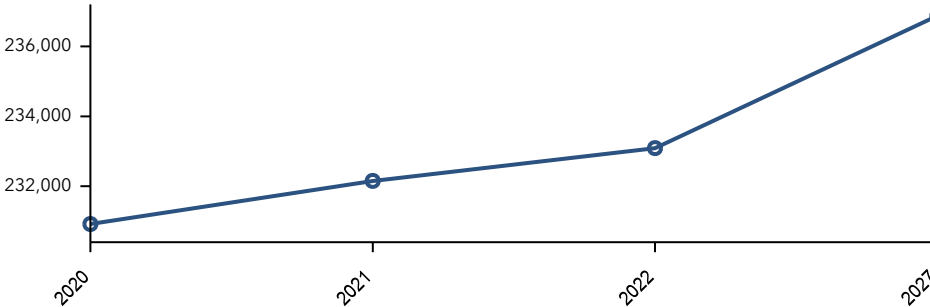
472 High St, Somersworth, New Hampshire, 03878
Drive time of 30 minutes

233,091	95,140	2.35	41.3	\$83,452	\$341,439	110	95	25
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

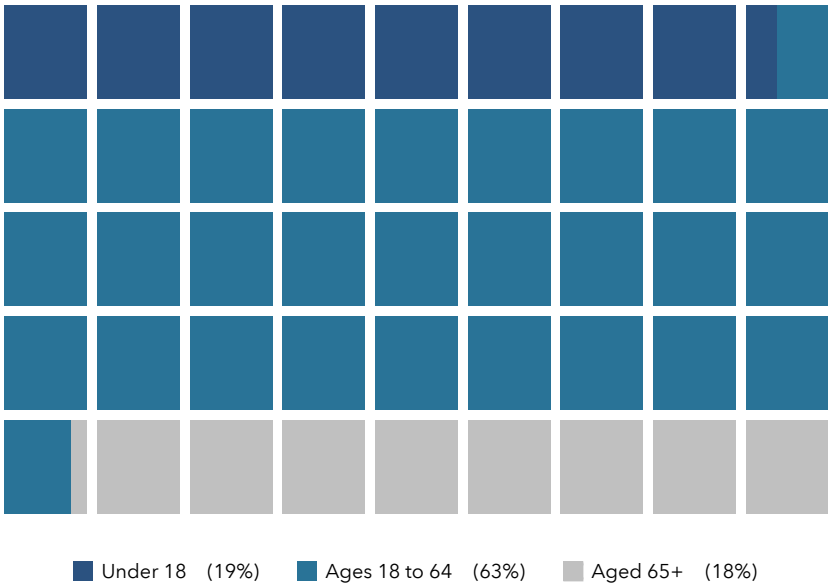
MORTGAGE INDICATORS



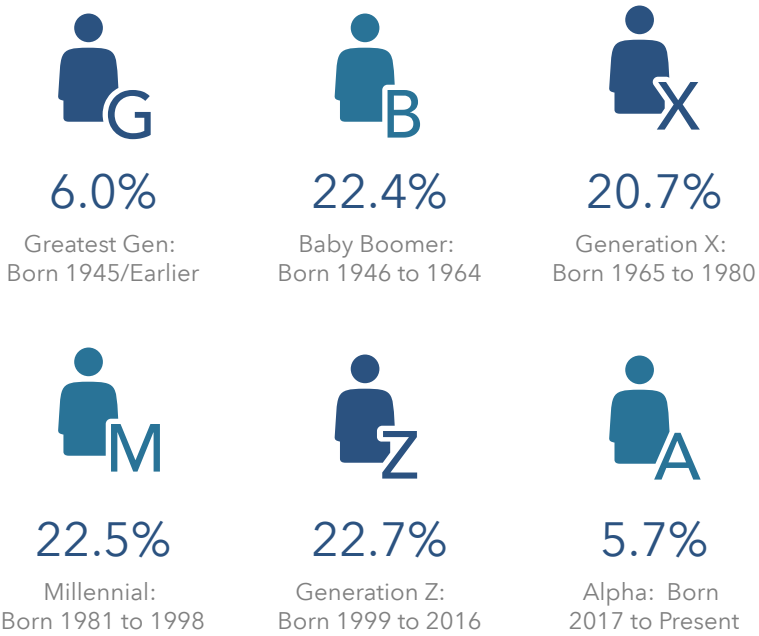
Historical Trends: Population



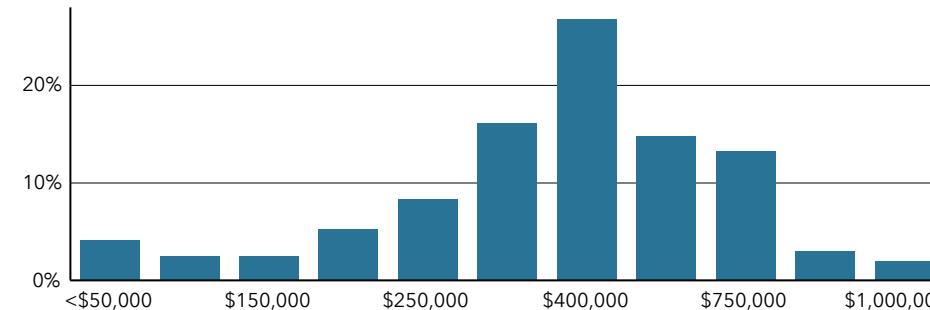
POPULATION BY AGE



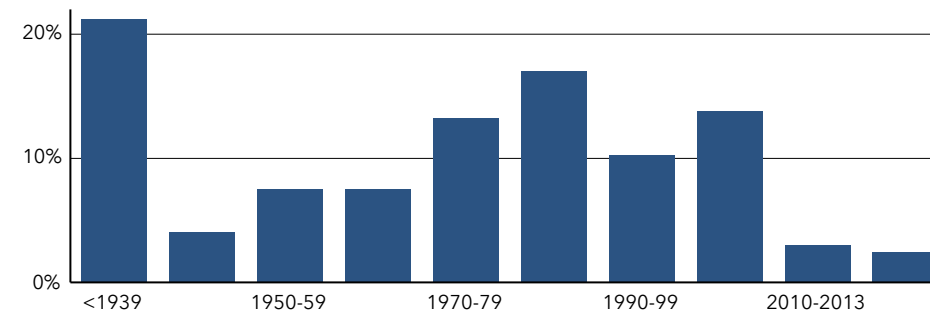
POPULATION BY GENERATION



Home Value



Housing: Year Built



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

KEY FACTS

233,091

Population

41.3

Median Age



2.4

Average Household Size

95,140

2019 Total Households

INCOME



\$83,452

Median Household Income



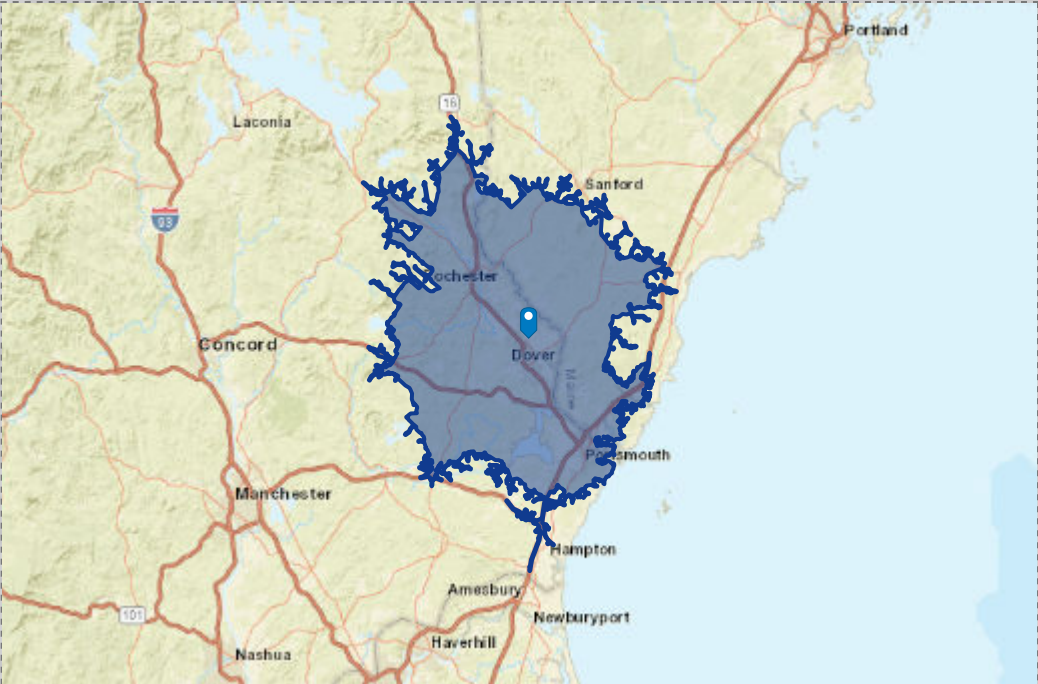
\$46,150

Per Capita Income



\$205,860

Median Net Worth



HOUSING STATS



\$341,439

Median Home Value



MISSING

Average Spent on Mortgage & Basics



\$1,039

Median Contract Rent

BUSINESS



12,114

Total Businesses



129,373

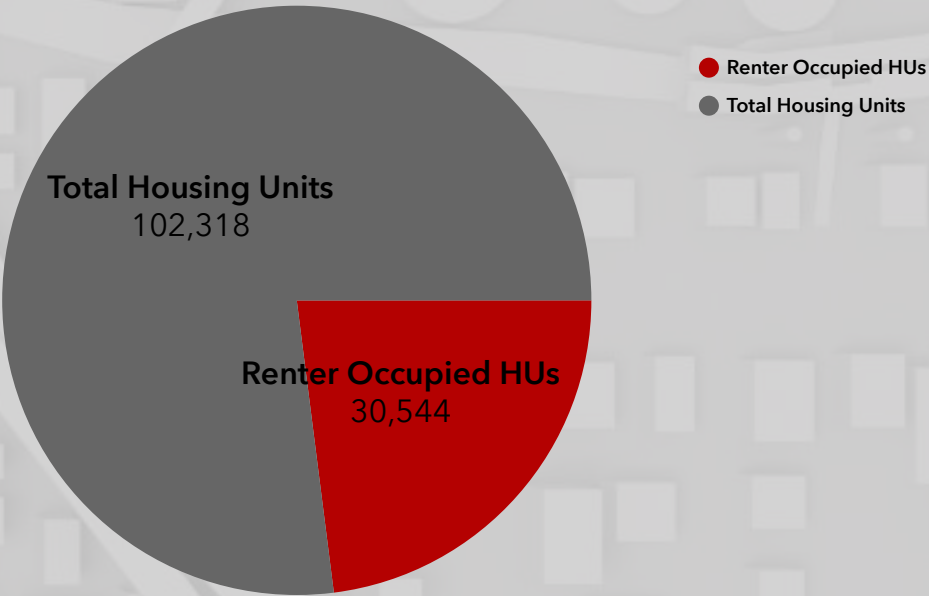
Employed Civilian Population Age 16+



129,655

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



Tapestry Segments



6A

Green Acres
10,523 households

11.1%
of Households



8B

Emerald City
8,222 households

8.6%
of Households



5C

Parks and Rec
8,021 households

8.4%
of Households



Race and Ethnicity

The largest group: White Alone (89.18)

The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Diff		
White Alone	89.18	+1.03		
Black Alone	1.01	-0.16		
American Indian/Alaska Native Alone	0.21	-0.03		
Asian Alone	2.97	-0.54		
Pacific Islander Alone	0.04	0		
Other Race	1.02	-0.07		
Two or More Races	5.57	-0.24		
Hispanic Origin (Any Race)	2.85	-0.20		

Bars show deviation from
Strafford County

POPULATION



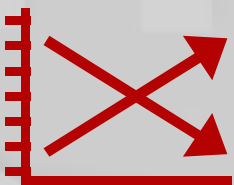
233,091

2018 Total Population (Esri)



236,872

2023 Total Population (Esri)



0.32%

2018-2023 Population: Annual Growth Rate (Esri)