

LAND FOR SALE

67 CONCORD RD.

Lee, NH 03861



PROPERTY DESCRIPTION

This lot is in an excellent location with fantastic visibility and abutting a corner lot on the Lee Traffic circle. This site would be excellent for a small retail pad site or business looking for laydown area and small office area. Previously used as a outdoor plant and Christmas tree sales area, another owner can make the circle even better. Currently three projects are being worked on for development at the circle - this area is growing rapidly. This is an excellent value for land in this location. Municipal water has just been installed in the road in front!

PROPERTY HIGHLIGHTS

- Over 17,000 vehicles pass by this site daily
- Close to 1000 ft of frontage on Route 4
- High Visibility location
- Very active development area around the circle

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	10.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	332	2,987	8,721
Total Population	538	10,781	28,525
Average HH Income	\$80,520	\$86,468	\$104,412

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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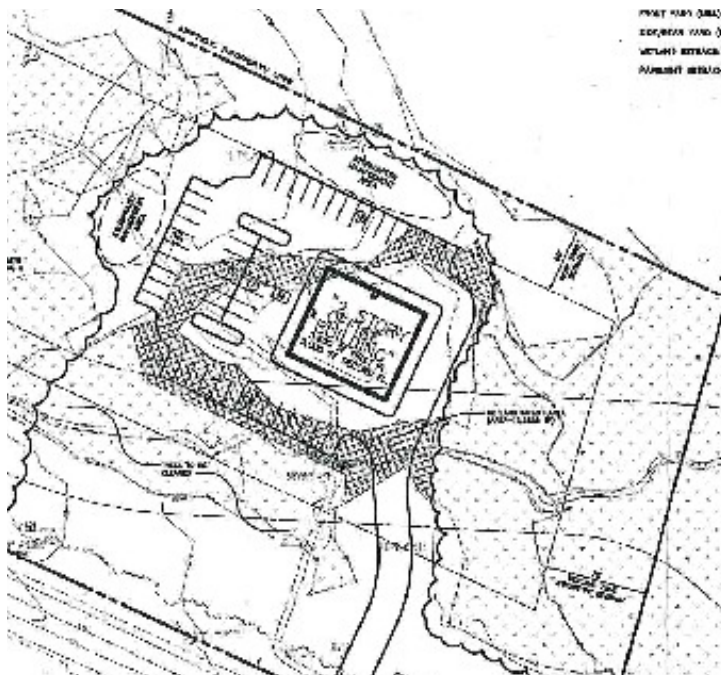
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Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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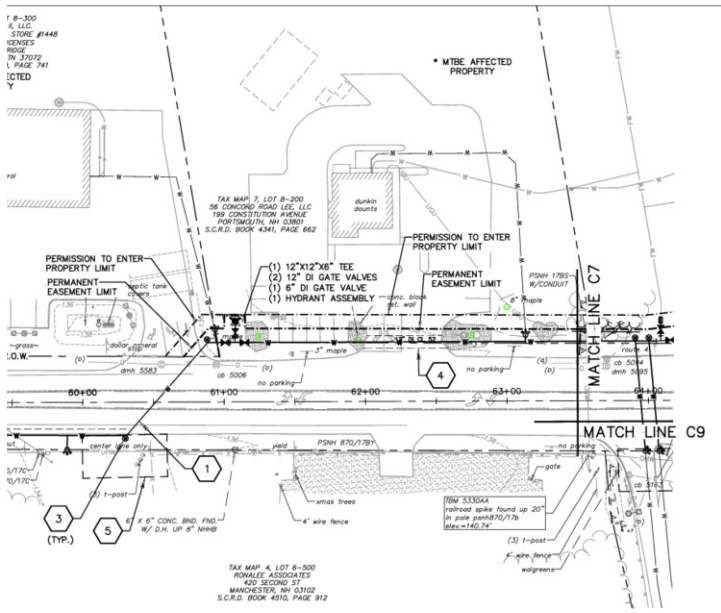
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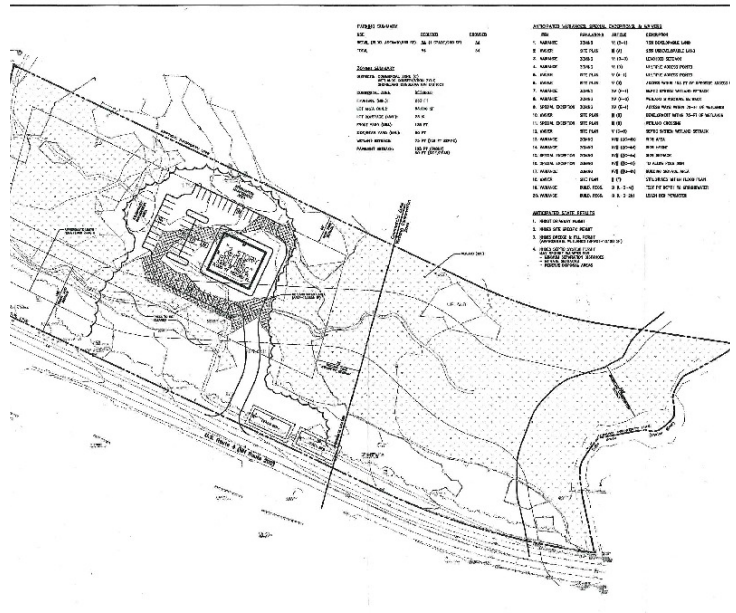
Conceptual Site Plan



Towns Wetlands Map



Newly Installed Municipal Water Supply



Conceptual with Delineated Wetlands

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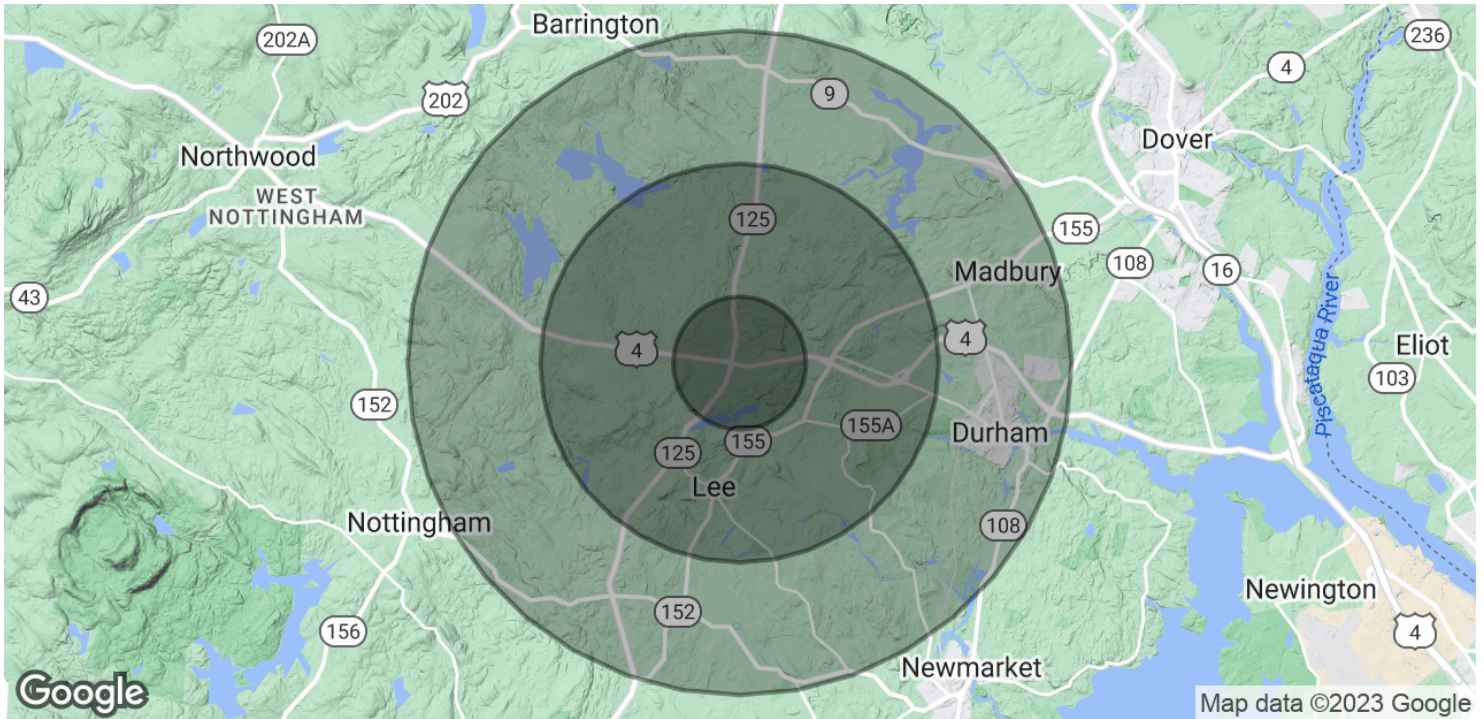
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	538	10,781	28,525
Average Age	51.1	31.9	33.3
Average Age (Male)	47.9	31.0	32.3
Average Age (Female)	52.6	32.5	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	332	2,987	8,721
# of Persons per HH	1.6	3.6	3.3
Average HH Income	\$80,520	\$86,468	\$104,412
Average House Value	\$229,500	\$264,696	\$310,403

* Demographic data derived from 2020 ACS - US Census

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