

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



COMMERCIAL DIVISIONSM

928 Eastman Road

928 Eastman Road, Conway, NH 03813

Exclusively Represented By:

Kelli York

Broker

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OFFERING MEMORANDUM

Table Of Contents

FOR SALE

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Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
AERIAL MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11

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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$269,000
Price / Acre	\$231,897
Lot Size	1.16 Acres
Zoning	Highway Commercial
Best Use	Retail, Hospitality, Business, Commercial, Residential

Property Overview

This exceptional 1.16-acre parcel of highway-zoned commercial land offers endless possibilities for development in a high-traffic area, boasting an impressive traffic count of 13,000+ vehicles per day. Situated in a prime location, this level, mostly cleared lot is ready for a variety of commercial uses, including but not limited to: retail & restaurant spaces, nursing home, boarding house, hotel/motel or lodging, automotive repair garage, daycare, funeral home, hospital, parking lot, business amusements, post office & many, many more!

The strategic location and versatile zoning make this an ideal opportunity for businesses looking to capitalize on high visibility. Whether you're looking to establish a thriving retail hub, set up a professional service center, or develop a hospitality destination, this property offers the flexibility to suit a wide range of business ventures. Don't miss your chance to secure this highly accessible commercial lot with significant potential in one of the area's most trafficked corridors. Contact us today for more details and to schedule a showing! Lot to be sold AS-IS.

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Complete Highlights

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Property Highlights

- - Zoned Highway Commercial for versatile business opportunities
- - Prime location on Eastman Road for high visibility
- - Spacious lot for ample parking and development potential
- - Proximity to major roads for easy access and customer convenience
- - Surrounded by thriving businesses for a bustling commercial environment
- - Ideal for a range of businesses, from retail to service-oriented ventures
- - Excellent investment opportunity in the Conway area
- - Versatile zoning allows for various business ventures
- - Convenient access to local amenities and resources
- - Ready for development with utilities readily available
- - High-traffic location for maximum exposure and foot traffic
- - Potential for a lucrative return on investment in a growing market

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Additional Photos

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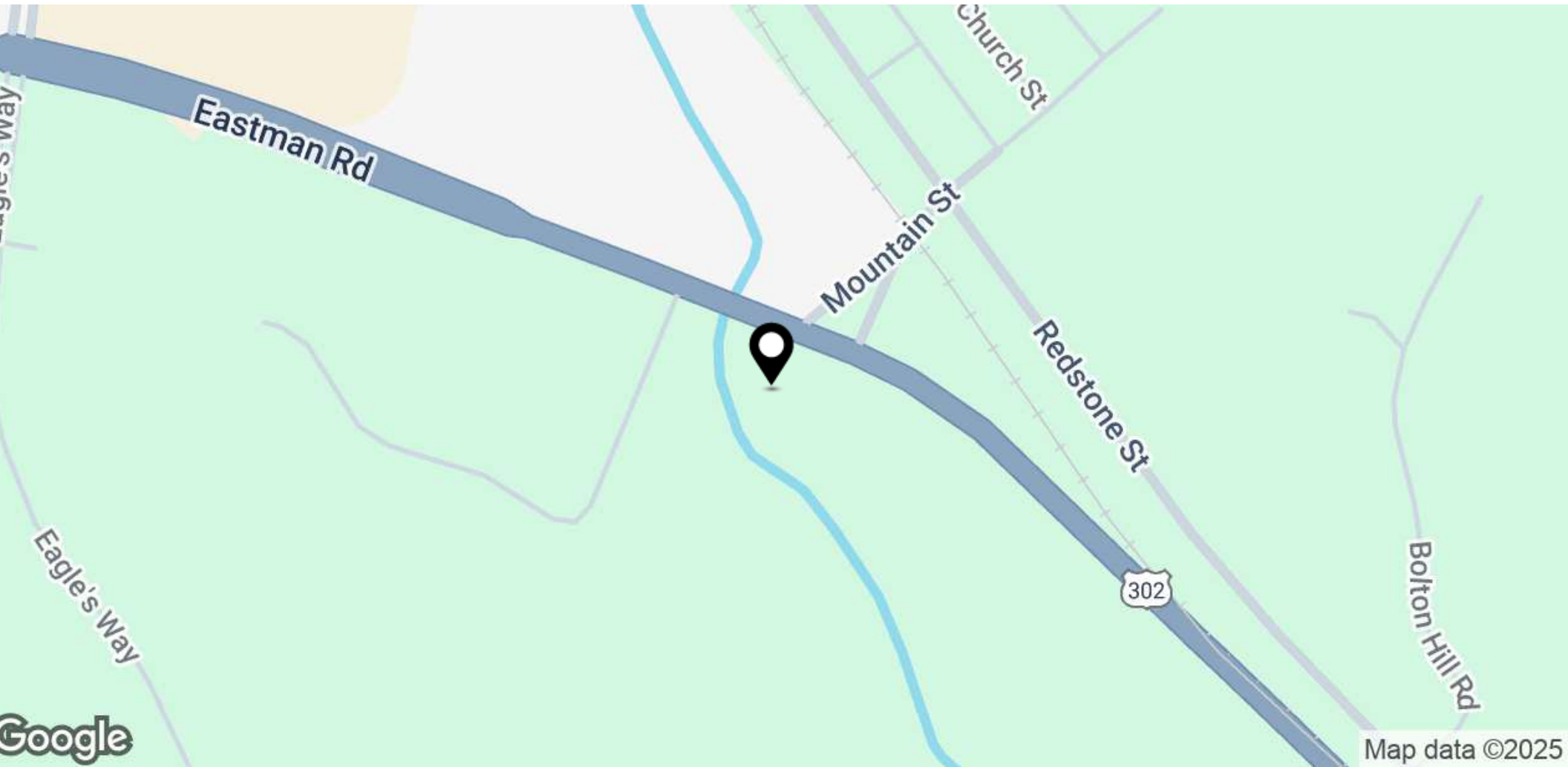


Location Information

Section 2

Location Map

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Aerial Map

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Demographics

Section 3

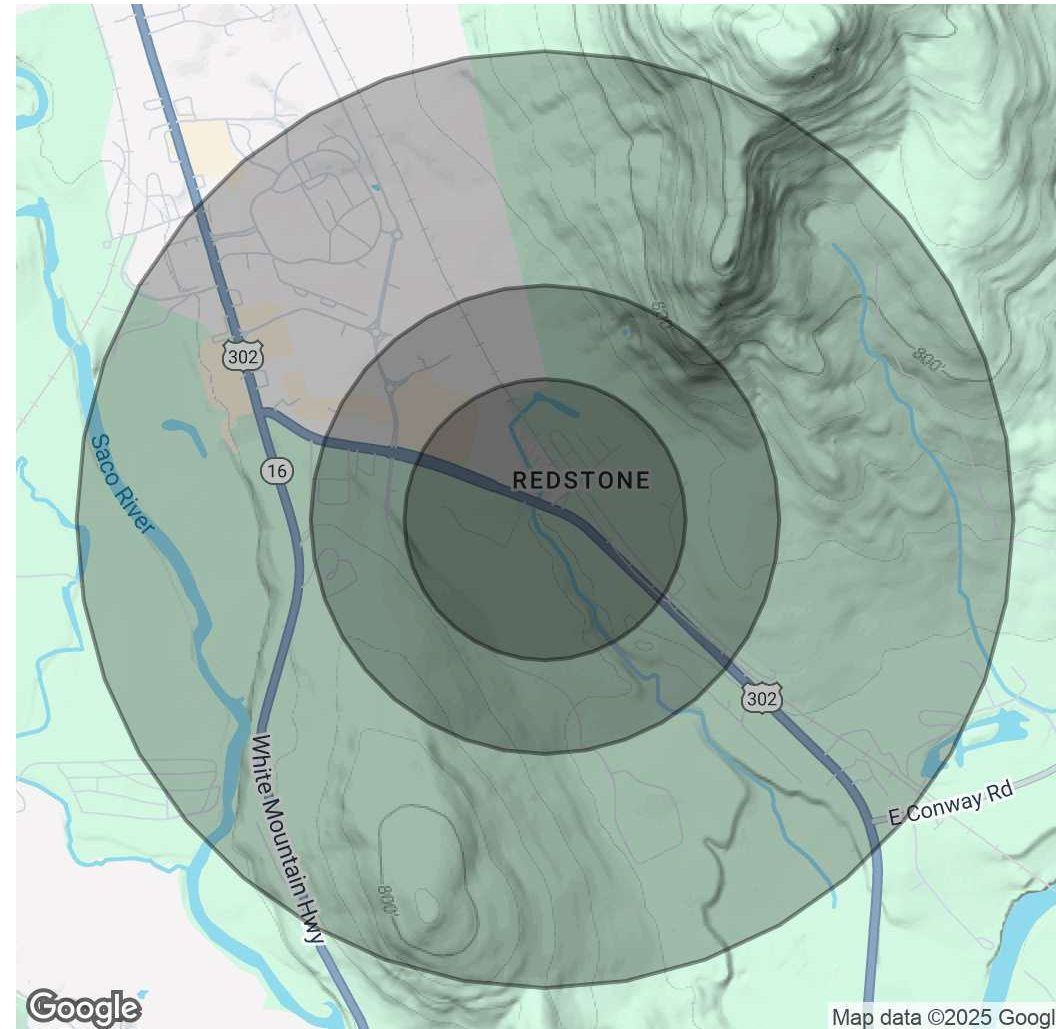
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	35	84	230
Average Age	52	52	52
Average Age (Male)	51	50	50
Average Age (Female)	53	53	53

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	17	41	114
# of Persons per HH	2.1	2	2
Average HH Income	\$62,290	\$61,484	\$62,073
Average House Value	\$258,476	\$257,219	\$259,180

Demographics data derived from AlphaMap



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