



# Exeter Rd. And Indian River Rd., Epping, NH

EPPING, NH



## COMMERCIAL/INDUSTRIAL LAND FOR SALE

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

### PRESENTED BY:

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**MARK BOUZIANIS**  
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NH #081074





## EXETER RD. AND INDIAN RIVER RD., EPPING, NH

Indian River Road, Epping, NH 03042



### PROPERTY DESCRIPTION

Excellent opportunity to locate your business on 12.5 acres of Industrial/Commercial Land in Epping, NH. Under a mile to Rt 101 and 1.8 miles to Rt 125, and adjacent to the world class Sig Sauer Academy and Flagship Store. Nearby retailers include Walmart, Lowes, Starbucks, Market Basket, NH State Liquor Store, Ulta, Marshalls, and many others. Allowed uses are Indoor Recreation, Warehouse, Light Industrial, Manufacturing, R&D, Office, Kennels, Wholesale, and more. Land is in current use. Buyer will be responsible to pay any LUCT.

### PROPERTY HIGHLIGHTS

- Great Location 20 minutes to Manchester and 20 Minutes to Portsmouth
- Easy Access to Rt 101 and Rt 125
- Allowed uses include Indoor Recreation, Manufacturing, Distribution, Wholesale, and others

### OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$725,000  |
| Lot Size:   | 12.5 Acres |

| DEMOGRAPHICS      | 1 MILE    | 5 MILES   | 20 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 229       | 9,275     | 232,904   |
| Total Population  | 598       | 24,240    | 579,777   |
| Average HH Income | \$148,707 | \$152,968 | \$133,718 |

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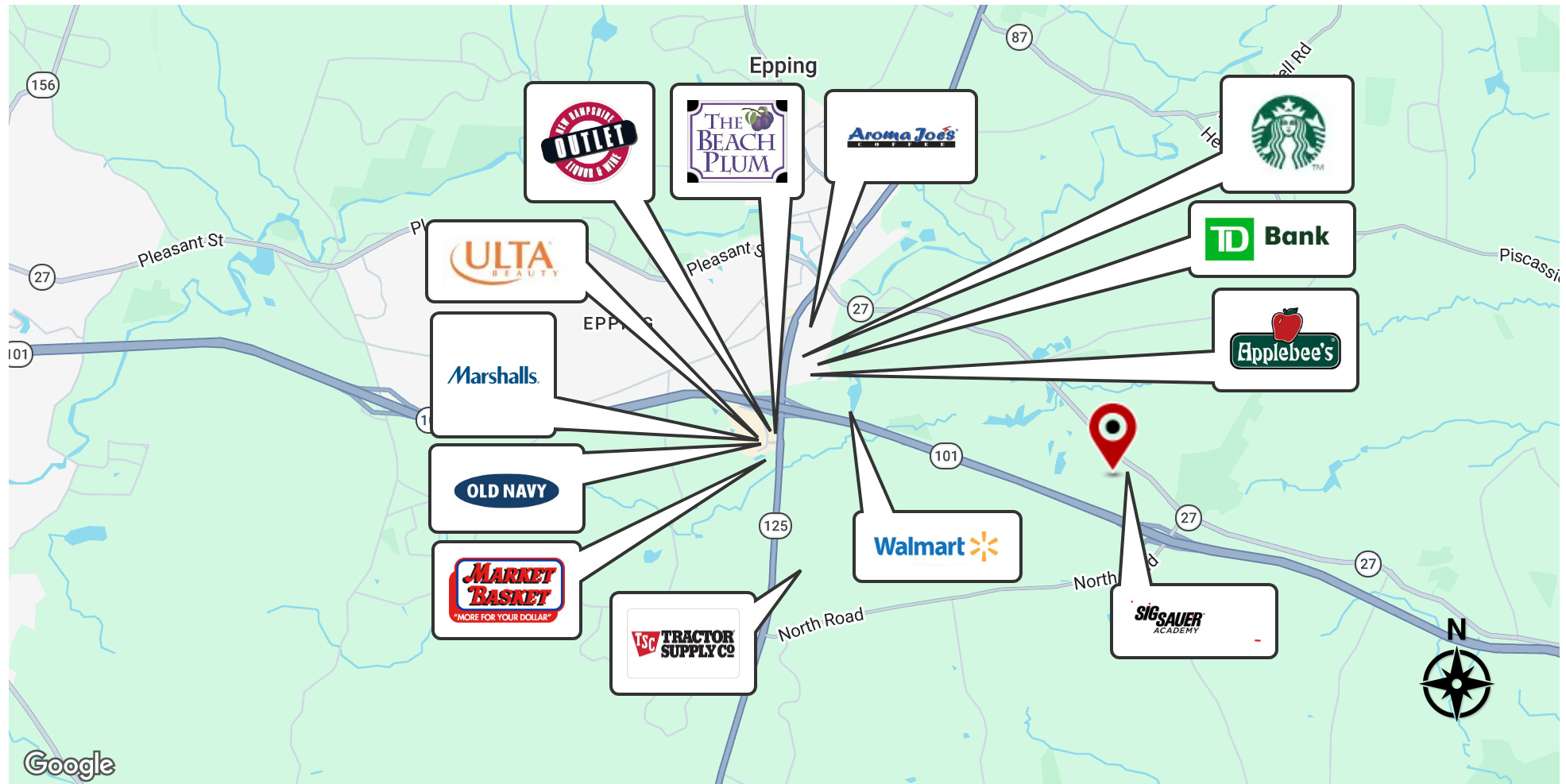
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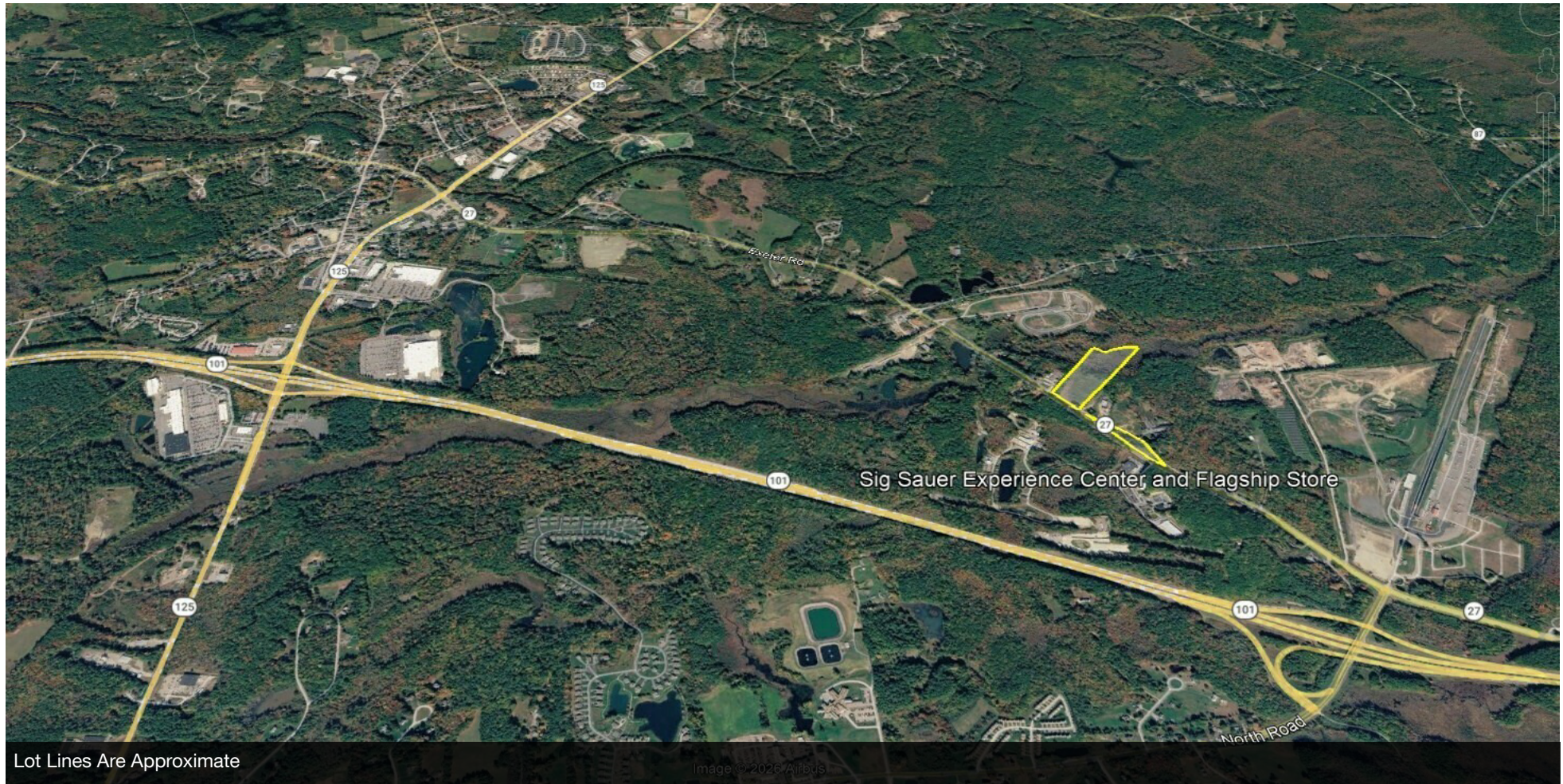
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Lot Lines Are Approximate

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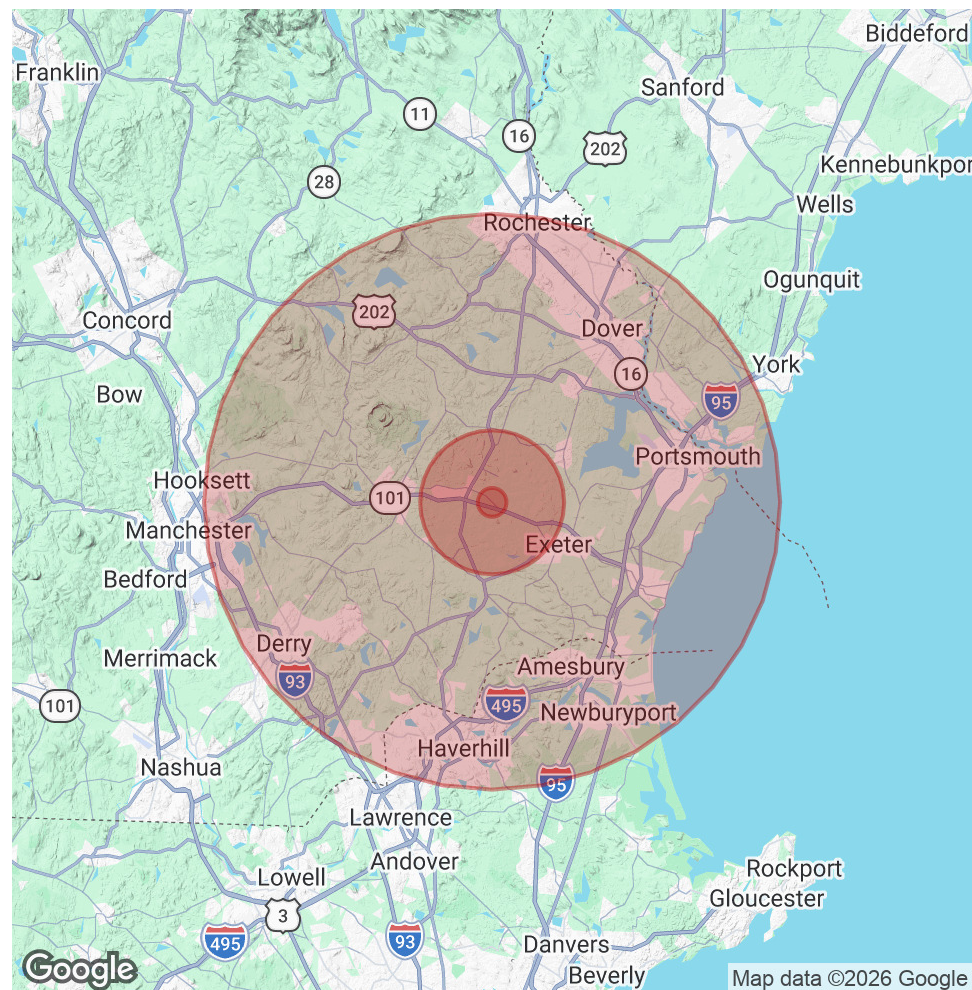


| POPULATION           | 1 MILE | 5 MILES | 20 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 598    | 24,240  | 579,777  |
| Average Age          | 44.2   | 45.2    | 43.7     |
| Average Age (Male)   | 39.4   | 43.2    | 42.7     |
| Average Age (Female) | 52.9   | 48.4    | 44.7     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 20 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 229       | 9,275     | 232,904   |
| # of Persons per HH | 2.6       | 2.6       | 2.5       |
| Average HH Income   | \$148,707 | \$152,968 | \$133,718 |
| Average House Value | \$388,691 | \$464,606 | \$492,196 |

2023 American Community Survey (ACS)



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