

# PREMIUM RETAIL LOCATION

## OFFERED AT \$1,400,000

387 MEADOW STREET • LITTLETON, NH 03561



## OFFERING MEMORANDUM

**BADGER PEABODY & SMITH REALTY**  
PO Box 789  
Franconia, NH 03580



### *PRESENTED BY:*

**ANDY SMITH, CCIM**  
President/CEO  
office: (603) 823-5700  
cell: (603) 616-9443  
AndyS@BadgerPeabodySmith.com  
New Hampshire

**MARK R THIBEAULT**  
Associate Broker  
office: 802-363-8835  
MarkT@BadgerPeabodySmith.com

**SHEMARIAH NELSON**  
Associate Broker  
office: 603-991-5994  
ShemN@BadgerPeabodySmith.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# FOR SALE OR LEASE

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The property encompasses a 2.1-acre parcel, with approximately 0.9 acres dedicated to a 4,433 SF freestanding building featuring excellent onsite parking and efficient circulation. The building is equipped with a double-door entrance and a loading dock, providing flexibility for delivery and operational needs. Signage opportunities include a highly visible freestanding sign, as well as building-mounted signage.

Positioned at the end of the northbound Exit 43 ramp of Interstate 93, the site offers unmatched visibility to northbound travelers. It is fully serviced by municipal water, sewer, and electric, ideal for future uses that may require additional utility capacity, such as a QSR or other restaurant concepts.

The site is generally open, with the building positioned toward one corner of the lot, potentially accommodating underground storage tanks for a gas station/C-store development and allowing for drive-thru configurations. Located within the C-IV commercial zone, Littleton's most flexible commercial district, the property supports a wide range of high-visibility uses including restaurants, drive-thrus, and gas station/convenience stores. The building's interior is currently arranged as a market and is in pristine, move-in-ready condition, suitable for most self-service or general retail uses. The rear portion includes ample storage and prep areas, and the property has recently undergone renovations. A second-floor area provides additional space ideal for offices, training, or other accessory business uses.

This location is one of Littleton's premier retail sites. Situated directly off Interstate 93, the property sits at the gateway to Route 302, an important east-west corridor drawing both tourists and locals from Vermont, Bath, Lisbon, and beyond into Littleton and its historic downtown. Route 302 heads east toward Bethlehem, the Mount Washington Valley and Maine.

The offering structure is equally unique and flexible. The property is available for Sale, Building Lease, Ground Lease, or Build-to-Suit, enabling a wide range of development and operational possibilities.

## 4.02.05 COMMERCIAL I, II, III & IV

Purpose: The purpose of these districts is to provide opportunity for continued growth of the business community. The districts are for areas of the Town designated by the Master Plan for commercial uses. The differences in the zones reflect the diversity of commercial areas and developable land in Littleton. The different districts are distinguished by the area requirements allowed. The intent of the regulations is to promote uses and development which will enhance the economic viability of the community as a whole.

### COMMERCIAL I, II, III & IV (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses

Amusement Services

Animal Hospital

Boarding houses, tourist homes

Boat yards

Food and produce stands (limited to 300 square feet and selling only food or produce grown on the premises)

Funeral homes

Growth and harvesting forest products (orchards, etc.)

Home health care provider

Hospital

Mail order business

Manufacturing

Medical Facilities (*Added March 2001*)

Neighborhood Commercial Use (*Added March 2001*)

Office buildings

Open storage of timber and lumber:

For individual use on site

For wholesale and/or retail use

Open storage of building materials:

For individual use on site

For retail use

Outdoor commercial, recreational facility

Public parks and playgrounds (five parking spaces for each acre developed)

Recreation facility

Restaurants and indoor commercial establishments

Retail establishments (not including outdoor storage of goods, including, but not limited to, grocery, drug, merchandise, furniture, apparel, specialty goods, tobacco, book, gift and flower stores)

Short-term rentals

Sexually Oriented Businesses (*Amended Town Meeting, 1996*)

Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months

Travel trailer or motor home (restricted to one to a family and registered)

Wholesale

### COMMERCIAL I, II, III & IV (Allowed by Special Exception)

Auto repair shop

Auto sales agency

Church

Clubs and lodges

Commercial removal of loam, clay, sand, gravel and ledges

Day care services

## PERMITTED USES C-IV

387 MEADOW STREET | LITTLETON, NH 03561



Factory Retail Establishments  
Fraternal organizations  
Garage apartments  
General Service garage  
Grazing, Care, Raising, or Keeping of Livestock  
Groupcare facilities  
Manufactured housing parks  
Motel/Hotel  
Multi-family housing  
Nursing homes/Elderly Congregate Care Facility  
Parking lots used as a primary use  
Personal Wireless Communications Facilities  
Planned unit development  
Public and private campgrounds  
Raising agricultural crops (including the raising of farm animals or livestock)  
Research Facilities (*Added March 2001*)  
Retail gasoline stations  
Sanatoria  
Sawmills and lumber treatment facilities  
Schools and educational institutions  
Single-family conversion into multi-family units  
Single-family conversion to two family dwelling  
Storage of volatile fuels for resale  
Temporary dumping and filling as a means for eventual use by a conforming and permitted use  
Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months  
Warehouses

# PERMITTED USES C-IV

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Manufacturing, not to exceed 10 employees  
 Motel/hotel  
 Multi-family dwellings  
 Neighborhood commercial use  
 Outdoor commercial recreational facility  
 Parking lot used as a primary use Personal Wireless Communications Facilities  
 Public buildings, including libraries, municipal buildings, fire stations and similar uses  
 Public utility substations  
 Retail gas stations  
 Schools and educational institutions  
 Temporary or portable structures which are incidental to the construction of the main building and will remain for periods of over six months  
 Warehouse

## 4.02.08 Cemetery Protected Area (CPA)

The purpose of this zone is to protect the so designated cemeteries from the danger of development. Only cemetery related activities listed below will be allowed in this zone.

### Permitted Uses

Accessory building or use  
 Interring of human remains  
 Erection of burial facilities (i.e. vaults, tombs, mausoleums)

### Permitted by Special Exception

None

## 4.03 Prior Existing Lots

Permitted uses may be carried out on lots that existed on the effective date of this Ordinance regardless of the lot size specified for the district.

### Table of Uses – this is a summary of the lists in sections 4.02.01 through 4.02.08

X = permitted use      S = allowed by Special Exception

All other uses are not allowed without a Variance

| USES                                                                   | R-I | R-Ia | R-2 | C | R | I | CPA | MU-1 |
|------------------------------------------------------------------------|-----|------|-----|---|---|---|-----|------|
| Accessory buildings or uses incidental to the foregoing principal uses | X   | X    | X   | X | X |   | X   | X    |
| Amusement services                                                     |     |      |     | X |   |   |     |      |
| Animal hospital                                                        |     |      |     | X | S |   |     | S    |
| Auto repair shop                                                       |     |      |     | S | S |   |     |      |
| Auto sales agency                                                      |     |      |     | S | S |   |     |      |
| Boarding houses, tourist homes                                         |     |      | S   | X | X |   |     | S    |
| Boat yards                                                             |     |      |     | X | S |   |     |      |
| Cemetery                                                               |     |      | S   |   | X |   |     |      |
| Church                                                                 | S   | S    | S   | S | S |   |     | S    |
| Clubs and lodges                                                       |     |      | S   | S | S |   |     | S    |
| Cluster Development                                                    | S   | S    | S   |   | S |   |     | X    |

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# PERMITTED USES C-IV

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| USES                                                                                                                                                             | R-I | R-Ia | R-2 | C | R | I | CPA | MU-1 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|-----|---|---|---|-----|------|
| Commercial removal of loam, clay, sand, gravel and ledges                                                                                                        |     |      |     | S | S | S |     |      |
| Day care services                                                                                                                                                | S   | S    | S   | S | S | S |     | S    |
| Erection of Burial Facilities                                                                                                                                    |     |      |     |   |   |   | X   |      |
| Factory retail establishments                                                                                                                                    |     |      |     | S |   | X |     |      |
| Food and produce stands (limited to 300 sq. ft) and selling only                                                                                                 |     |      |     | X | X |   |     | X    |
| Food or produce grown on the premises                                                                                                                            |     |      |     |   |   |   |     |      |
| Fraternal organizations                                                                                                                                          |     |      | S   | S | S |   |     | S    |
| Funeral home                                                                                                                                                     | S   | S    | S   | X | X |   |     | X    |
| Garage apartment                                                                                                                                                 |     |      | X   | S | X |   |     | X    |
| Garage apartment when associated with a single family dwelling                                                                                                   | X   | X    |     |   |   |   |     |      |
| General service garage                                                                                                                                           |     |      |     | S | S |   |     |      |
| Group care facilities                                                                                                                                            | S   | S    | S   | S | S |   |     | S    |
| Growth and harvesting forest products (orchards, etc.)                                                                                                           |     |      |     | X | X | S |     |      |
| Home Health Care Provider                                                                                                                                        | S   | S    |     | X |   |   |     | X    |
| Home Occupations listed in Section 8.04                                                                                                                          | X   | X    | X   |   | X |   |     | X    |
| Hospital                                                                                                                                                         | S   | S    | S   | X |   |   |     | X    |
| Interring of Human Remains                                                                                                                                       |     |      |     |   |   |   | X   |      |
| Kennels                                                                                                                                                          |     |      |     |   | S |   |     |      |
| Limited excavation and filling for periods over six months and entails more activity than is normally associated with site preparation                           | S   | S    | S   |   |   |   |     |      |
| Mail order business                                                                                                                                              |     |      |     | X |   | X |     | X    |
| Mail order business (where it qualifies as a home occupation)                                                                                                    |     | S    | S   |   | S |   |     | S    |
| Management and disposal of sludge, in conformance with the requirements of NH Code of Administrative Rules Env-Ws 801, 802, 803, 805, 806, 808 & 810 as amended. |     |      |     |   | X |   |     |      |
| Manufactured housing parks                                                                                                                                       | S   | S    | S   | S | S |   |     | S    |
| Manufacturing                                                                                                                                                    |     |      |     | X | S | X |     | X    |
| Medical Facilities                                                                                                                                               |     |      | S   | X |   |   |     | X    |
| Motel/Hotel                                                                                                                                                      |     |      |     | S |   |   |     | S    |
| Multi-family dwellings                                                                                                                                           |     |      | S   | S | S |   |     | S    |
| Multi-family dwellings on a minimum size parcel of 30,000 square feet                                                                                            | S   | S    |     |   |   |   |     |      |
| Neighborhood commercial use                                                                                                                                      |     |      | S   | X | S |   |     | S    |
| Nursing homes/Elderly Congregate Care Facility                                                                                                                   |     |      | S   | S | S |   |     | X    |
| Office buildings                                                                                                                                                 |     |      |     | X |   | X |     | X    |
| Open storage of timber and lumber:                                                                                                                               |     |      |     | X | X | X |     |      |
| For individual use on site                                                                                                                                       |     |      |     | X | X |   |     |      |
| For wholesale and/or retail use                                                                                                                                  |     |      |     |   |   |   |     |      |
| Open storage of building material (excluding timber & lumber)                                                                                                    |     |      |     | X | X | X |     |      |
| For individual use on site                                                                                                                                       |     |      |     | X | S |   |     |      |
| For wholesale and/or retail use                                                                                                                                  |     |      |     |   |   |   |     |      |
| Organized camps                                                                                                                                                  |     |      | S   |   | X |   |     |      |
| Outdoor commercial recreational facility                                                                                                                         |     |      | S   | X | S |   |     | S    |
| Parking lot used as a primary use                                                                                                                                | S   | S    | S   | S | S |   |     | S    |
| Personal Wireless Communications Facilities                                                                                                                      | S   | S    | S   | S | S | S |     | S    |
| Planned unit development                                                                                                                                         | S   | S    | S   | S | S | S |     | X    |

# PERMITTED USES C-IV

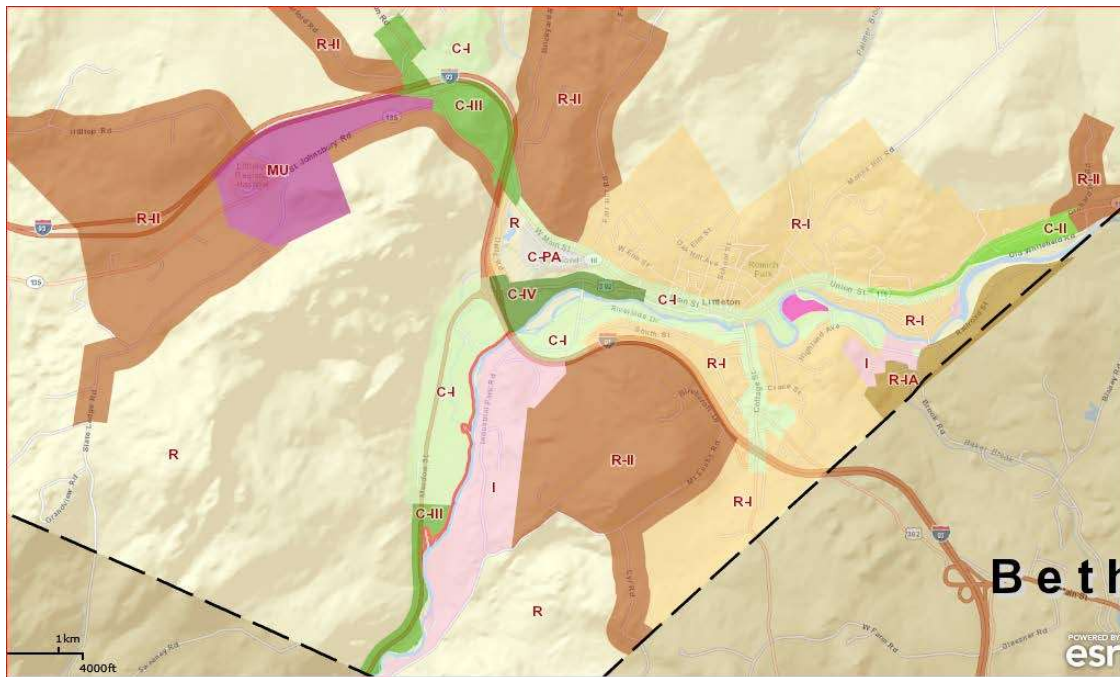
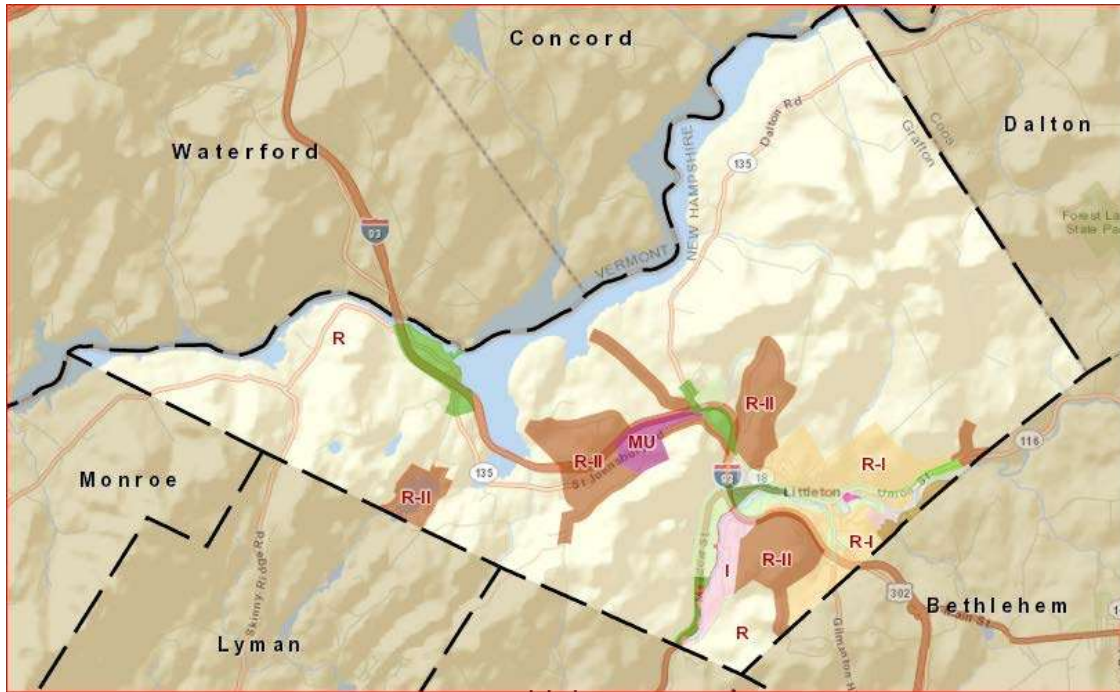
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| USES                                                                                                                                                                                                  | R-I | R-Ia | R-2 | C | R | I | CPA | MU-1 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|-----|---|---|---|-----|------|
| Public and private campgrounds                                                                                                                                                                        |     |      | S   | S | S |   |     |      |
| Public buildings, including libraries, municipal buildings, fire stations and similar uses                                                                                                            | S   | S    | S   |   |   |   |     | S    |
| Public parks and playgrounds (five parking spaces for each acre developed)                                                                                                                            | X   | X    | X   | X | X |   |     | X    |
| Public utility substations                                                                                                                                                                            | S   | S    | S   |   | S |   |     | S    |
| Raising agricultural crops (excluding the raising of farm animals or livestock)                                                                                                                       | X   | X    | X   |   | X |   |     | X    |
| Raising agricultural crops (including the grazing, care, raising, or keeping of livestock as outlined in Article VI, Section 6.12)                                                                    | S   | S    | S   | S | X | S |     | S    |
| Recreation facility                                                                                                                                                                                   | X   |      |     | X | S |   |     | X    |
| Research facilities                                                                                                                                                                                   |     |      |     | S |   | S |     | X    |
| Restaurants and indoor commercial establishments                                                                                                                                                      |     |      |     | X | S |   |     | X    |
| Retail establishments (not including outdoor storage of goods, including, but not limited to, grocery, drug, merchandise, furniture, apparel, specialty goods, tobacco, book, gift and flower stores) |     |      |     | X | S |   |     | X    |
| Riding Academy                                                                                                                                                                                        |     |      |     |   | S |   |     |      |
| Salvage and junk yards                                                                                                                                                                                |     |      |     |   | S |   |     |      |
| Sanatoria                                                                                                                                                                                             |     |      | S   | S | S |   |     |      |
| Sawmills and lumber treatment facilities                                                                                                                                                              |     |      |     | S | S | X |     |      |
| Schools and educational institutions                                                                                                                                                                  | S   | S    | S   | S | S |   |     | S    |
| Sexually Oriented Business                                                                                                                                                                            |     |      |     | X |   |   |     |      |
| Short-term rentals                                                                                                                                                                                    | X   | X    | X   | X | X |   |     | X    |
| Single family (detached dwelling, including modular homes)                                                                                                                                            | X   | X    | X   |   | X |   |     | X    |
| Single family conversion into multi-family units                                                                                                                                                      | S   | S    | S   | S | S |   |     |      |
| Single family conversion to a two-family dwelling                                                                                                                                                     |     |      |     | S |   |   |     |      |
| Single mobile home (providing it meets with all the requirements of a single family dwelling and is placed on a permanent perimeter masonry foundation with tongue and wheels removed)                |     | X    | X   |   | X |   |     |      |
| Storage of volatile fuels for resale                                                                                                                                                                  |     |      |     | S | S | S |     |      |
| Temporary dumping and filling as a means for eventual use by a conforming and permitted use                                                                                                           |     |      |     | S | S | S |     |      |
| Temporary or portable structures which are incidental to the construction of the main building and will be removed Within six months                                                                  | X   | X    | X   | X | X |   |     | X    |
| Temporary or portable structures which are incidental to the construction of the main building and will remain for Periods of over six months                                                         | S   | S    | S   | S | S |   |     | S    |
| Town houses                                                                                                                                                                                           |     |      |     |   | S |   |     | X    |
| Travel trailer or motor home (restricted to one to a family and registered)                                                                                                                           | X   | X    | X   | X | X |   |     | X    |
| Two family dwelling                                                                                                                                                                                   | X   | X    | X   |   | X |   |     | X    |
| Warehouse                                                                                                                                                                                             |     |      |     | S | S | X |     | S    |
| Wholesale                                                                                                                                                                                             |     |      |     | X | S | X |     | S    |

# PERMITTED USES C-IV

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# PROPERTY PHOTOS

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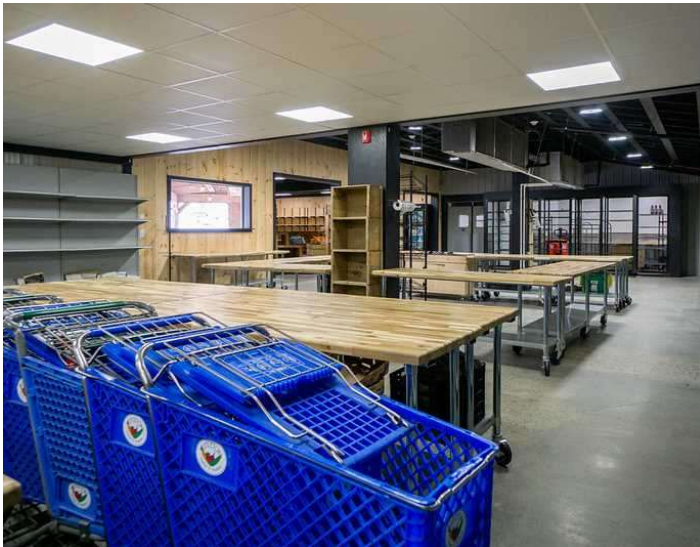
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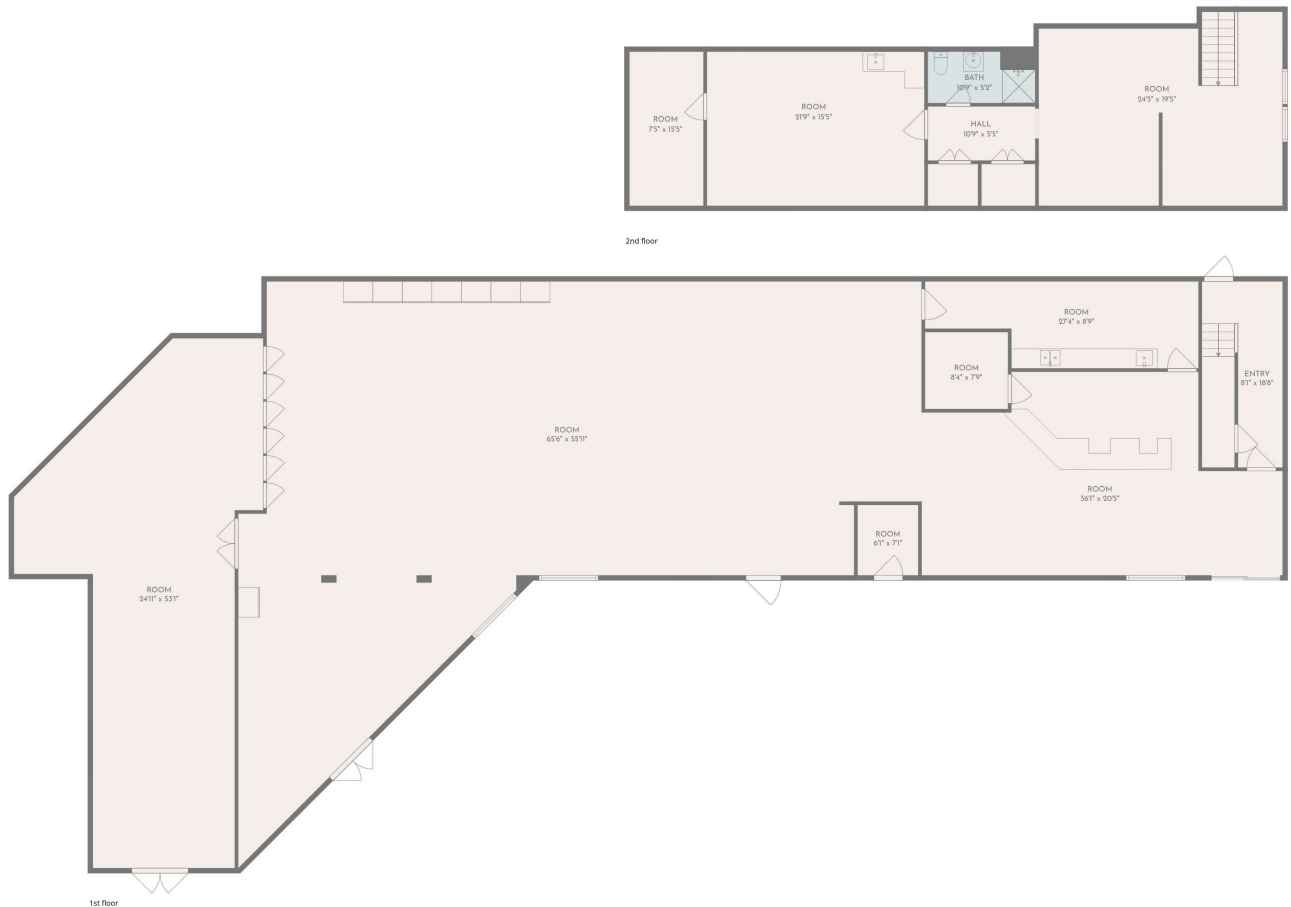
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**TOTAL: 2196 sq. ft**

1st floor: 1778 sq. ft, 2nd floor: 418 sq. ft

EXCLUDED AREAS: ENTRY: 151 sq. ft, ROOM: 2754 sq. ft, LOW CEILING: 302 sq. ft,  
WALLS: 256 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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MAP

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0.73 AcC  
Sunoco

26  
0.88 Ac

Meadow St

Dartmouth College Rd

Meadow St

MEADOW

Meadow St  
STREET

Dartmouth College Rd

28  
2.1 AcC

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