

FOR SALE

Plymouth NH Development Opportunity

12 Smith Bridge Road • Plymouth, NH 03264



FOR SALE

**ANDY SMITH, CCIM**

President/CEO

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New Hampshire

**KEEGAN RICE**

Commercial Realtor

603-348-7261

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## Property Description

Excellent development potential for retail, storage units, hospitality or a mixture of all. Alteration of Terrain Floodplain Study has been completed and shows ample material onsite to bring ~13.4 acres one foot above flood elevation. Preliminary engineering has been done to place a 113,000 sq ft structure with 24,000 sq ft of outdoor space, 588 parking spaces, and three pad sites of 16,000 sq ft, 12,000 sq ft and 6,000 sq ft. Town water and sewer available on the other side of Tenney Mountain Highway. An old home and shed are onsite, and could be razed or rehabbed.

## Location Description

Located off Exit 26 on the commercial corridor of Plymouth NH. Sited near many national anchor brands such as Walmart, Hannaford, Market Basket. 1 Hour from Manchester Airport and 1 hour 30 From Boston Metro Area. Considered the areas prime retail artery, with Plymouth State University and Spere Memorial Hospital



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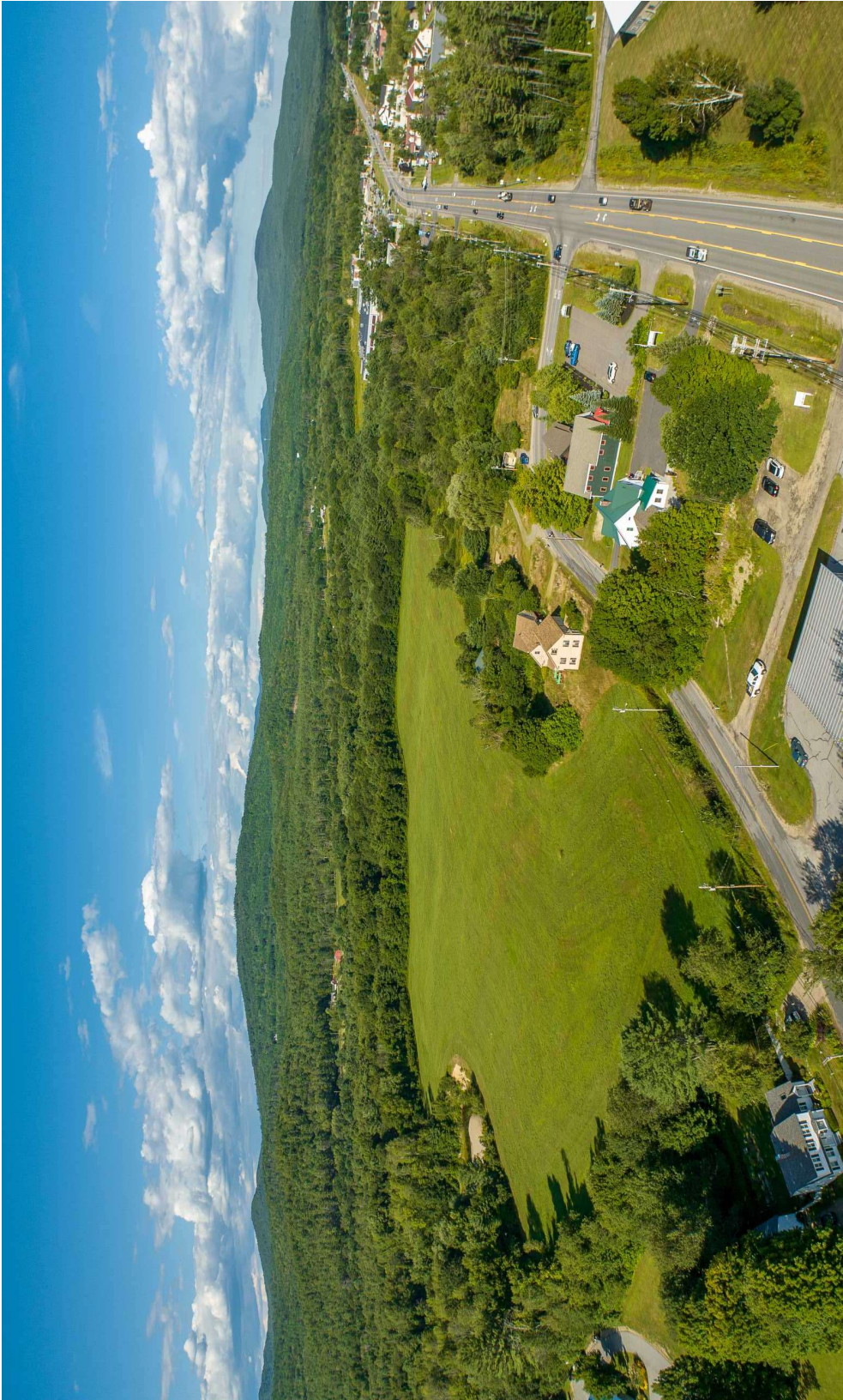
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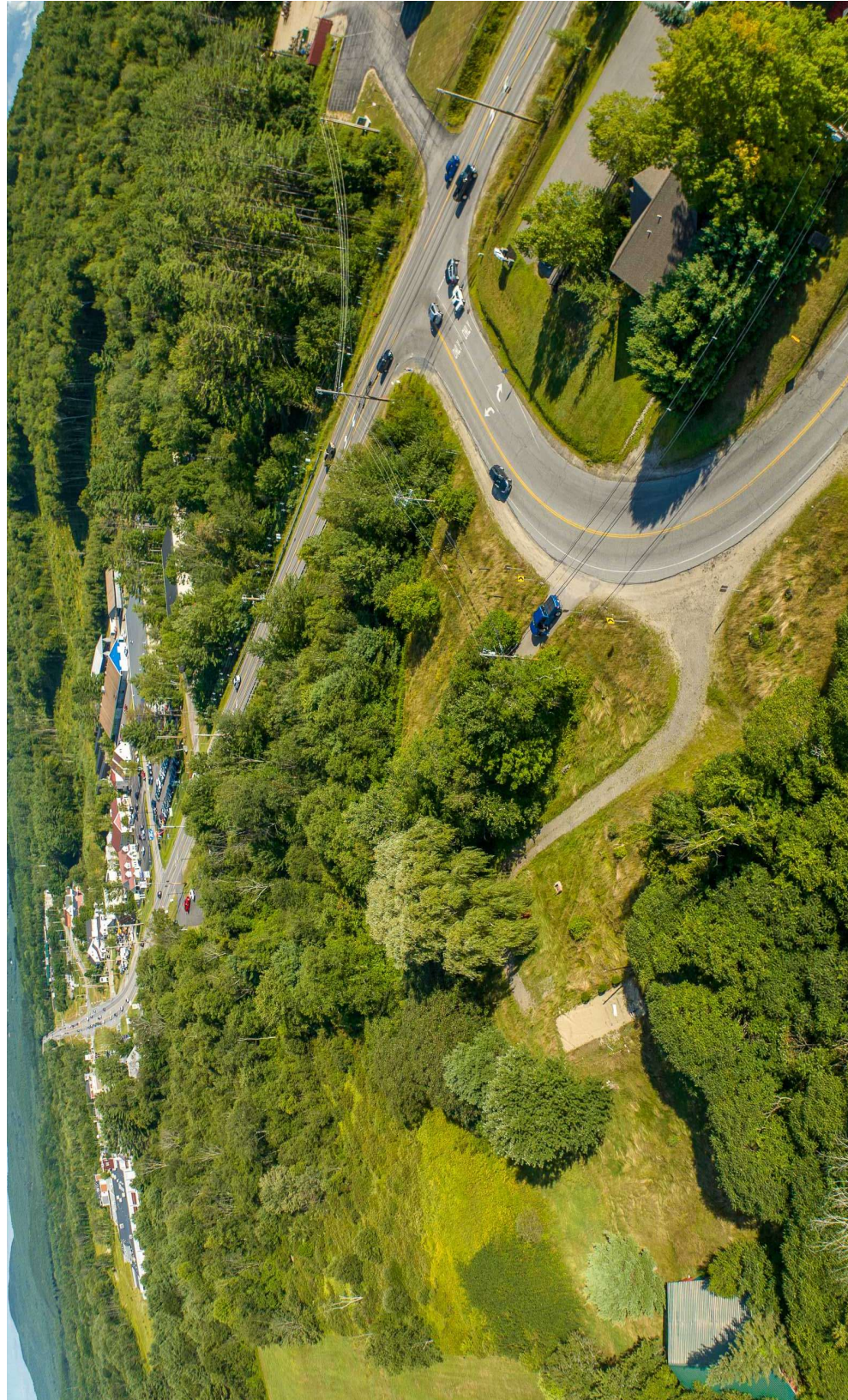
**PROPERTY PHOTOS**

Plymouth NH Development Opportunity  
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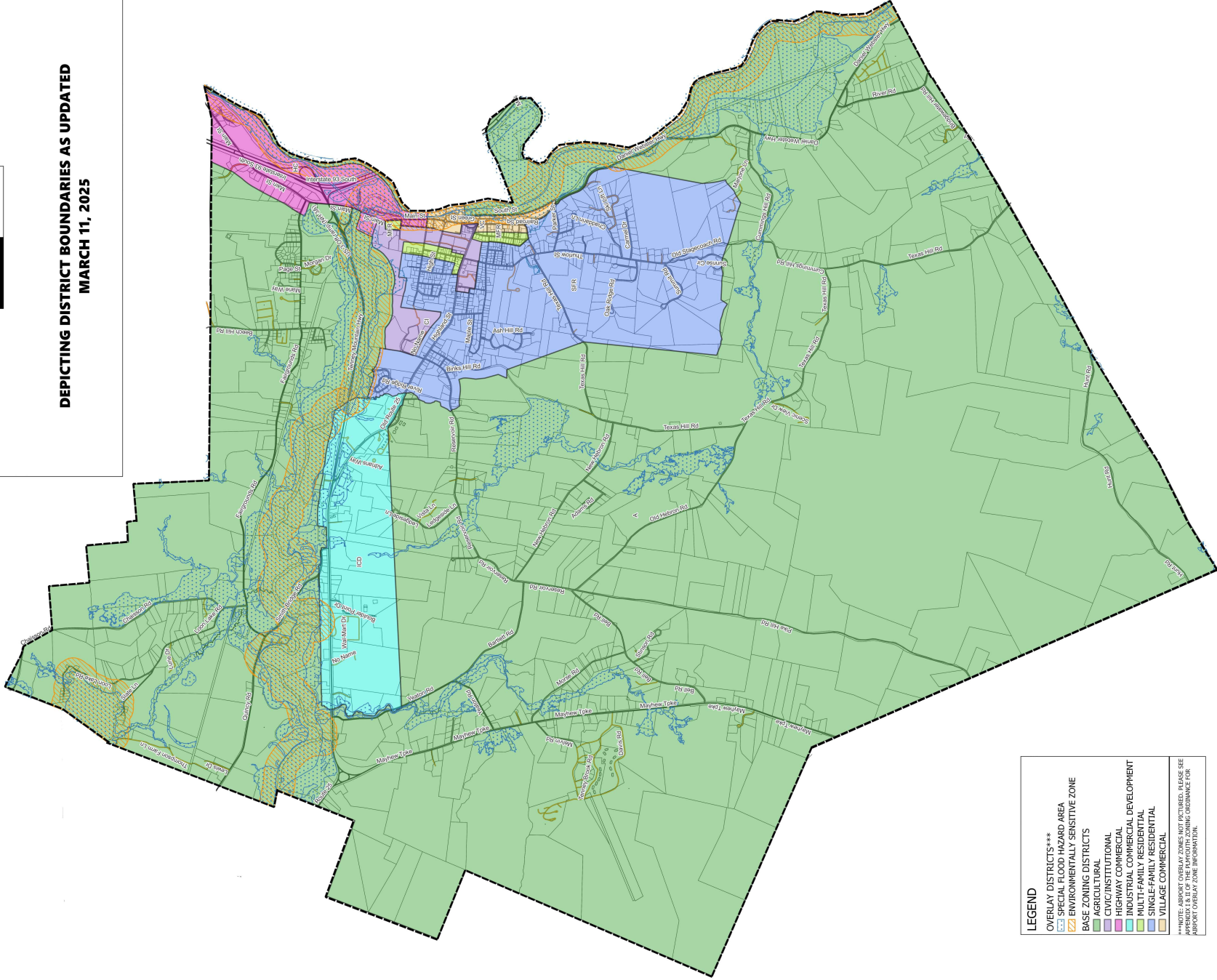
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# ZONING MAP OF PLYMOUTH NEW HAMPSHIRE



DEPICTING DISTRICT BOUNDARIES AS UPDATED  
MARCH 11, 2025



**LEGEND**

- OVERLAY DISTRICTS\*\*\*
- SPECIAL FLOOD HAZARD AREA
- ENVIRONMENTALLY SENSITIVE ZONE
- BASE ZONING DISTRICTS
- OFFICIAL ZONING DISTRICTS
- CIVIC/INSTITUTIONAL
- HIGHWAY COMMERCIAL
- INDUSTRIAL COMMERCIAL DEVELOPMENT
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- VILLAGE COMMERCIAL

\*\*\*THESE DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE FOR APPROVED ZONING DISTRICTS. PLEASE SEE APPENDIX B OF THE PLYMOUTH ZONING ORDINANCE FOR ADEQUATE OVERLAY ZONE INFORMATION.

THIS DATA IS PROVIDED FOR PLANNING AND INFORMATIONAL PURPOSES ONLY. THE TOWN OF PLYMOUTH IS NOT RESPONSIBLE FOR ANY USE FOR OTHER PURPOSES OR FOR THE RESUSE OR MISREPRESENTATION OF THIS INFORMATION. DATUM IS REFERENCED TO THE NH STATE PLANE COORDINATE SYSTEM (NAD 83). PARCEL DATA IS CURRENT TO APRIL 2023 AND OBTAINED FROM PLYMOUTH TAX PARCEL DATA. THIS MAP IS NOT A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DRAWING. FOR DEFINITIVE TEXTUAL DESCRIPTIONS OF ALL ZONING DISTRICTS, THIS MAP DOES NOT INCLUDE ADEQUATE OVERLAY ZONE INFORMATION, WHICH CAN BE FOUND IN APPENDIX I AND II OF THE PLYMOUTH ZONING ORDINANCE.



**Section 303 District Boundaries**

A zone boundary shown on the zoning maps as approximately following the center line of a street, a shoreline of a body of water, shall be construed as following such line. When zoning boundaries are created using a specific distance from a street, the distance is measured from the closest edge of the street right-of-way. If the zone classification of any land is in question, it shall be deemed to be in the most restricted adjoining zone.

**Section 304 Zone Objectives and Land-Use Controls**

The following subsection establishes the regulations that apply in each zone. Any use designed as a “permitted use” may be commenced in the particular zone providing the standards established by this Ordinance are met. Unless a variance, special exception or action on an appeal from the administrative decision is required, the necessary permit may be issued by the Selectmen or their designee. Any use designated as a “special exception” may be commenced in the particular district only after approval by the Board of Adjustment. If a specific use is not listed, then it is not allowed. General provisions pertaining to all zones are described in Article IV. In the event of any conflict between restrictions contained in Article VII, Floodplain Development and Article VIII, Airport and the restrictions of any underlying zone, the more restrictive shall apply.

The following chart lists those uses allowed in each zone. Those uses designed with a “P” in the various zones are permitted and allowed by right. Those uses designed “SE” are allowed only as a special exception as granted by the Zoning Board of Adjustment. A dash indicates that the use is neither permitted, nor allowed by special exception in the corresponding zone.

USES		ZONE					
RESIDENTIAL	SFR	MFR	A	CI	VC	HC	ICD
Accessory Dwelling Unit	SE	P	P	P	P	P	P
Continuing Care Retirement Community	-	-	P	-	-	-	-
Manufactured Housing	-	-	P	-	SE <sup>1</sup>	SE	SE
Multifamily Dwelling, not exceeding 6 units per building	-	P	SE	SE	P <sup>1</sup>	SE	SE
Open-Space Residential Development **	P	P	P	P	P <sup>1</sup>	SE	SE
Residential Institution	-	SE	SE	P	SE <sup>1</sup>	P	P
Rooming House	-	SE	SE	SE	SE <sup>1</sup>	SE	SE
Single-Family Dwelling, Detached	P	P	P	P	P <sup>1</sup>	SE	SE
Single-Family Dwelling, Attached, not exceeding 4 units per building	-	P	P	P	P <sup>1</sup>	SE	SE
Two-Family Dwelling	SE	P	P	P	P <sup>1</sup>	SE	SE

<sup>1</sup> See Section 304.1

<sup>2</sup> See Section 416

\*\* See Open-Space Residential Development section, Plymouth Subdivision Regulations

**PLYMOUTH, NH ZONING ORDINANCE - MARCH 11, 2025**

# PERMITTED USES

Plymouth NH Development Opportunity  
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Uses	Zone													
	SFR	MFR	A	CI	VC	HC	ICD	SFR	MFR	A	CI	VC	HC	ICD
<b>MUNICIPAL</b>														
Civic Use	-	-	P	P	SE	SE	SE							
Civic Use limited to Public Safety	-	SE	P	P	SE	P	P							
Civic Use limited to Public Safety and Recreation	SE	-	P	P	SE	SE	SE							
Civic Use limited to Office, Public Safety, Recreation, Parking and Service	-	-	P	P	P	SE	SE							
Library	-	-	SE	P	SE	SE	SE							
<b>Uses</b>	<b>Zone</b>													
	SFR	MFR	A	CI	VC	HC	ICD	SFR	MFR	A	CI	VC	HC	ICD
<b>COMMERCIAL</b>														
Auto Service Station	-	-	SE	-	P	P	P							
Bank	-	-	-	P	P	P	P							
Bar/Tavern/Nightclub <sup>2</sup>	-	-	-	-	-	-	-							
Childcare Center	SE	SE	P	P	P	P	SE							
Commercial Service	-	-	SE	SE	P	P	P							
Commercial Storage Facility	-	-	SE	-	-	SE	P							
Drive-through Restaurant	-	-	-	-	-	P	P							
Drive-through Service	-	-	-	-	SE	P	P							
Fuel Storage	-	-	SE	-	SE	SE	SE							
Fueling Station	-	-	SE	-	-	P	P							
Funeral Establishment	-	-	SE	P	SE	SE	SE							
Hotel/Motel	-	-	SE	-	P	P	P							
Outdoor Recreation	-	-	P	SE	SE	P	P							
Indoor Recreation	-	-	SE	-	P	P	P							
Junkyard	-	-	SE	-	SE	SE	SE							
Lumberyard	-	-	SE	-	SE	SE	SE							
Office	-	SE	SE	P	P	P	P							
Personal Wireless Communication Facilities	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>							
Printing and Publishing	-	-	SE	-	SE	P	P							
Private Club	-	-	SE	SE	P	P	P							

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Uses	Zone													
	SFR	MFR	A	CI	VC	HC	ICD	SFR	MFR	A	CI	VC	HC	ICD
Restaurant	-	-	SE	SE	P	P	P	-	-	SE	SE	P	P	P
Retail Sales	-	-	SE	SE	P	P	P	-	-	SE	SE	P	P	P
Sexually-Oriented Business (must meet additional requirements of Section 415)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE
Theater	-	-	-	P	P	P	P	-	-	-	-	-	-	P
Tourist Home	-	-	SE	-	P	P	P	-	-	-	-	-	-	P
Truck Terminal	-	-	SE	-	SE	SE	SE	-	-	SE	SE	SE	SE	SE
Vehicular Sales and Repair	-	-	-	-	SE	P	P	-	-	SE	SE	SE	P	P
Warehouse	-	-	SE	-	SE	SE	SE	-	-	SE	SE	SE	SE	P
Wholesale Business	-	-	SE	-	SE	P	P	-	-	SE	SE	SE	P	P

<sup>2</sup>Adopted by Warrant Article 3/10/09

<sup>3</sup>Allowed in all zones provided the provisions of Article IX are met

Uses	Zone													
	SFR	MFR	A	CI	VC	HC	ICD	SFR	MFR	A	CI	VC	HC	ICD
<b>INSTITUTIONAL</b>														
Church	-	-	P	P	P	P	P	-	-	P	P	P	P	P
Education	-	-	SE	P	SE	SE	SE	-	-	SE	P	SE	SE	SE
Hospital	-	-	SE	P	SE	SE	SE	-	-	SE	P	SE	SE	SE
Medical Center	-	-	SE	P	SE	SE	SE	-	-	SE	P	SE	SE	SE
Research Laboratory	-	-	SE	SE	SE	SE	SE	-	-	SE	SE	SE	SE	SE
<b>AGRICULTURAL</b>														
SFR	MFR	A	CI	VC	HC	ICD								
Agriculture	-	-	P	-	SE	SE	SE	-	-	P	-	SE	SE	SE
Forestry	-	-	P	-	SE	SE	SE	-	-	P	-	SE	SE	SE
<b>INDUSTRIAL</b>														
SFR	MFR	A	CI	VC	HC	ICD								
Industry	-	-	SE	-	SE	SE	SE	-	-	SE	-	SE	SE	P
<b>MISCELLANEOUS</b>														
SFR	MFR	A	CI	VC	HC	ICD								
Accessory buildings in excess of three (3)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Off-Site Parking Facility <sup>4</sup>	-	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	SE	SE	SE
Accessory structure in front, side or rear setback area	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

<sup>4</sup> Off-street parking facilities shall be permitted, permitted by special exception, or not permitted in accordance with this table except for off-site parking facilities included as part of an alternative parking solution approved by the Planning Board in accordance with section 411.6, which shall be permitted in all districts.

# PERMITTED USES

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Section 304 Area Dimensions**		Zone						
Minimum frontage (in feet) for:	SFR	MFR	A	CI	VC	HC	ICD	
-lots tied into a municipal or private sewage disposal system	75	75	100	100	50	100	100	
-lots with on-site septic disposal	100	100	100	100	50	150	150	
-Backlots approved under Article VIII, Section R of Subdivision Regulations	50	50	50	50	50	50	50	
<b>Minimum yards (setbacks) in feet</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>	
-front	15, or the average front setback of all residential lots within 300, whichever is less, but no less than 5 feet.	15, or the average front setback of all residential lots within 300, whichever is less, but no less than 10 feet.	30	30	00	30	30	
-side	10	10	15	10	00	15	15	
-rear	10	10	15	10	10 ft. 0 by SE	15	15	
<b>Maximum yards (setbacks) in feet</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>	
-front	N/A	N/A	N/A	N/A	10	N/A	N/A	
<b>Minimum Setback for uncovered parking spaces</b>								
<i>Front</i>	See Sec. 411.3	See Sec. 411.3	15	15	15	15	15	
<i>Side</i>	10, 5 by SE	10, 5 by SE	15	10	00	15	15	
<i>Rear</i>	10, 5 by SE	10, 5 by SE	10	10	10	15	15	

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Uses	Zone							
	SFR	MFR	A	CI	VC	HC	ICD	
<b>Minimum yards (in feet) on Rented Lots in Manufactured Housing Parks:</b>								
-front	-	-	25	-	25	25	25	
-side	-	-	12	-	12	12	12	
-rear	-	-	12	-	12	12	12	
<b>Minimum lot area, in square feet</b>								
With municipal or private sewage disposal <u>and</u> public water in accordance with appropriate State standards	10,000	7,500	40,000	20,000	-	20,000	20,000	
<i>Additional minimum land area for each dwelling unit over one</i>	5,000	2,500	2,500	2,500	-	5,000	5,000	
With municipal or private sewage disposal <u>or</u> public water in accordance with appropriate State standards	20,000	15,000	40,000	20,000	-	20,000	20,000	
<i>Additional minimum land for each dwelling unit over one</i>	5,000	2,500	2,500	2,500	-	5,000	5,000	
With an on-site septic disposal system and private water	43,560	43,560	43,560	43,560	0	43,560	43,560	
<i>Additional minimum land area for each dwelling unit over one.</i>	7,500	7,500	7,500	2,500	0	2,500	4,500	

\*\* Lot area, frontage, setbacks, and coverage shall be in accordance with the Open-Space Residential Development section of the Plymouth Subdivision Regulations.

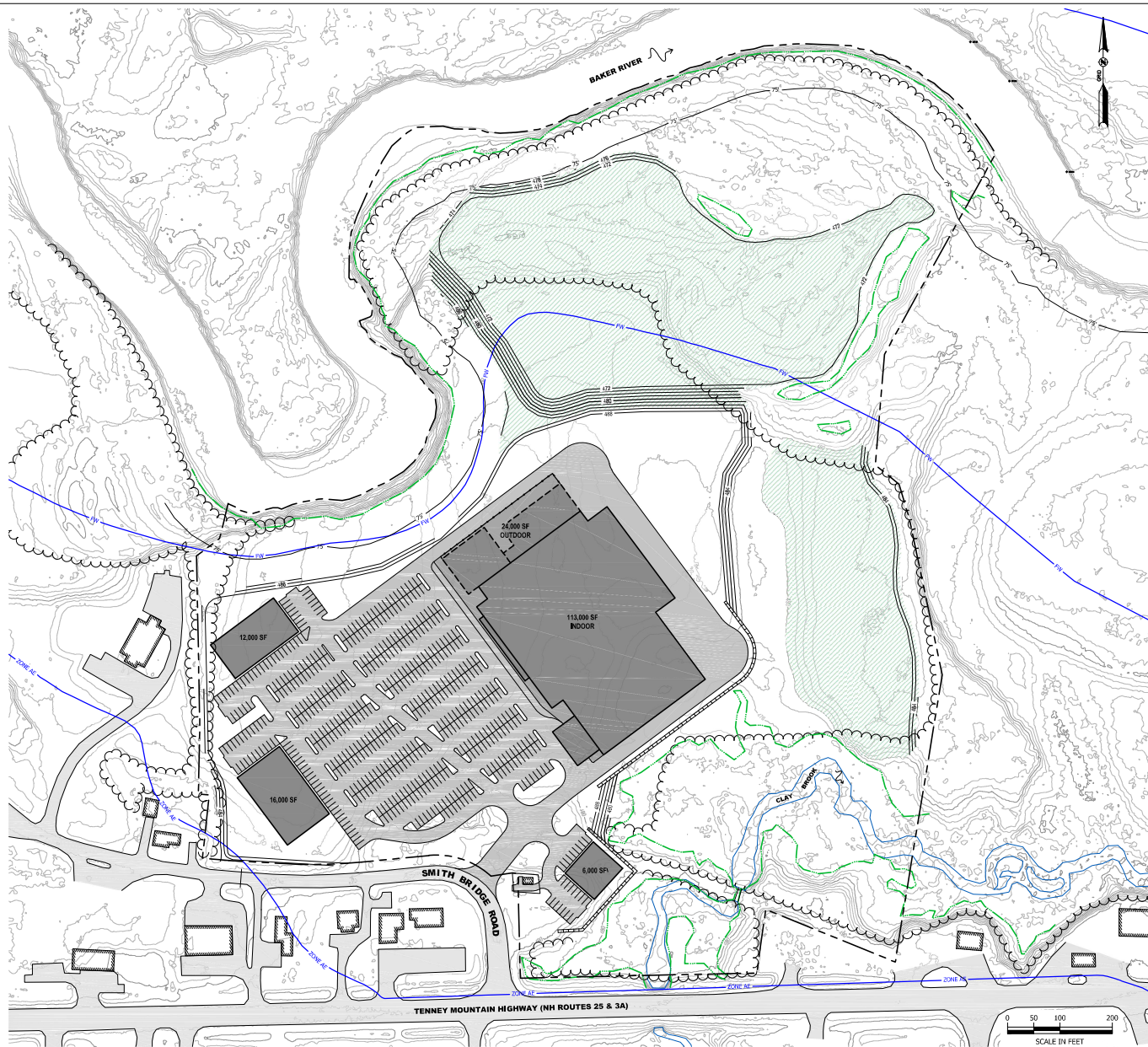
	SFR	MFR	A	CI	VC	HC	ICD
Maximum lot coverage by impervious surfaces (percentage of total lot area):	75	75	75	75	100	75	75

### 304.1 Residential Use in Village Commercial Zone

In the Village Commercial Zone, residential uses are permitted above or below the street level only. Residential uses on the street level are permitted only by special exception in accordance with Section 1204.2 and Section 1204.3

### 304.2 Reserved

## PLYMOUTH, NH ZONING ORDINANCE - MARCH 11, 2025



LEGEND- EXISTING FEATURES	
---	PROPERTY BOUNDARY
---	2' CONTOUR
---	10' CONTOUR
---	ZONE A/C
---	LIMITS OF FEMA ZONE AE SFA
---	LIMITS OF FEMA REGULATORY FLOODWAY
---	79
---	TOWN OF PLYMOUTH FF RIVER SETBACK
---	TREELINE
---	BUILDING
---	WETLAND BOUNDARY

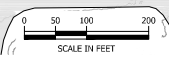
LEGEND- PROPOSED FEATURES (CONCEPTUAL)	
---	2' CONTOUR
---	10' CONTOUR
---	RETAINING WALL
---	FLOOD STORAGE INFILTRATION & BARRIAGE AREA

- NOTES**
1. THIS PLAN ILLUSTRATES A CONCEPTUAL DEVELOPMENT PLAN FOR THE PROPERTY WHICH HAS NOT CONSIDERED TRAFFIC, STORMWATER MANAGEMENT, UTILITIES AND OTHER PROPERTY SPECIFIC ELEMENTS. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE RELATIVE TO THE VALIDITY OF THE DEVELOPMENT CONSIDERATION ON THIS PLAN.
  2. EXISTING TOPOGRAPHY HAS BEEN OBTAINED FROM 2016 LIDAR DATA DOWNLOADED FROM HIGHWAY 107 RIVER BARE EARTH DEM, CONTOUR INTERVAL IS 2 FEET, VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83).
  3. FLOODWAYS AND ZONE AE SPECIAL FLOOD HAZARD AREAS (SFHA) BOUNDARIES WERE DOWNLOADED FROM HIGHWAY 107 AND ARE FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) X30003046E WITH AN EFFECTIVE DATE OF 02/20/2003.
  4. THE BASE FLOOD ELEVATION (BFE) SHOWN ON THE FIRM FOR THE PROPERTY IS APPROXIMATELY 430 RELATIVE TO THE NATIONAL SEA LEVEL. VERTICAL DATUM OF 1985 (NAVD83). THE CONVERSION FROM HEIGHTS TO NAVD83 AT THE PROPERTY IS APPROXIMATELY -4.4 FEET, THEREFORE THE SITE FOR THE PROPERTY RELATIVE TO WADSWORTH IS APPROXIMATELY 425.6 FEET.
  5. PROPERTY BOUNDARIES WERE PROVIDED BY THOMAS SMITH, LLC.
  6. EXISTING BUILDINGS, ROADWAYS, TREELINES, AND EDGE OF BROOK WERE OBTAINED FROM 2010 AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.
  7. PROPOSED GRADING IS CONCEPTUAL, AND IS INTENDED FOR PRELIMINARY LAND PLANNING ONLY. THIS PLAN IS NOT FOR CONSTRUCTION.
  8. WETLAND BOUNDARIES WERE DELINEATED BY DEAN SANDERSON, CIVIL AND ENVIRONMENTAL ENGINEER, MAY 2023.
  9. THE PROPERTY IS IN THE AGRICULTURAL ZONE, PERMITTED USES IN THE AGRICULTURAL ZONE INCLUDE, BUT ARE NOT LIMITED TO, RETAIL SALES AND RESTAURANTS, MINIMUM BUILDING SETBACKS ARE 30 FEET FRONT AND 15 FEET SIDE AND REAR.
  10. A TOTAL OF 388 PARKING SPACES, EXCEPT IF AREA AND DEPTH ARE SHOWN, THIS EQUATES TO ONE PARKING SPACE PER 229 SF OF GROSS BUILDING AREA.

CONCEPT PLAN  
 NOT FOR CONSTRUCTION  
 DATE OF PRINT: 07/25/22

**TAX MAP 212, LOT 41  
 PLYMOUTH, NH**

**CONCEPTUAL  
 DEVELOPMENT  
 PLAN**



**AERIAL MAP**

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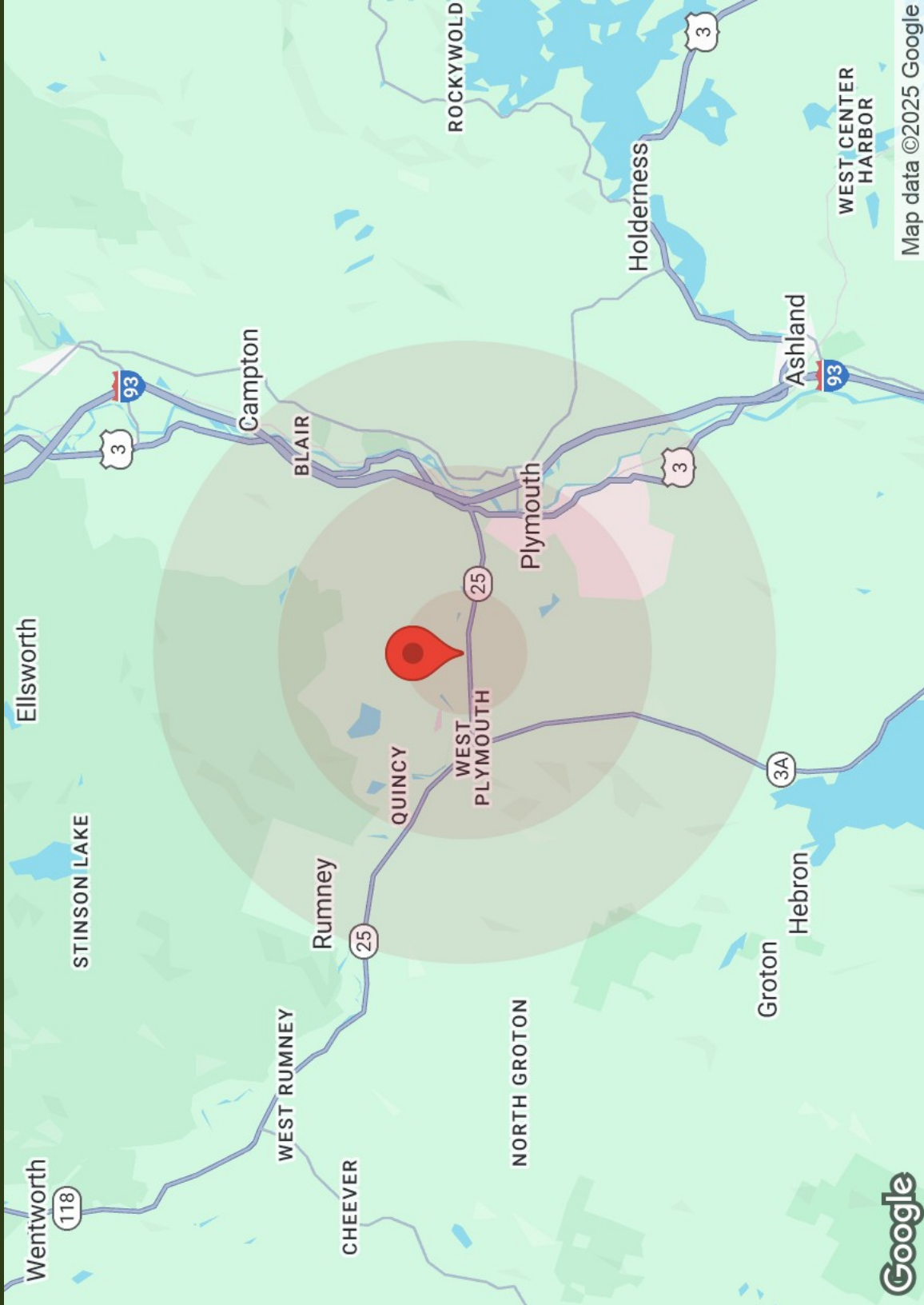
**BUSINESS MAP**

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# DEMOGRAPHICS

Plymouth NH Development Opportunity  
 12 Smith Bridge Road | Plymouth, NH 03264



Map data ©2025 Google

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	162	4,205	5,892
Female	162	2,170	3,844
Total Population	324	6,375	9,736
<b>Age</b>			
Ages 0-14	48	614	1,058
Ages 15-24	55	2,634	2,979
Ages 25-54	110	1,647	2,794
Ages 55-64	44	547	1,072
Ages 65+	70	934	1,833
<b>Race</b>			
White	287	5,577	8,689
Black	6	99	128
Am In/AK Nat	N/A	15	18
Hawaiian	N/A	2	2
Hispanic	10	247	319
Asian	14	254	329
Multi-Racial	7	166	232
Other	N/A	15	18

	1 Mile	3 Miles	5 Miles
<b>Income</b>			
Median	\$77,816	\$88,007	\$91,981
< \$15,000	20	186	359
\$15,000-\$24,999	10	114	214
\$25,000-\$34,999	14	155	268
\$35,000-\$49,999	7	151	254
\$50,000-\$74,999	22	244	398
\$75,000-\$99,999	8	185	311
\$100,000-\$149,999	38	453	858
\$150,000-\$199,999	14	146	250
> \$200,000	14	258	497
<b>Housing</b>			
Total Units	182	2,434	4,484
Occupied	147	1,890	3,410
Owner Occupied	94	1,059	2,188
Renter Occupied	53	831	1,222
Vacant	35	544	1,075



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