

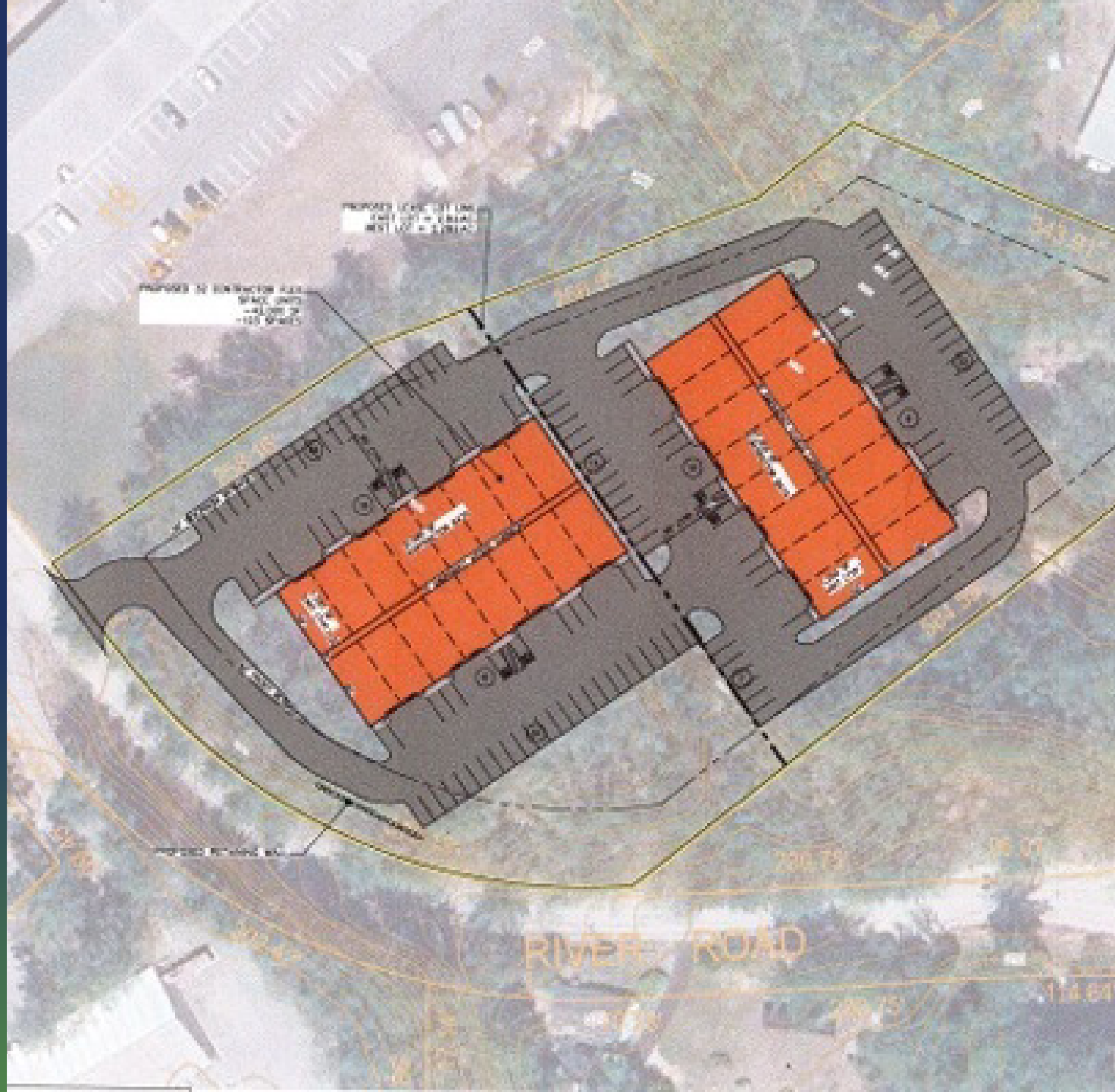
# 167

167 RIVER RD  
BOW, NH 03304

Brochure



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# Property Summary



## LOCATION DESCRIPTION

167 River Rd, Bow, NH  
FOR SALE | \$765,000

±5.04 Acres | I-2 Zoning | Prime Industrial Development Opportunity

Exceptional opportunity to acquire a ±5.04-acre parcel with I-2 General Industrial zoning in the highly accessible town of Bow, New Hampshire. Located midway between Concord and Manchester, this site offers ±600 feet of frontage on River Road and seamless connectivity to I-89, I-93, and Route 101, allowing easy access to all points throughout New England.

This is a rare chance to develop within one of New Hampshire's most desirable industrial corridors. Please contact Dave Tanguay to learn more about this listing.

## PROPERTY HIGHLIGHTS

- Zoning Highlights – I-2 General Industrial
- Permitted uses include-
- Medical offices and facilities
- Mini-storage and warehousing
- Motor vehicle services (some uses permitted)
- Light and heavy industrial operations
- (See zoning chart below for full list; I-2 column highlighted)
- Site Features-
- ±5.04 acres of developable land
- ±600' frontage on River Road
- Utilities available at the street: town water, natural gas, 3-phase electric
- Approved driveway permit in place
- Excellent visibility and positioning for industrial, medical, or storage development

# Demographics Map & Report

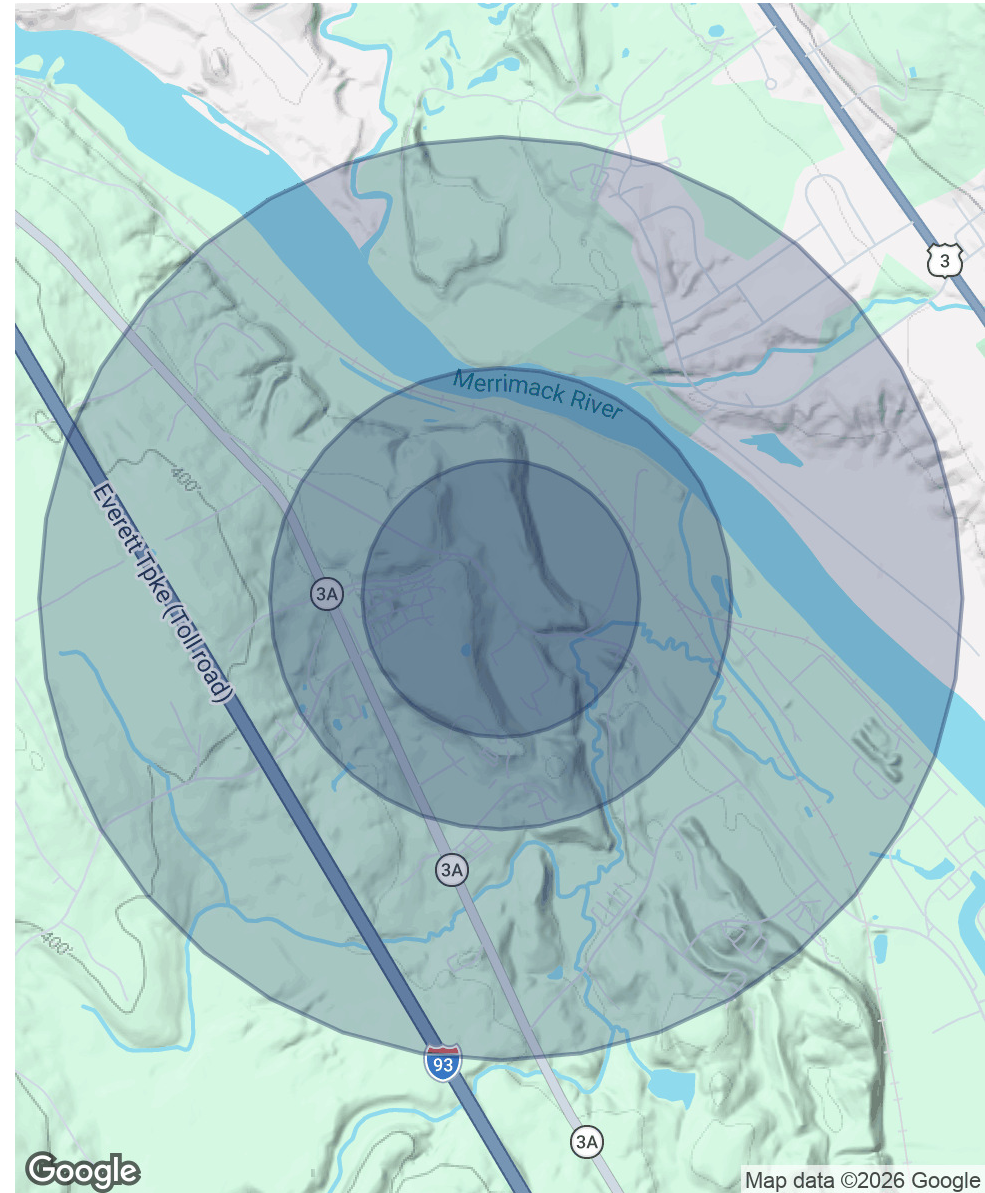


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	35	97	929
Average Age	39	39	41
Average Age (Male)	37	38	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	35	357
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$173,545	\$165,897	\$125,707
Average House Value	\$427,887	\$423,180	\$409,939

Demographics data derived from AlphaMap



Map data ©2026 Google

# Location Map

FOR SALE | 167 RIVER RD



