



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

EPPING, NH



COMMERCIAL / INDUSTRIAL LAND FOR SALE

*PRESENTED BY:*

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

**DAVE GARVEY**  
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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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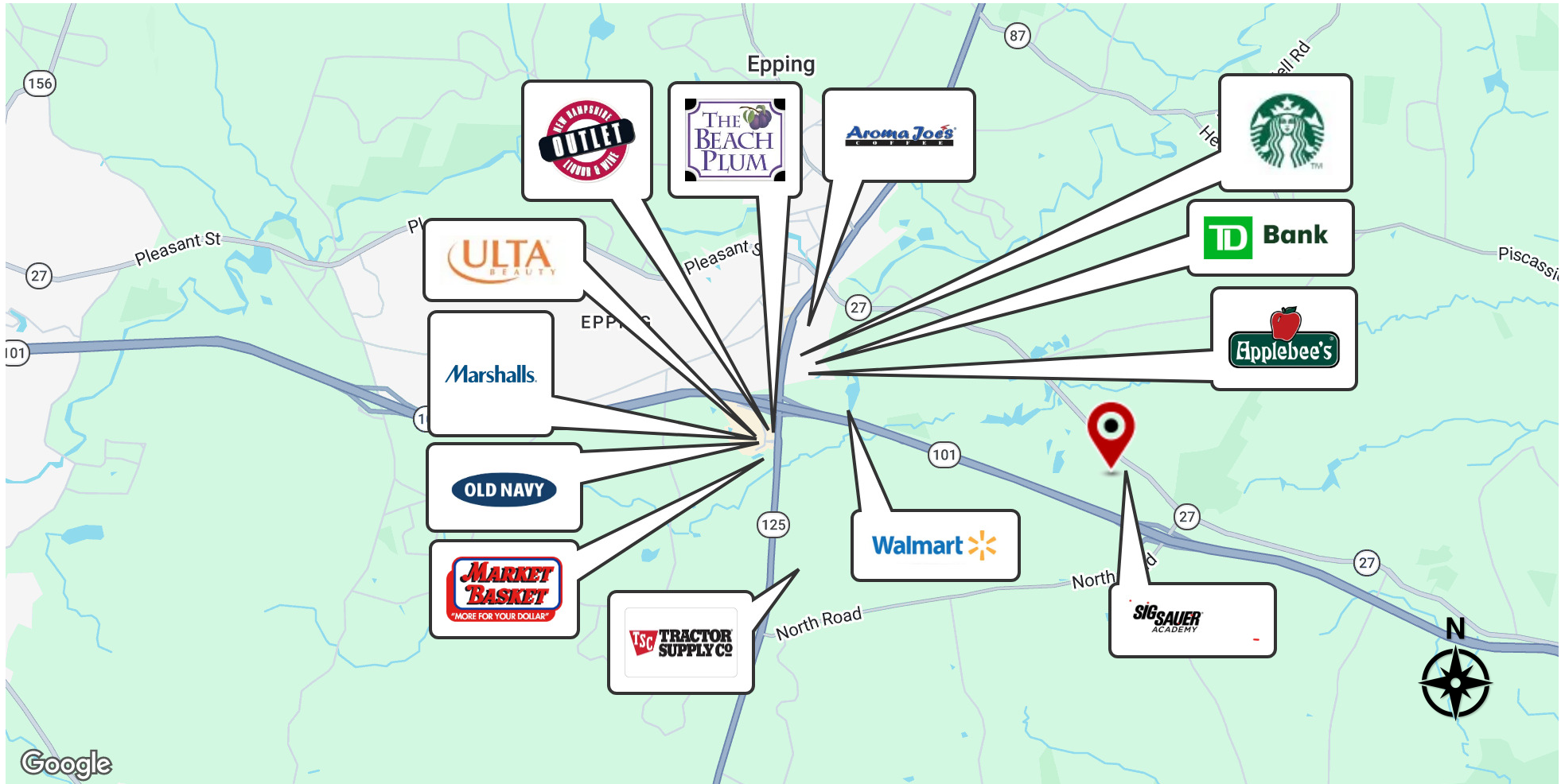
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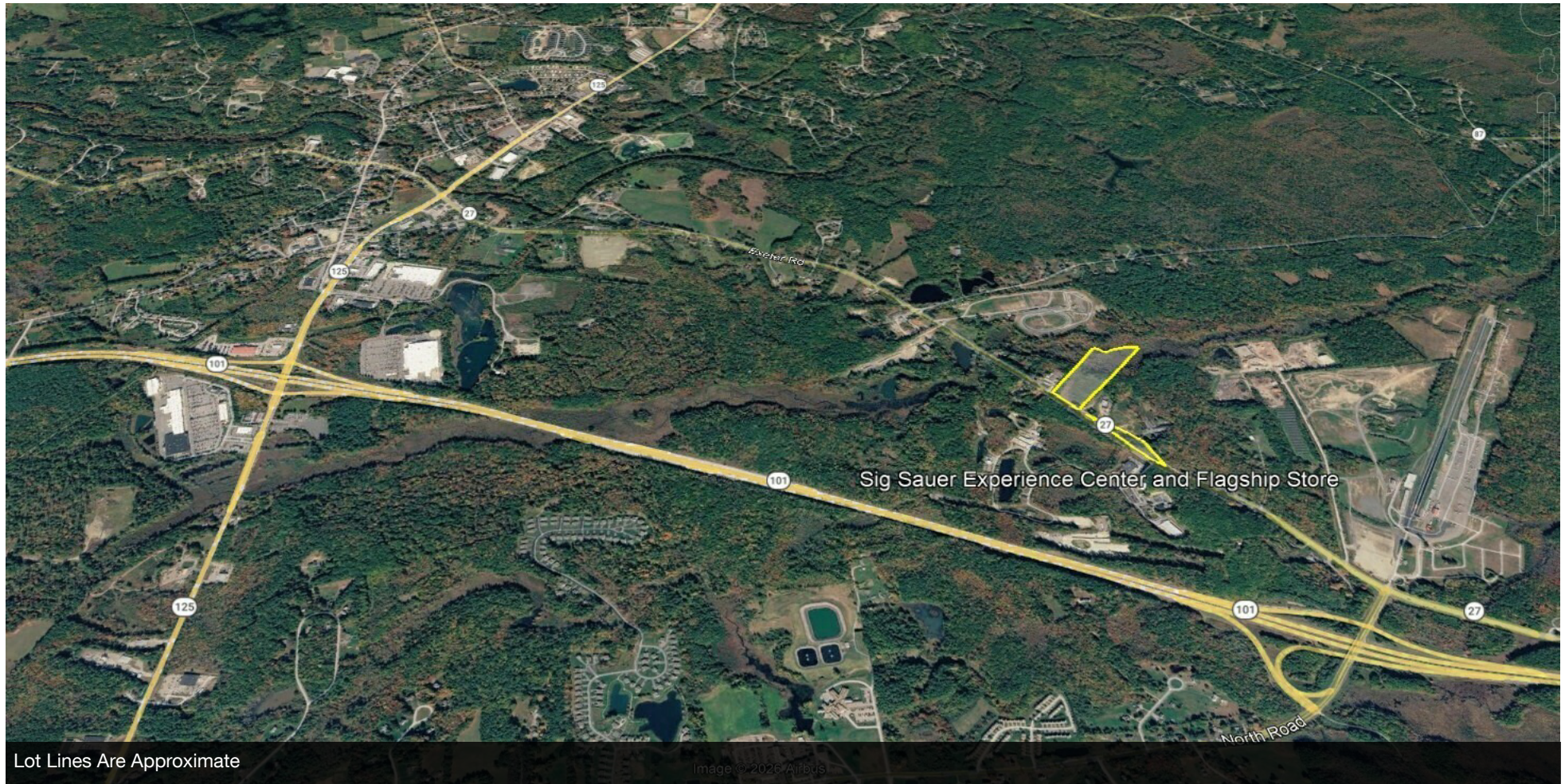
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Lot Lines Are Approximate

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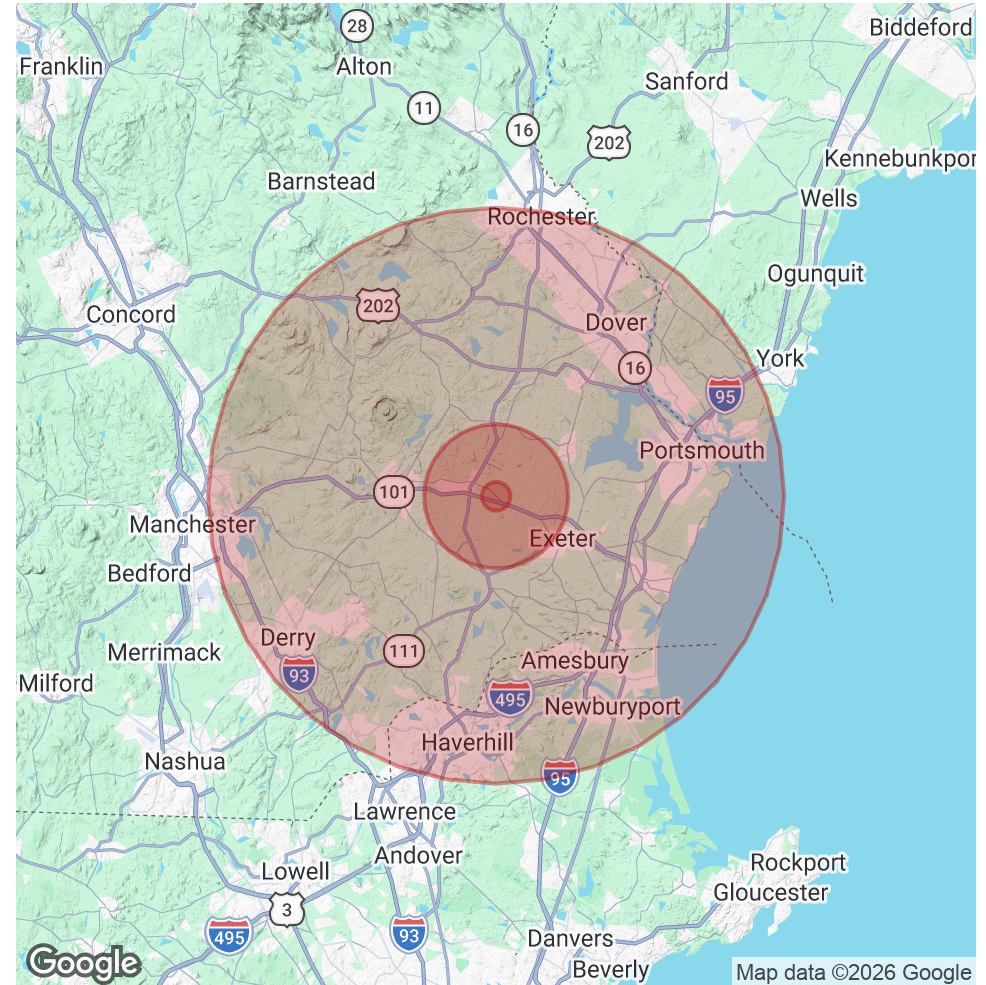
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POPULATION	1 MILE	5 MILES	20 MILES
Total Population	598	24,240	579,777
Average Age	44.2	45.2	43.7
Average Age (Male)	39.4	43.2	42.7
Average Age (Female)	52.9	48.4	44.7

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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