

65,000 SF DEVELOPMENT PAD

GREENLAND MEADOWS - ROUTE 33, GREENLAND, NH 03840



AVAILABLE SPACE FOR LEASE

Development Pad:	65,000 SF
Plaza GLA:	357,000 SF
ADT Count (Route 33):	31,000 ADT
ADT Count (I-95):	83,200

TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
3 miles	11,768	\$72,051
5 miles	41,220	\$75,106
7 miles	69,761	\$75,177
10 miles	133,676	\$73,418
15 miles	236,334	\$70,891

For additional information contact:

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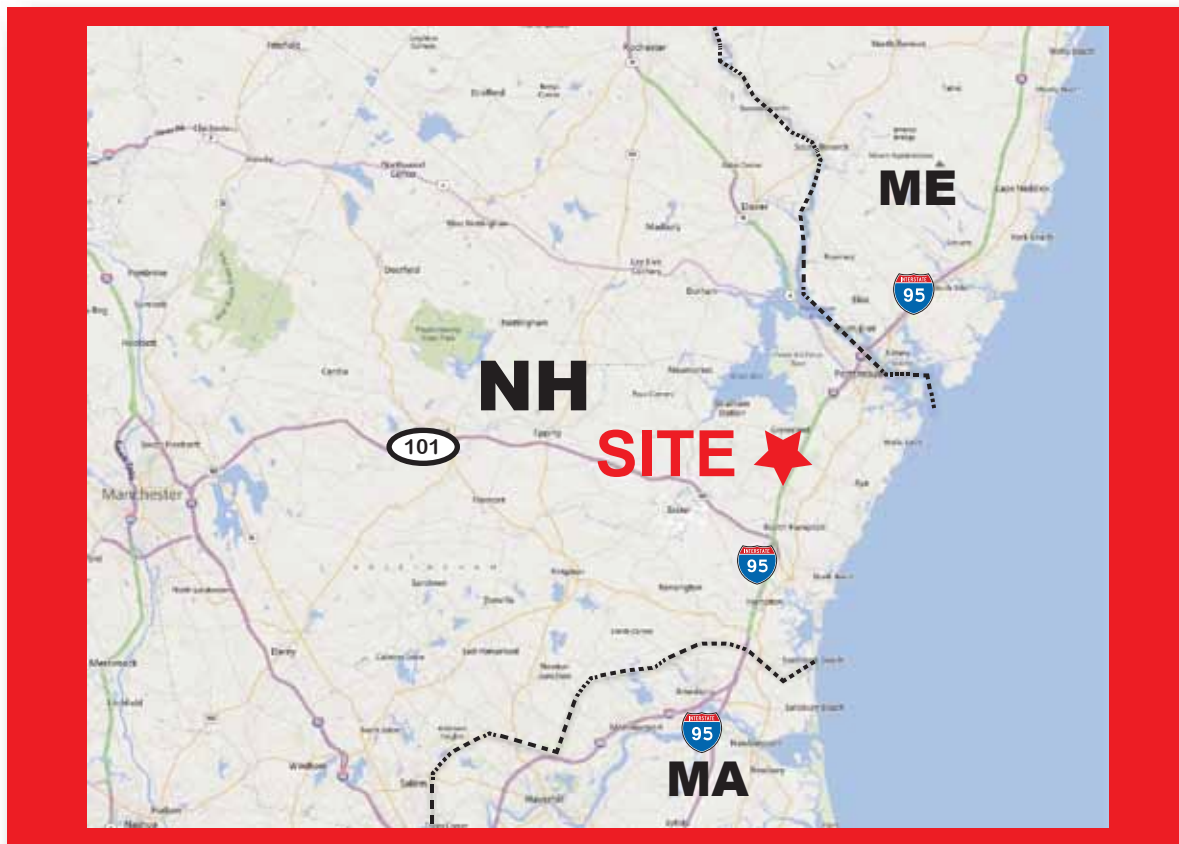
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1st U S Realty is pleased to present a powerful retail opportunity now available for lease in the immediate proximity of Portsmouth NH. Greenland Meadows, an exclusive shopping center with Lowe's and Target as tenants, has a 65,000 SF development pad available for ground lease. Boasting outstanding visibility and situated less than 1/2 mile south of I -95 Exit 3 on Greenland Rd., this first class retail center benefits from an expansive trade area drawing tri-state residents seeking the advantages of NH tax free shopping.

Greenland Meadows, located on busy Route 33, enjoys easy access via a signalized entry with prominent pylon signage. This location is well suited for another big box retailer or a destination grocery store which will create synergy and benefit from the power of a Lowe's and Target. The average daily traffic count on Route 33 directly in front of the plaza is 31,000; the traffic count on I-95 at Exit 3 exceeds 83,000 trips per day.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgements and decisions based solely on their own due diligence.

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