

# 6.5 ACRES ON ROUTE 3A

256 Lowell Rd., Hudson, NH 03051



## LAND FOR SALE 6.5 ACRES

**Sales Price:** \$1,650,000.00  
**Zoning:** B  
**ADT Count :** 33,860

## TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
3 miles	38,596	\$64,879
5 miles	113,639	\$68,340

### For additional information contact:

Commercial Real Estate Broker  
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 508-280-4563  
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(508) 591 - 3000 | www.1stUSRealty.com

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1st U S Realty presents the opportunity to locate adjacent to destination retailers such as Walmart and across from Sam's Club on busy Route 3A in Hudson. This 6.5 acre parcel is available for purchase or for possible ground lease. This high traffic, high visibility location at a signalized intersection sees daily traffic counts in excess of 32,000 trips.

2 miles north of the MA state line. 1 mile east of Route 3. Excellent visibility.



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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