

# FOR SALE - 9.3 ACRE PARCEL

Route 12 and Upper Walpole Rd. Walpole NH 03608



## AVAILABLE SPACE OVERVIEW

<b>Parcel for Sale</b>	9.3 Acres
<b>Zoning:</b>	Commercial
<b>ADT Count (RT 12) :</b>	10,000

## TRADE AREA DEMOGRAPHICS

<b>Population</b>	<b>5 miles</b>	<b>10,066</b>
	<b>7 miles</b>	<b>13,948</b>
	<b>10 miles</b>	<b>22,404</b>
<b>Median HH Income:</b>		<b>\$45,735</b>

### For additional information contact:

Commercial Real Estate Broker  
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1st U S Realty, as exclusive agent, is pleased to present a commercially zoned 9.3 acre parcel in the retail heart of Walpole NH for sale. This level acreage was formerly the town baseball diamond and lies immediately adjacent to North Meadow Plaza, the major shopping center for the area. Triangular in shape, this parcel has over 800 feet frontage on Route 12 and over 1000 feet along Upper Walpole Rd. This developable acreage enjoys excellent visibility from both directions of Route 12.

Route 12 in Walpole NH serves as a connector between Claremont and Keene, NH providing a retail destination for the surrounding area.



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 judgments and decisions based solely on their own due diligence.

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