

3.40 +/- Acres of Commercially Zoned Land for Sale

Frontage on 3 Roads

91-97 Lowell Road, Hudson, NH



Property Information

Address:	91-97 Lowell Road	Sewer:	TBD
	5-7 Atwood Road	Gas:	TBD
	14 Brenton Avenue	Zoning:	Business
	Hudson, NH	Flood Zone:	No
Land Area:	3.40 +/- Acres	Date Available:	Immediately
Traffic Counts:	22,000 +/- VPD	Parcel ID:	Map 198 / Lots 11,12,14,15 & 16
Frontage:	250' +/- on Lowell Road	Asking Price:	\$1,399,000
Water:	Municipal		

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	56,429	117,291	358,578
Households:	22,118	46,030	133,516
Average HH Income:	\$83,627	\$96,248	\$100,473

Opportunity to purchase an assemblage of five commercial properties ideal for a new ground up development. This well-located 3.40 +/- acre cluster of sites presents an excellent development opportunity along busy Route 3A (Lowell Rd.) with high visibility for both northbound and southbound commuters. Route 3A serves as the main artery for Hudson and is heavily used by commuters traveling in and out of Nashua. The site is easily accessible from Route 3A, Atwood Avenue, and Brenton Street. These properties were fully permitted in 2016 through a variance for a retail combination gas station, car wash, and convenience store. The current property owner does not plan to move forward with the development of the site. Most structures on the site were recently demolished but a small home and two garages remain.

For Sale Information:

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Summit Realty Partners

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