

EXIT 2

3

DANIEL WEBSTER HWY.

LAND FOR SALE  
**10.5 ACRES**  
ZONED G1

**TARGET**

1,400,000 SF  
UNDER CONSTRUCTION



3A

LOWELL RD.



SIGNALIZED  
INTERSECTION

Site outline is approximate

10.5 ACRE SITE

PRICE REDUCTION  
~~\$3,150,000~~  
**\$2,750,000**

**273**  
**LOWELL RD.**

Hudson, New Hampshire





LAND FOR SALE

# 273 LOWELL ROAD

Hudson, New Hampshire

Cushman & Wakefield is pleased to present 273 Lowell Road in Hudson, New Hampshire. This 10.5 acre site is a corner lot at a signalized intersection and offers outstanding corporate identity with more than 410 feet of frontage on Lowell Road/Route 3A. The site is zoned General 1 and is wooded, predominantly level with municipal water and natural gas available. General 1 zoning provides for a wide range of uses including office, warehouse, manufacturing, retail, restaurant, fast food, assisted living, daycare, nursing home and motor vehicle sales.

273 Lowell Road has superior highway access and the ability to draw from both the New Hampshire and Massachusetts labor markets. The site is located only 3/10 of a mile from the Circumferential Highway, 2 miles from the F.E. Everett Turnpike, and less than 2 miles to the Massachusetts border via Route 3A or 3.4 miles to the Massachusetts border via Route 3/the F.E. Everett Turnpike.

Amenities within a half a mile of the site include Walmart, Sam's Club, Digital Credit Union, Service Credit Union, McDonalds, Burger King, Dunkin Donuts, Market Basket supermarket and Rite Aid Pharmacy. There are an abundance of amenities nearby on the Daniel Webster Highway and at the Pheasant Lane Mall. Corporate neighbors include Mercury Systems, Vectron and Comcast, C&M Machine Products, Integra Biosciences, Parker Chomerics and Southeastern Container in the nearby Sagamore Industrial Park.

Site outline is approximate



## THE NEW HAMPSHIRE ADVANTAGE

There are many advantages to living and working in New Hampshire. New Hampshire regularly ranks high in economic and quality of life indicators. New Hampshire is one of only two states with no sales, income or state capital gains tax. New Hampshire's quality of life is high and our housing is affordable. Some of the companies that have chosen New Hampshire for their corporate headquarters include Timberland, Hitachi Cable, Highliner Foods, BAE and Planet Fitness.

DEMOGRAPHICS	5-MILE	10-MILE	15-MILE
<b>POPULATION</b>			
2024 Population	119,321	407,734	841,133
2029 Projection	120,355	410,014	852,008
<b>AVERAGE AGE</b>	41.4	40.5	40.8
<b>AVERAGE HOUSEHOLD INCOME</b>	\$135,826	\$143,292	\$144,722



# PROPERTY DETAILS

## PROPERTY FEATURES

- Highly visible location with 410 feet of frontage on Lowell Road/Route 3A
- Site is accessed from a signalized intersection off Lowell Road
- Municipal water and natural gas available
- Superior highway access - minutes from Exit 2 of Route 3/the F.E. Everett Turnpike
- Minutes from the Massachusetts border - draws from two labor markets
- Numerous area amenities including a major supermarket, food and retail services on Lowell Road/3A, and a wide range of amenities on the Daniel Webster Highway and at the Pheasant Lane Mall
- Close to the well-established Sagamore Industrial Park
- Corporate neighbors include Mercury Systems and Target

## SPECIFICATIONS

<b>LOT SIZE</b>	10.5 acres
<b>ZONING</b>	General-1 <a href="http://www.hudsonnh.gov/boards/zoning">http://www.hudsonnh.gov/boards/zoning</a>
<b>FRONTAGE</b>	410 feet along Lowell Road/Route 3A
<b>ACCESS</b>	Exit 2 of Route 3 to Circumferential Highway to Lowell Road
<b>UTILITIES</b>	Municipal water, sewer, natural gas
<b>PARCEL ID</b>	234-034-000
<b>TRAFFIC COUNTS</b>	NH 3A (Lowell Road) <b>28,916 ADT</b> Circumferential Highway <b>45,636 ADT</b> NH 3A (Lowell Road) South of Rena Avenue <b>22,175 ADT</b>



## TRAVEL TIMES



3/10 A MILE to the Circumferential Highway



4 MINUTES to Route 3/ the F.E. Everett Turnpike



2 MILES to the Massachusetts border via Route 3A



3.4 MILES from the Massachusetts border via Route 3/the F.E. Everett Turnpike



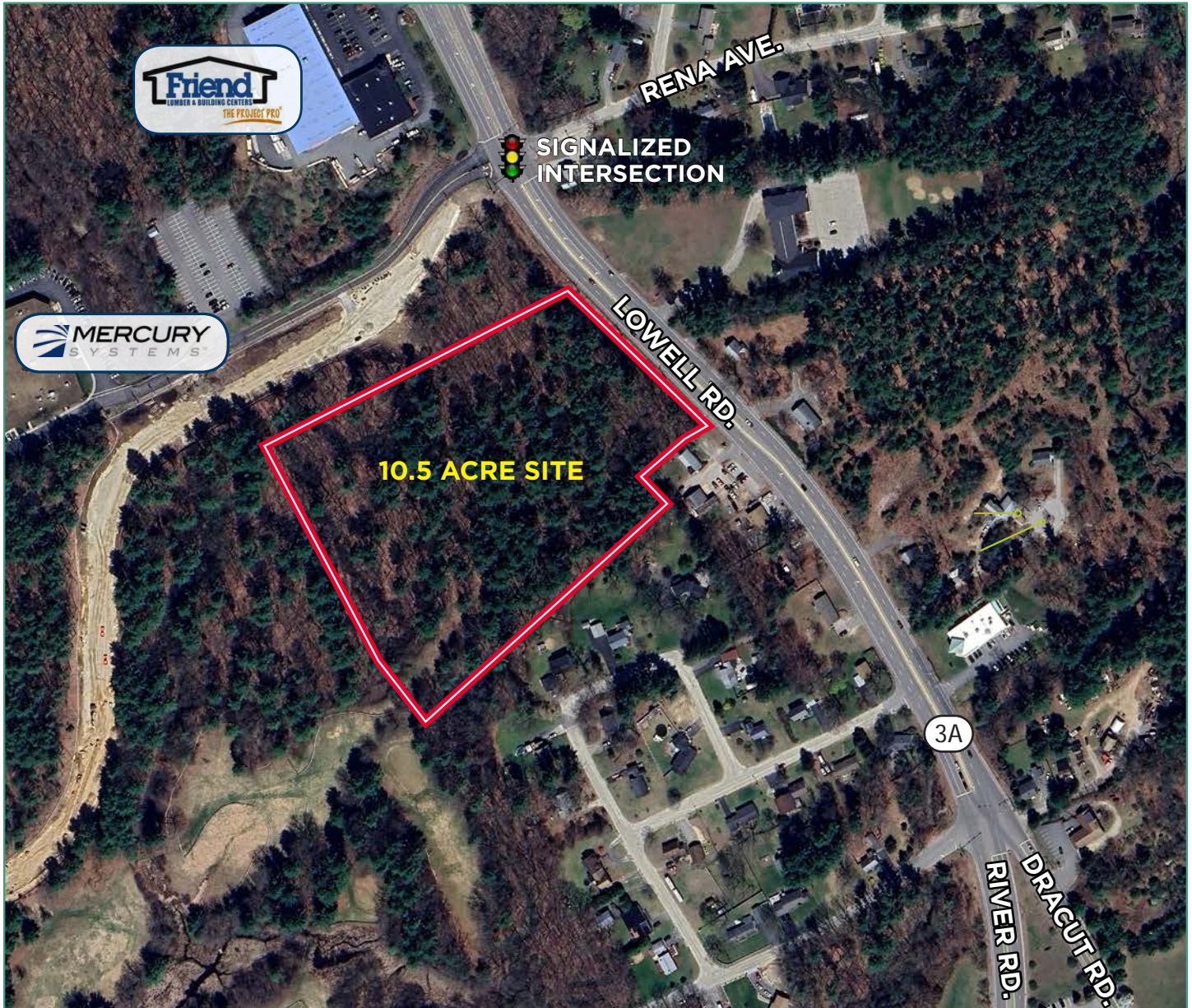
20 MINUTES to the Manchester Boston Regional Airport



50 MINUTES to Downtown Boston and Logan Airport



# SITE PLAN



## CONTACT

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