

Development Land For Sale

6.217 +/- Acres

8 Merrit Parkway, Nashua, NH



Property Information

Address:	8 Merrit Parkway Nashua, NH 03060	Water:	Municipal
Available:	6.217 +/- Acres	Sewer:	Municipal
Land Area:	6.217 +/- Acres	Gas:	Natural
Traffic Counts:	5,109 +/- VPD via Dunstable Road	Zoning:	Suburban Residence (R-30) Flexible Use Overlay District

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	45,441	103,324	269,479
Households:	17,611	41,072	102,108
Average HH Income:	\$106,312	\$94,790	\$107,874

8 Merrit Parkway is 6.217 +/- acres of undeveloped land in Nashua, NH located in the mixed-use village of Carriage House at Maplewood. This land is an excellent development opportunity and is easily accessible as it is located off Dunstable Road, 2.5 miles from Route 3/ Everett Turnpike. This site is zoned Suburban Residence and located in the Flexible Use Overlay District, allowing the potential for a variety of uses including up to 20,000 +/- SF of commercial development as well as single family residential development.

For Sale Information:

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Summit Realty Partners

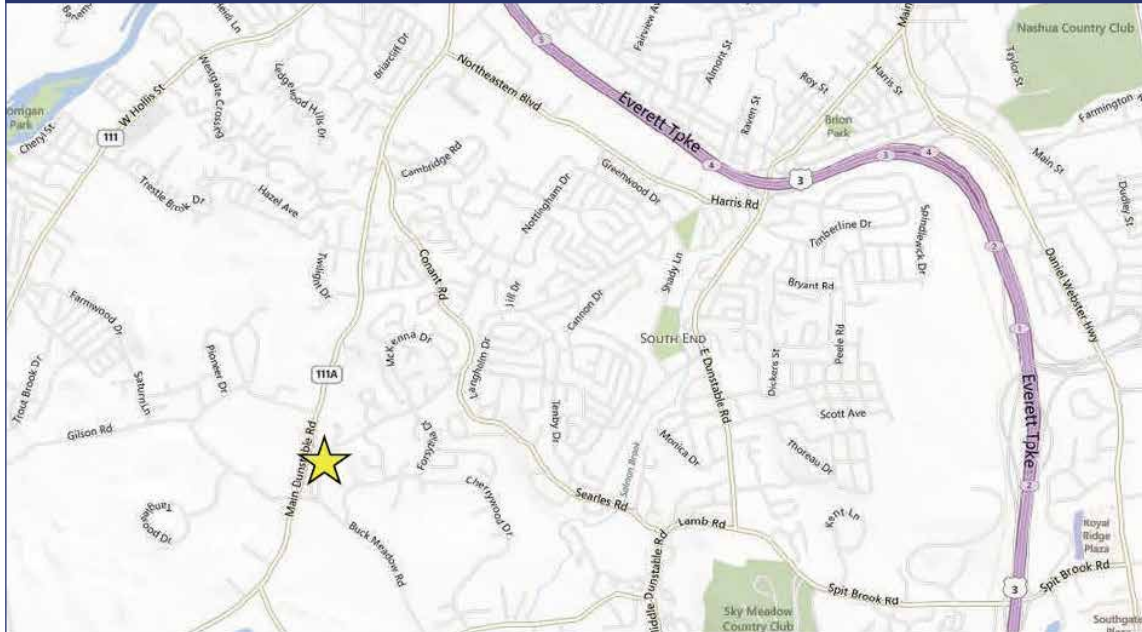
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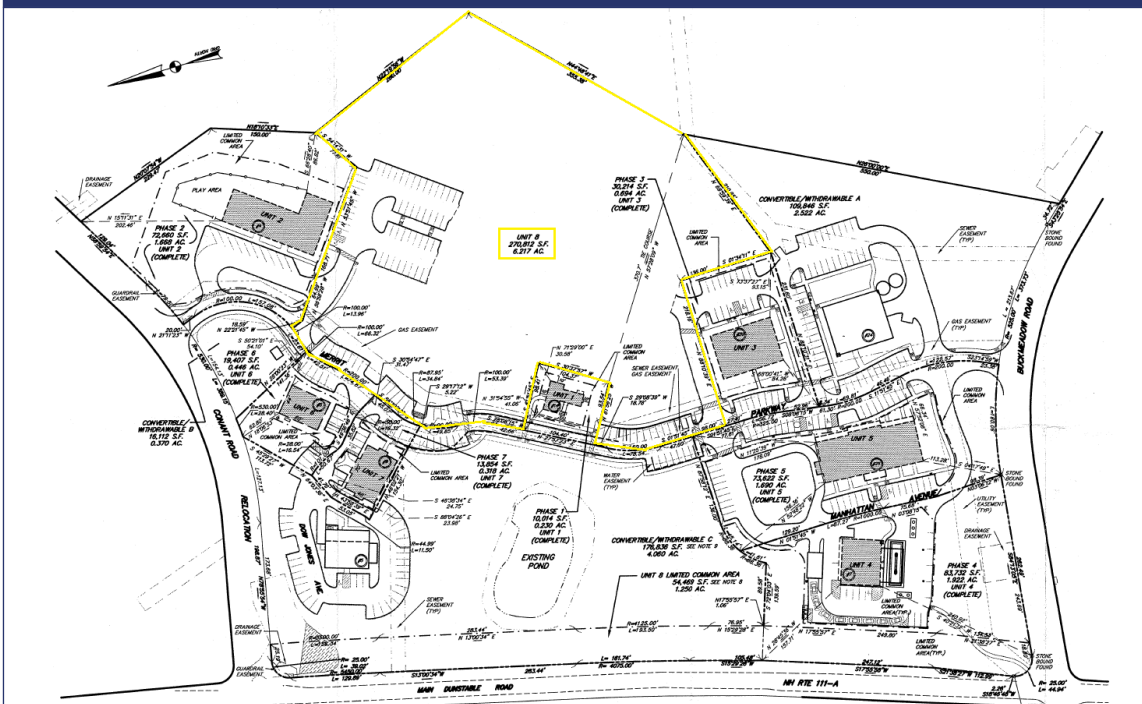
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Location of Property



Approximate Site Plan



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