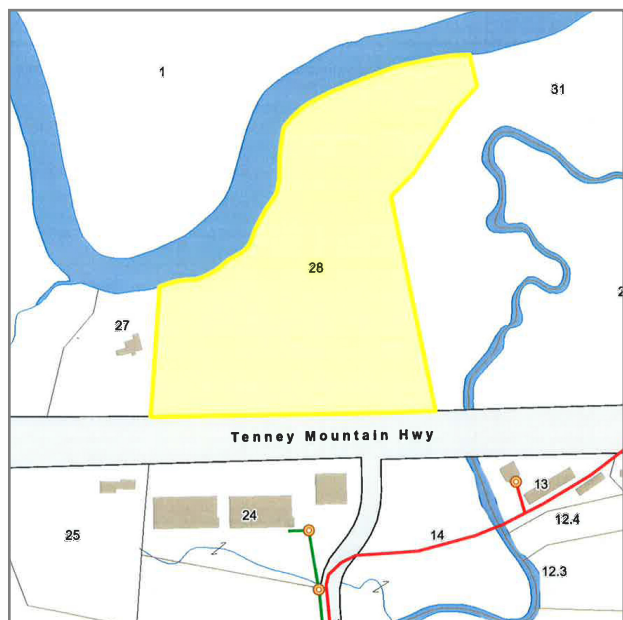
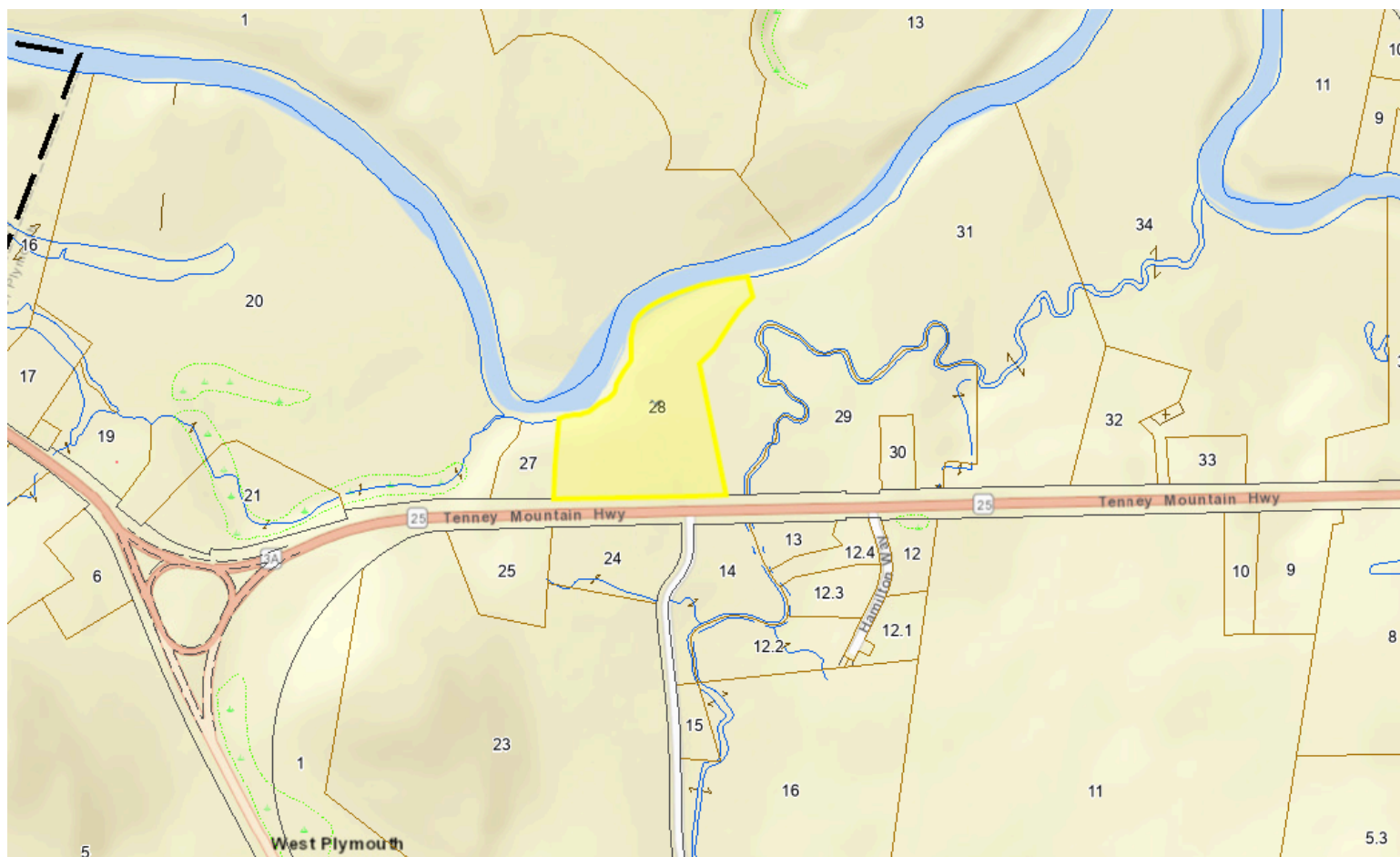


**213-028 Tenney Mountain Highway, Plymouth NH 03264**

# FOR SALE



The Mega Group has available for development a 10 +/- acres of land in Plymouth, NH. The subject property is located from Interstate 93 on heavily traveled Route 25/3A adjacent to the Baker River. Zoning is Agricultural, which in Plymouth is virtually anything by permit. Join Walmart Super Center, Market Basket, O'Reilly Auto Parts, Dollar Tree, Tractor Supply Co.

**DISCLOSURE** Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian DApice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. NH License #74825.



# The Mega Group

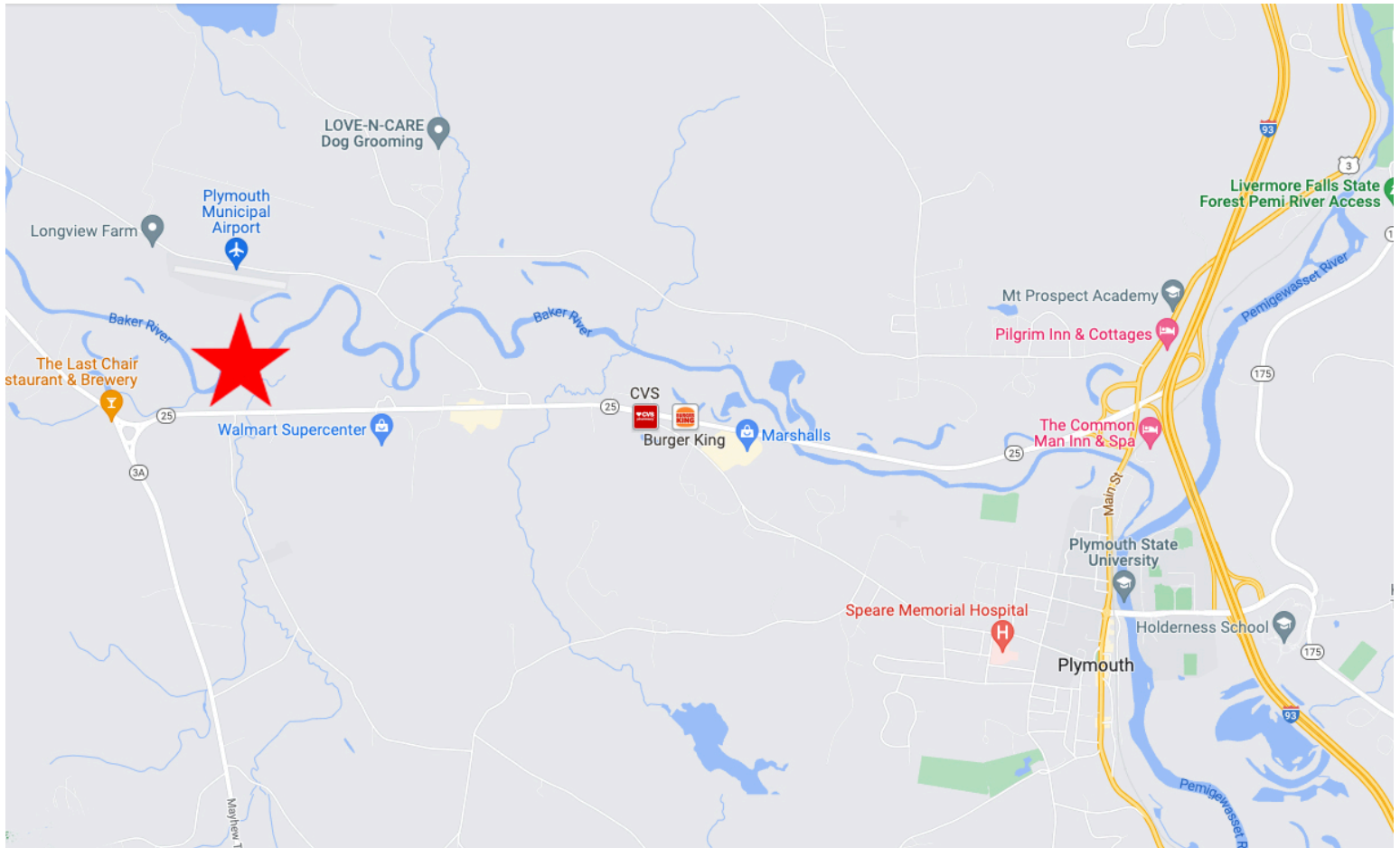
## Commercial Real Estate

**The Mega Group - Commercial Real Estate**  
**7 Federal Street, Suite 15 • Danvers, MA 01923**  
**(978)762-9771**

**www.TheMegaGroup.net**

## 10 +/- ACRES DEVELOPABLE LAND 213-028 Tenney Mountain Highway, Plymouth NH

Plymouth is located in Grafton County and is part of the White Mountains Region, and home to Plymouth State University and Speare Memorial Hospital. The main center of over 4,700 people, three-quarters of whom are college student age, is defined as the Plymouth census-designated place (CDP), and is located along U.S. Route 3, south of the confluence of both the Baker River and Pemigewasset River.



### DEMOGRAPHICS - IN DRIVE TIMES

#### POPULATION



1 Mile: 302  
3 Miles: 3,667  
5 Miles: 9,574

#### AVERAGE INCOME / HH



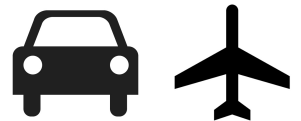
1 Mile: 63,376  
3 Miles: 72,336  
5 Miles: 76,869

#### DAYTIME POPULATION



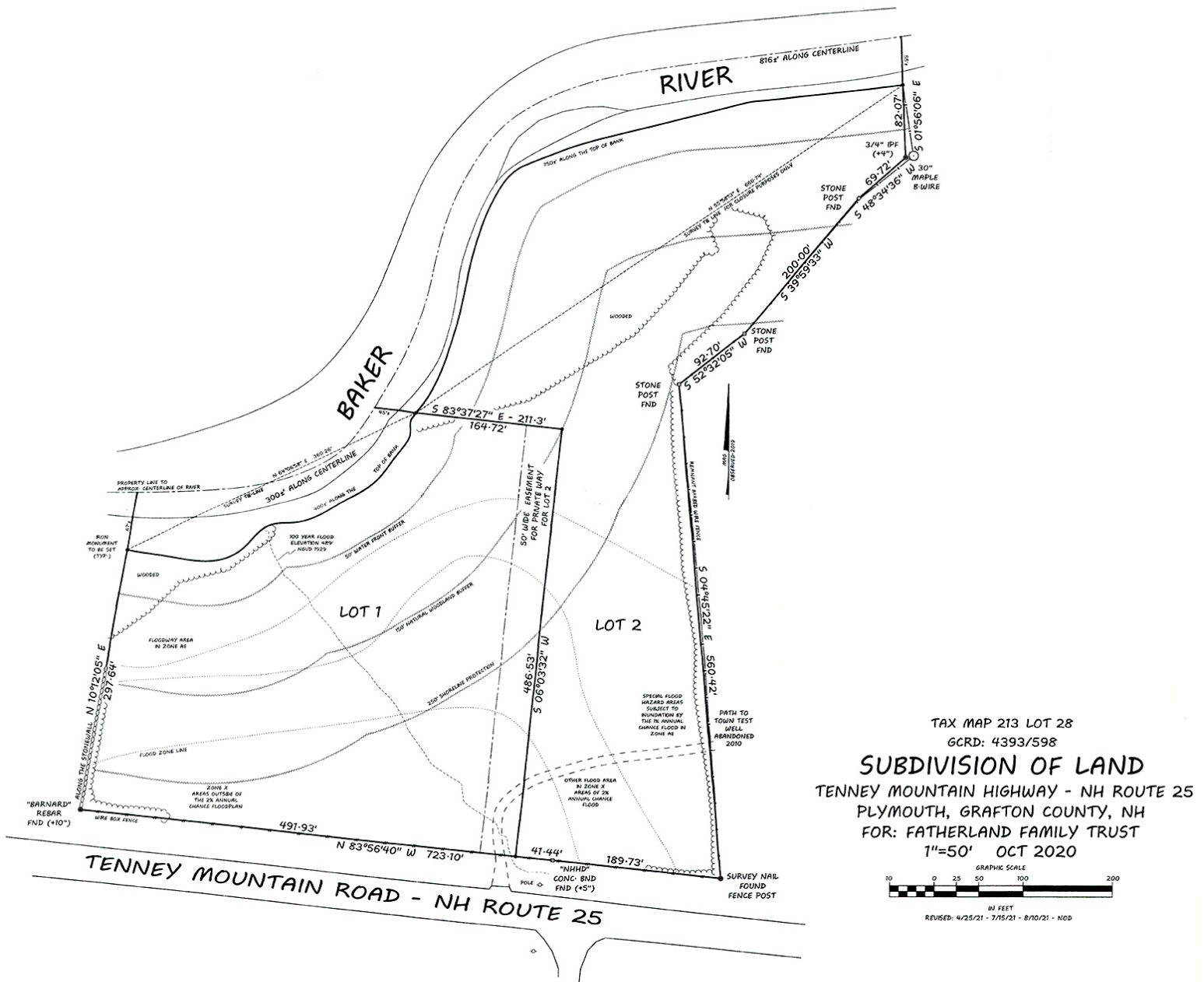
1 Mile: 1,225  
3 Miles: 2,662  
5 Miles: 6,484

#### TRANSPORTATION



14,776 at Tenney Mt Hwy  
40,686 at Route 93  
PYM-Plymouth - 1.0 mi

# 10 +/- ACRES DEVELOPABLE LAND 213-028 Tenney Mountain Highway, Plymouth NH



The Property has been divided into two (2) parcels and through basic due diligence it has been determined the highest & best use may be to utilize the site as one. Having immediate rights to the Baker River, there are waterfront buffer zones, flood zones and 250' shoreline protection areas to take into consideration. Part of the Property is in flood zone AE and part in flood zone X. But with over 600 feet of frontage, the Property lends itself to a myriad of prime retail or professional offices uses.



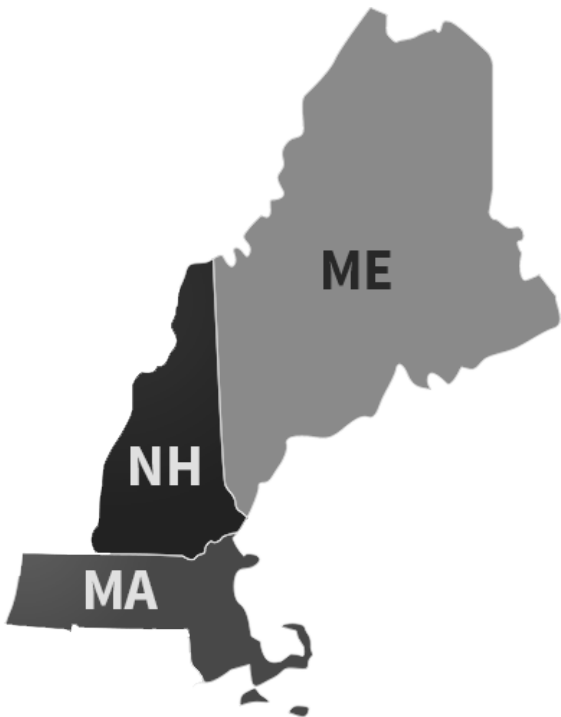
# The Mega Group

## Commercial Real Estate

The Mega Group, based in Danvers, MA has been providing commercial real estate brokerage services since 1997. Our areas of discipline include commercial & investment sales, retail & office leasing, real estate development and property management. Covering greater metropolitan Boston Massachusetts, coastal New Hampshire & southern Maine.

The Mega Group offers a wide range of services, which include:

- Retail Properties
- Multi-Family Investment Properties
- Investment Portfolios
- Apartment Communities
- Manufacturing & Warehouse Facilities
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



### **COLLEEN COHAN**

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### **BRIAN DAPICE**

Principal, Designated Broker

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