



For Lease

Retail/Commercial Pad Sites

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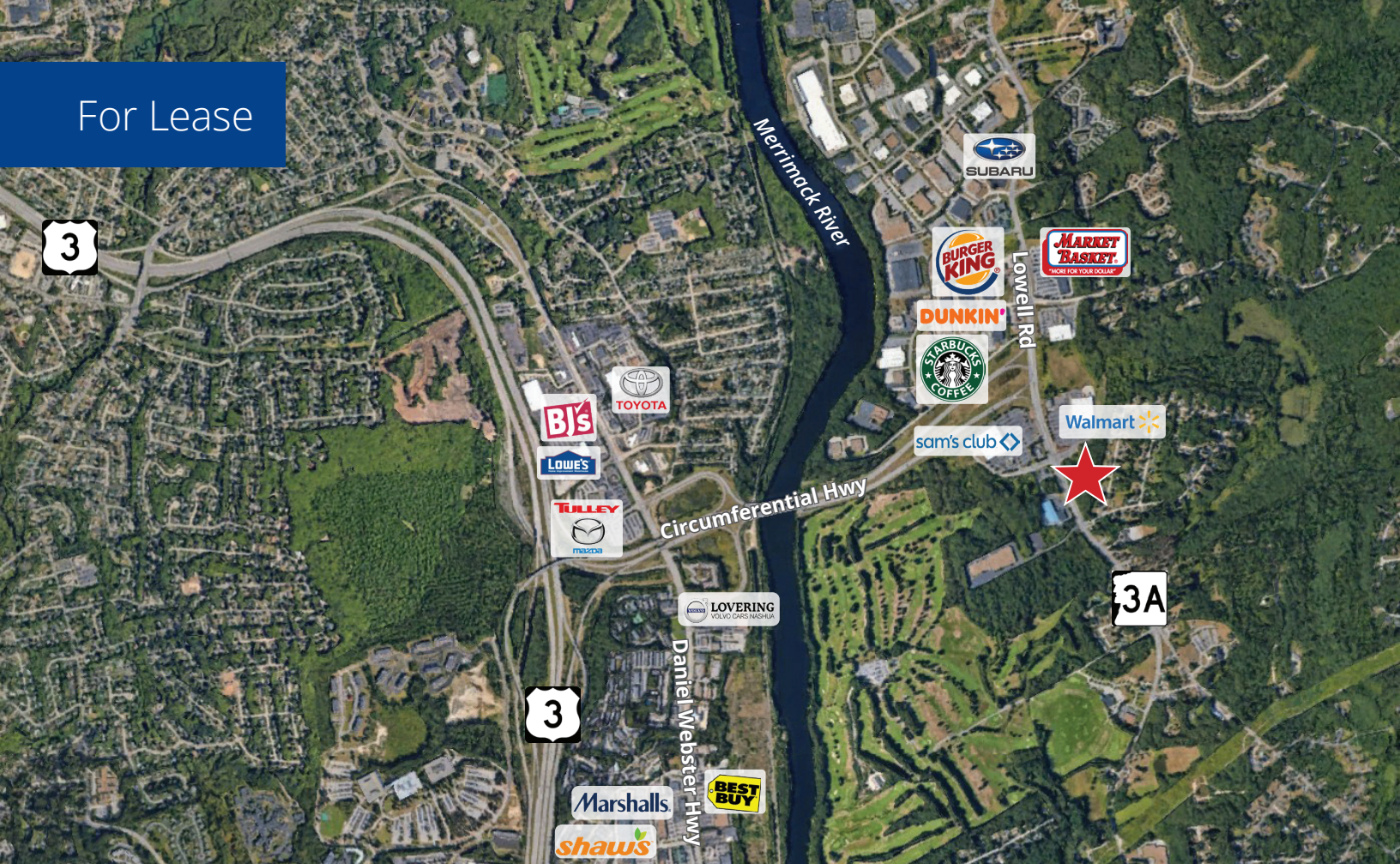
256 Lowell Road Hudson, NH

Property Highlights

- 6.5± acre retail/commercial pad development site available; ideal for QSR, bank, medical, and service-oriented users
- Adjacent to Walmart with shared access off Walmart Boulevard; directly across from Sam's Club and McDonald's along a high traffic retail corridor
- Abutting a brand-new bustling T-Bones restaurant, further strengthening the site's retail draw
- Level lot with site work about 90% complete
- Conceptual plans available
- Exceptional visibility and access immediately off Route 3A (22,619± AADT per NHDOT 2024) with additional exposure just south of Circumferential Highway (44,542± AADT per NHDOT 2024)

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Specifications

Address:	256 Lowell Road
Location:	Hudson, NH 01749
Building Type:	Retail/commercial
Acreage:	6.55±
Road Frontage:	875'± on Lowell Road
2024 Traffic Count:	22,619± AADT per NHDOT
Utilities:	Municipal water & sewer
Zoning:	Business (B)
Parking:	TBD
Lease Rate:	Call for details

Demographics

	3 miles	5 miles	10 miles
 Population	42,865	119,850	402,283
 # of Households	18,347	49,253	154,504
 Average HH Income	\$136,876	\$137,040	\$144,512

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.

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Concept Ideas

