

# Shovel-Ready Development Land For Sale

## 1.27 +/- Acres For Sale at \$349,000

4 Silver Fox Lane (Lot 42-5), Raymond, NH



### Property Information

<b>Address:</b>	4 Silver Fox Lane (Lot 42-5), Raymond, NH	<b>Gas:</b>	Propane proposed
<b>Land Area:</b>	1.27 +/- Acres	<b>Zoning:</b>	Commercial
<b>Traffic Counts:</b>	14,966 +/- VPD	<b>Parcel ID:</b>	Map 29-3, Lot 42-5
<b>Water:</b>	Municipal available	<b>Asking Price:</b>	\$349,000
<b>Sewer:</b>	Septic		

4 Silver Fox Lane (Lot 42-5) is a 1.27 +/- acre shovel-ready development site in Raymond, NH. The property is fully engineered and approvals are in place for a 2,400 +/- square foot restaurant with a drive-up window for pickup. This property is located directly off Freetown Rd (Rt. 156 – 14,966 +/- VPD) and Rt 101 on Route 107. Businesses in the immediate area include Domino's, Starbucks, Verizon, Hannaford Supermarket, Walgreens, Advanced Auto, McDonalds, Rite Aid, Dunkin', Citizens Bank, Planet Fitness, Ace Hardware, and The New Hampshire Liquor & Wine Outlet. The property is zoned Commercial and located in a Federal Opportunity Zone.

### Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	10,883	21,886	72,835
<b>Households:</b>	4,195	8,193	26,382
<b>Average HH Income:</b>	\$97,170	\$106,574	\$124,217

For Sale Information:

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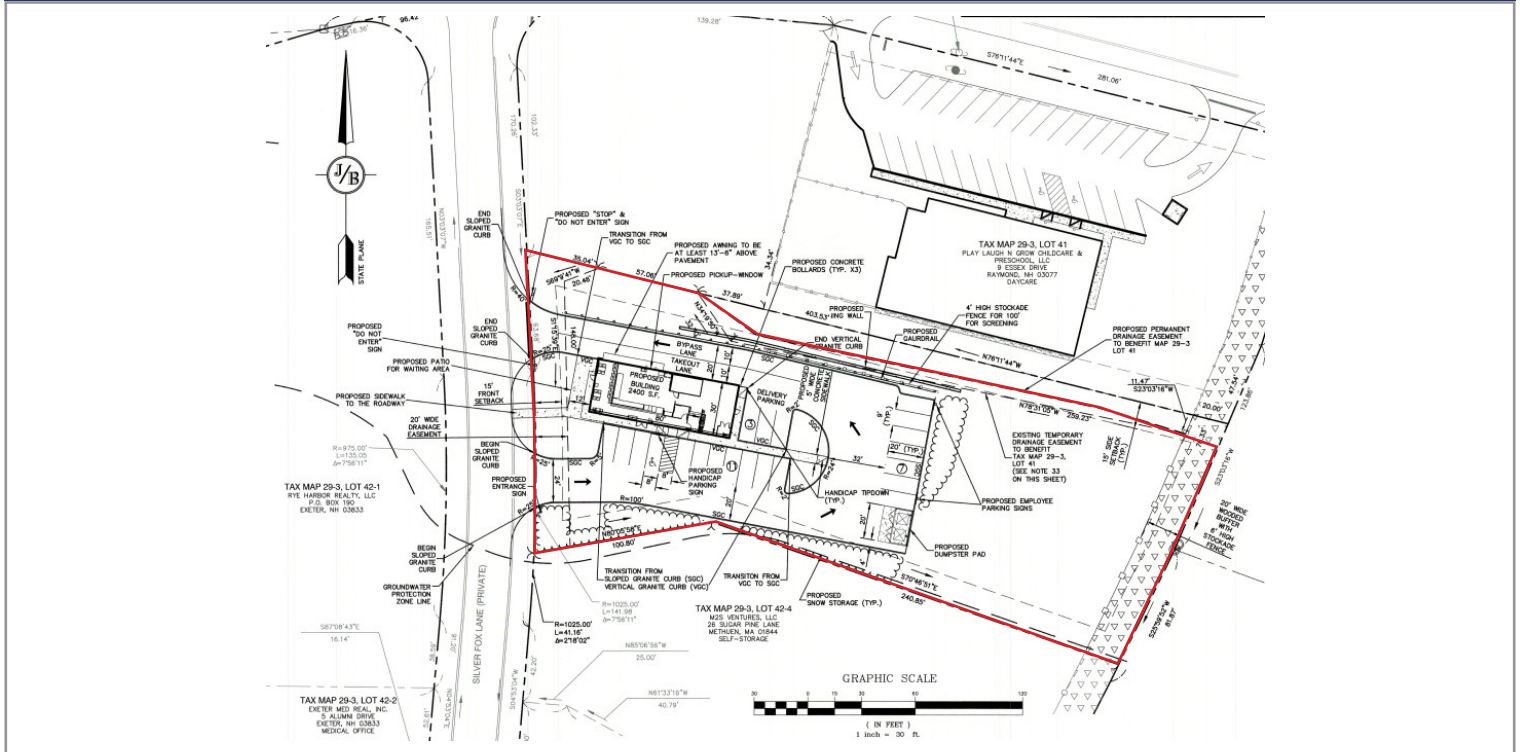
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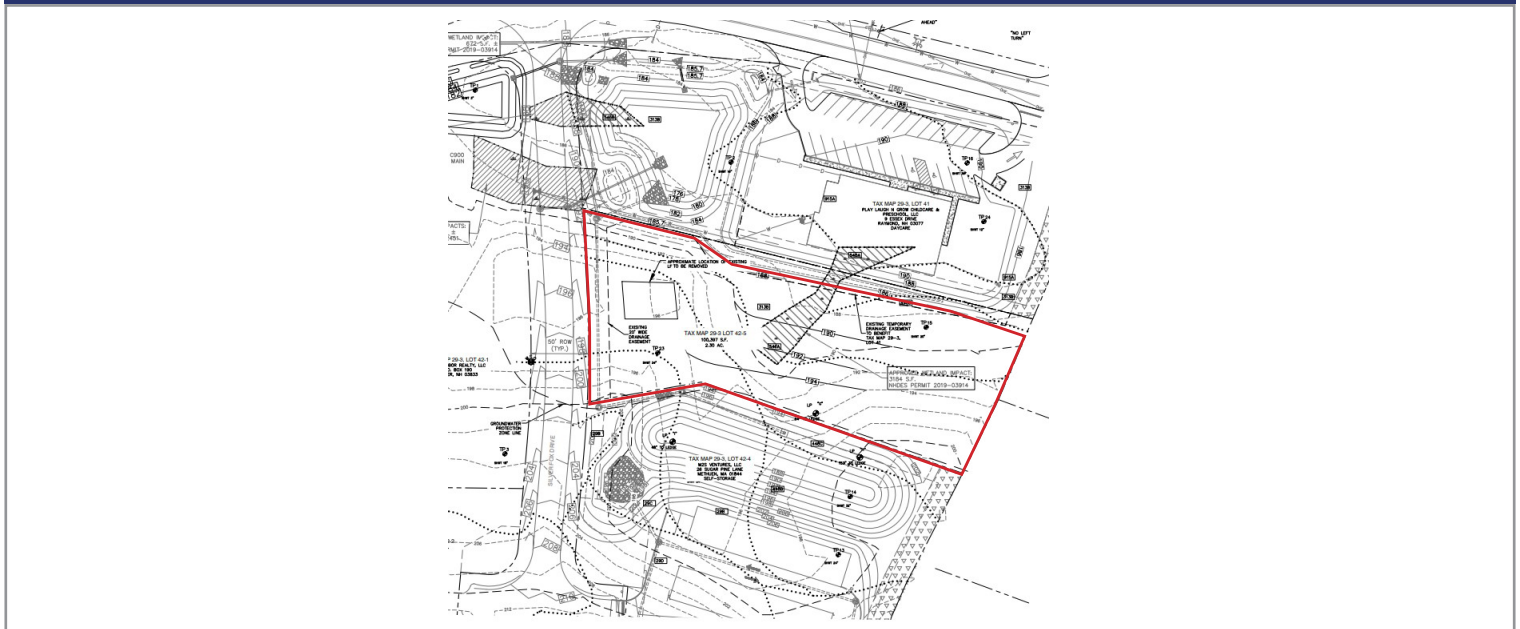
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## APPROVED SITE PLAN DESIGN



## SITE PLAN



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