

# LITTLETON DEVELOPMENT

MEADOW STREET | LITTLETON, NH 03561

AVAILABLE  $\pm 1,900$  SF -  $\pm 49,000$  SF

## AREA TENANTS

Walmart  
Save money. Live better.

THE HOME DEPOT

LOWE'S  
Home Improvement Warehouse

STAPLES

shaw's

## PROPERTY INFORMATION

- Approx. 131 total acres with 25-30 acres of retail frontage – zoned commercial (C-1)
- Sale, ground-lease, pad-lease, build-to-suit opportunities available
- Excellent access: existing traffic light across from Lowe's aligned with property - town will reactivate once development progresses
- Ample space for big box or junior box anchor, alongside pad users, and a hotel
- Flexibility to add space for shops, ancillary retail, self-storage, etc.
- Accommodating, development-friendly municipality
- Remaining approx. 100 acres of the site available for purchase or ground-lease

## AVAILABLE SPACE

- Available  $\pm 1,900$  sf -  $\pm 49,000$  sf

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	4,151	6,681	10,578
MEDIAN HH INC	\$60,766	\$63,726	\$72,387
AVERAGE HH INC	\$84,160	\$87,686	\$103,042



## FOR MORE INFORMATION CONTACT:

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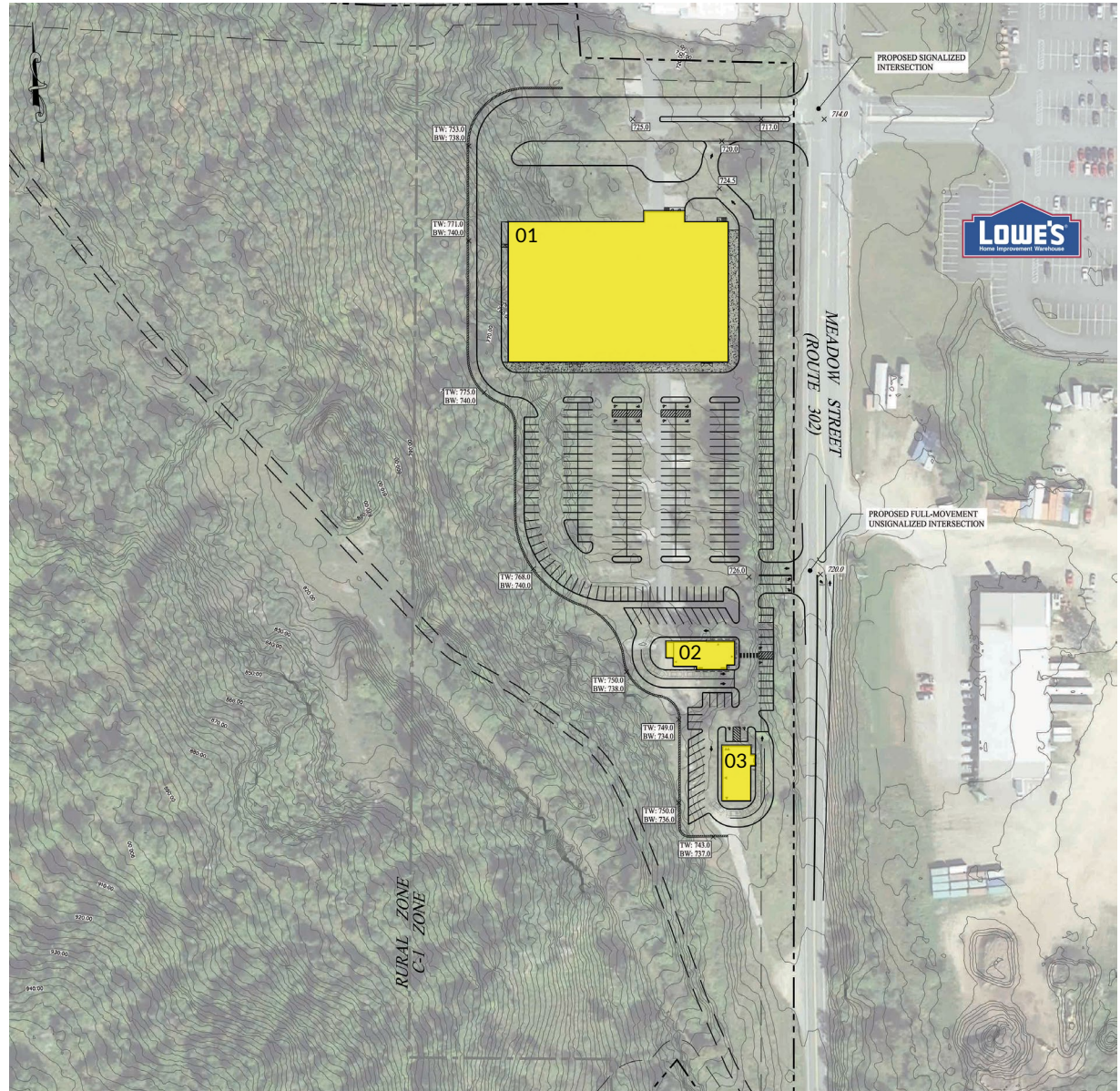
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CONCEPT PLAN 1

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Proposed Big Box	±49,000
02	Proposed Pad w/ Drive-thru	±1,900
03	Proposed Pad w/ Drive-thru	±1,900



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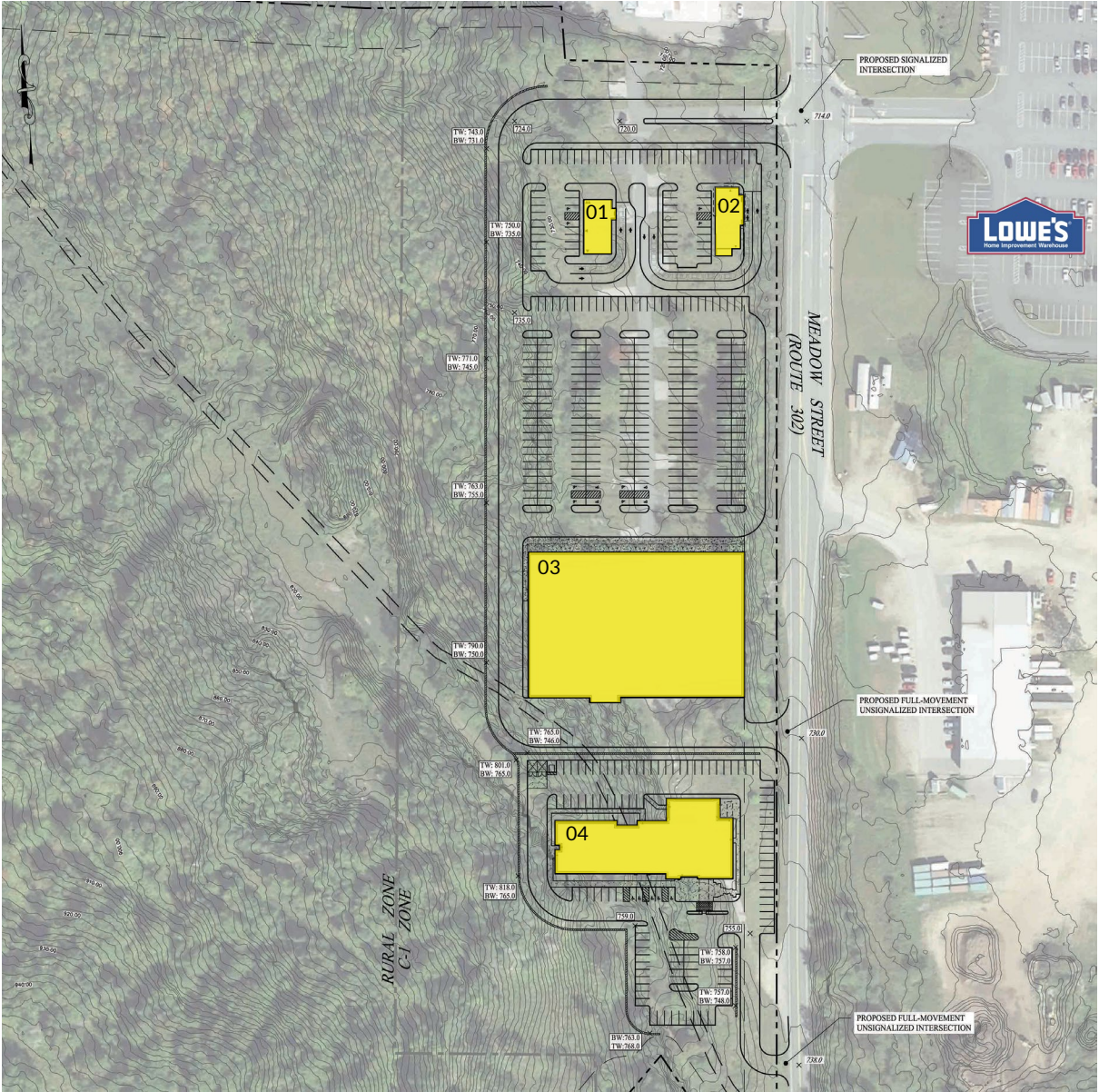
# LITTLETON DEVELOPMENT

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CONCEPT PLAN 2

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Proposed Pad w/ Drive-thru	±1,900
02	Proposed Pad w/ Drive-thru	±1,900
03	Proposed Big Box	±49,000
04	Hotel Pad	Approx 2 Acres



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## TRADE AREA DEMOGRAPHICS

### 3 MILE RADIUS:



Total Population: **4,151**

Households: **2,022**

Daytime Population: **6,119**

Median Age: **46.2**



Average Household Income: **\$84,160**

Median Household Income: **\$60,766**

### 5 MILE RADIUS:



Total Population: **6,681**

Households: **3,173**

Daytime Population: **7,563**

Median Age: **46.2**



Average Household Income: **\$87,686**

Median Household Income: **\$63,726**

### 7 MILE RADIUS:



Total Population: **10,578**

Households: **4,911**

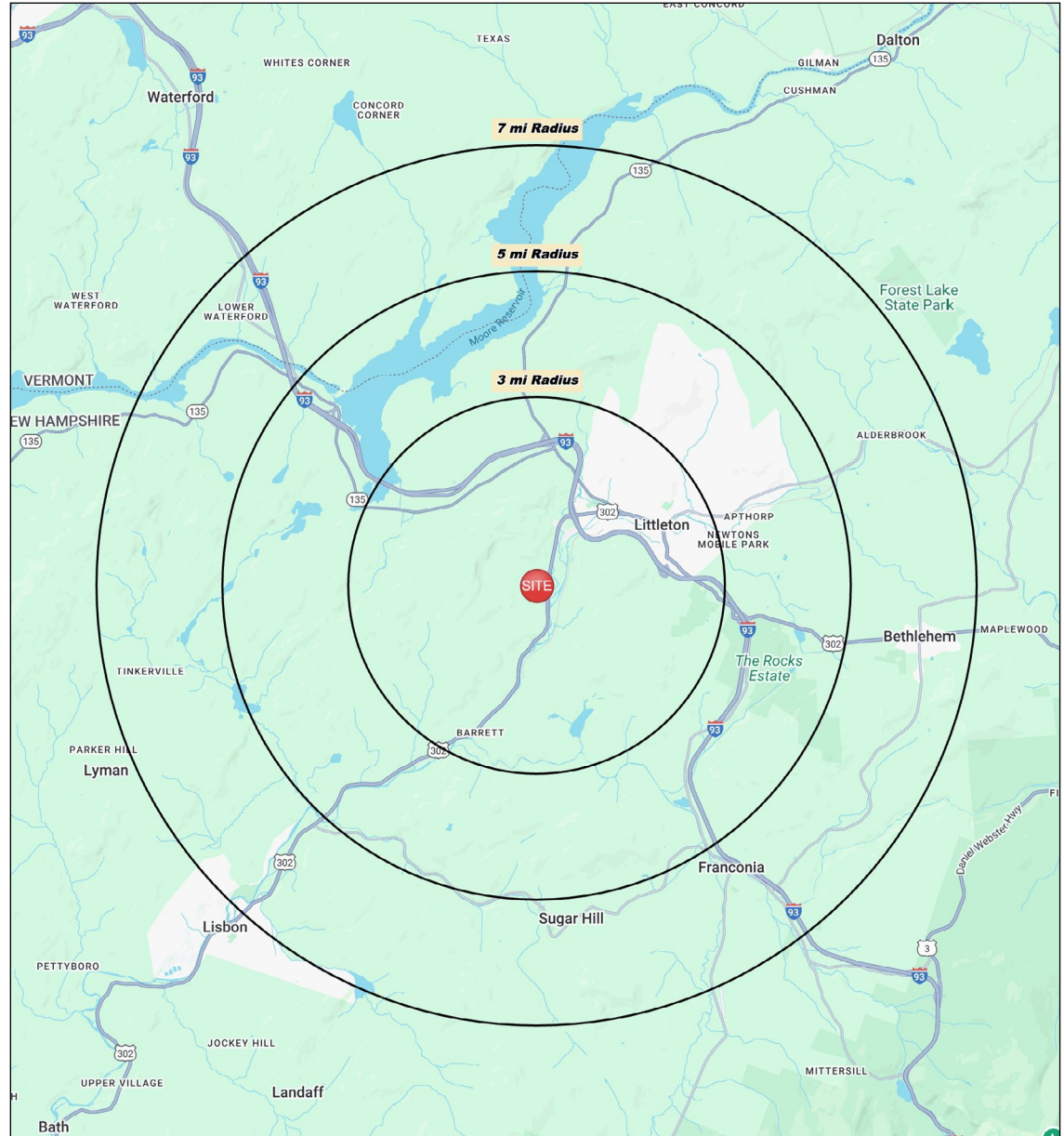
Daytime Population: **9,999**

Median Age: **48.0**



Average Household Income: **\$103,042**

Median Household Income: **\$72,387**



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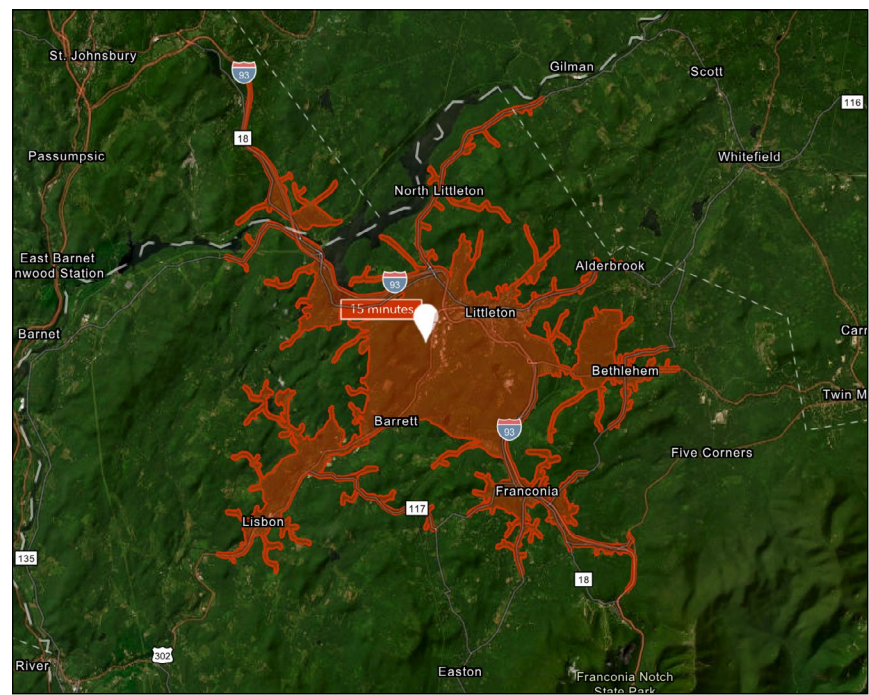
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10 MINUTE DRIVE TIME



## KEY FACTS

7,966

Population

47.6

Median Age

\$59,783

Median Household Income

9,332

Daytime Population

## TAPESTRY SEGMENTS

### Loyal Locals

871 households

#### Socioeconomic Traits

These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.

#### Household Types

Married couples;  
Singles living alone

#### Typical Housing

Single Family

### Legacy Hills

701 households

#### Socioeconomic Traits

These suburban and small-town neighborhoods are home to older adults, many living alone. Residents often work in social services, rent or own mid-priced homes, and have relocated more recently.

#### Household Types

Singles living alone; married  
couples with no kids

#### Typical Housing

Single Family

### Room to Roam

581 households

#### Socioeconomic Traits

Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.

#### Household Types

Married couples with no kids

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$72,704,931

## EDUCATION

Bachelor's Degree  
or Higher



32%

## OWNER OCCUPIED HOME VALUE

Average



\$494,519

## ANNUAL HOUSEHOLD SPENDING

\$2,934

Eating  
Out

\$1,766

Apparel &  
Services

\$5,716

Groceries

\$162

Computer &  
Hardware

\$6,212

Health  
Care



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