

DEVELOPMENT OPPORTUNITY

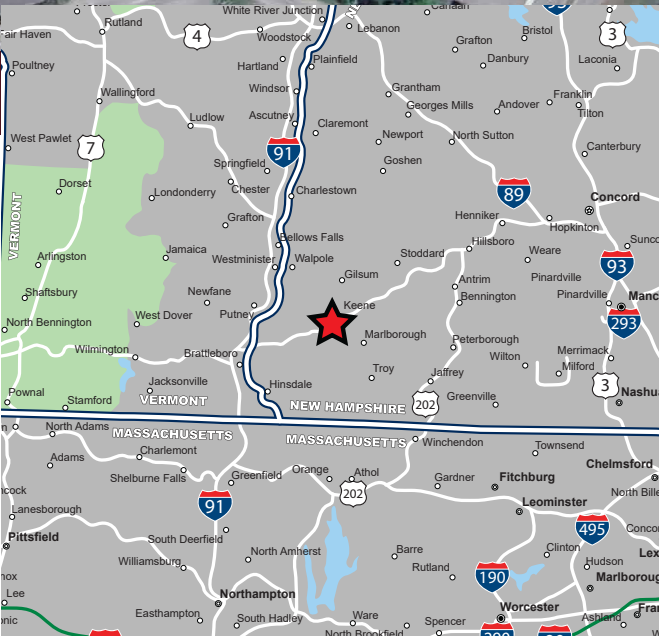
347, 363, 371 Pearl St. & 291, 305 Winchester St., Keene, New Hampshire



GROUND LEASE PREFERRED

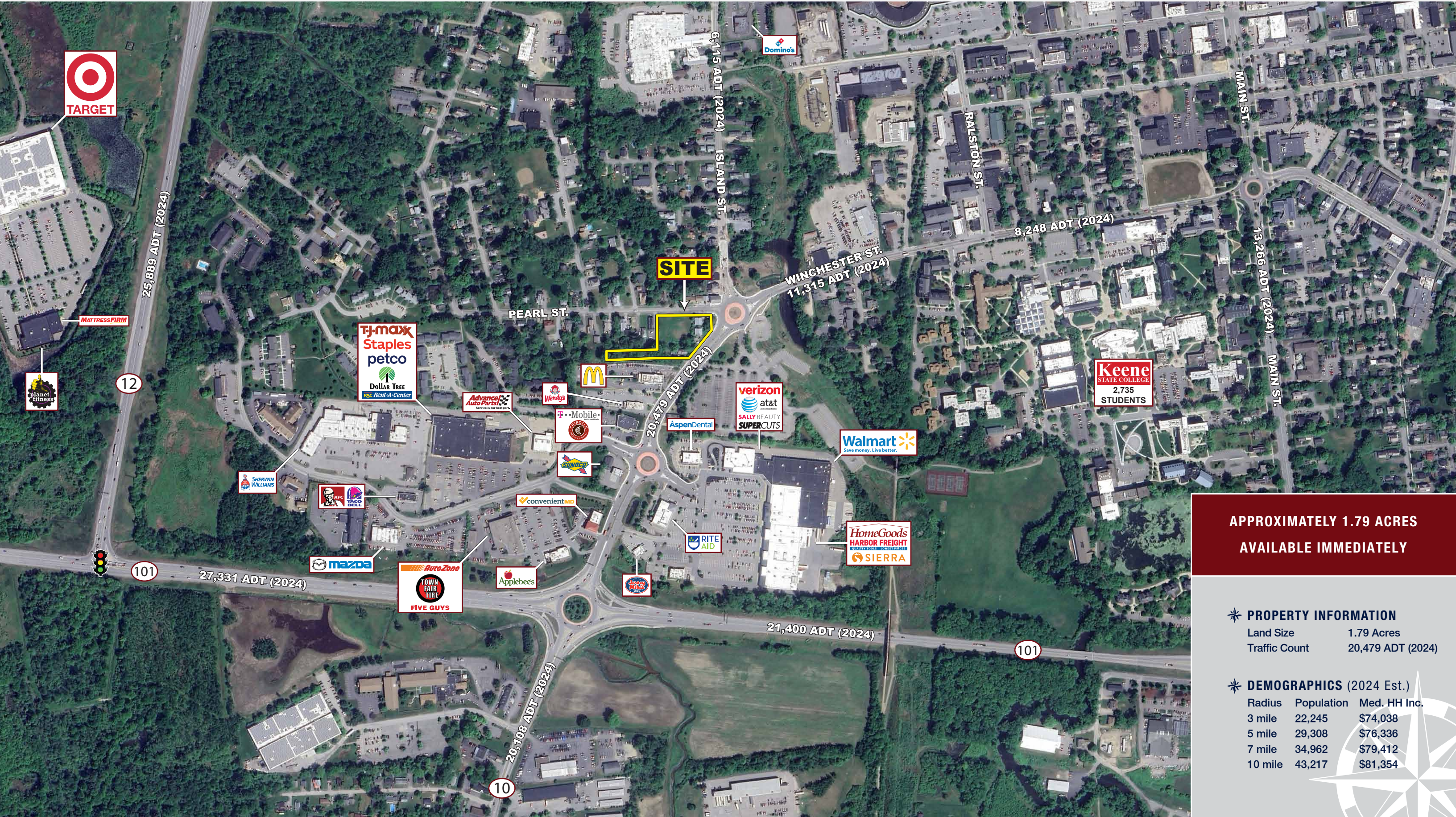
PROPERTY HIGHLIGHTS

- » Approximately 1.79 Acres
- » Convenient Access w/ Rotary Improvements
- » Surrounding Retailers: Walmart, HomeGoods, TJ Maxx, Sierra Trading Post, McDonald's, Chipotle
- » Nearby Keene State College (2,735 Students)
- » Last Undeveloped Lot on Winchester Street
- » Ground Lease Preferred



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APPROXIMATELY 1.79 ACRES
AVAILABLE IMMEDIATELY

| PROPERTY INFORMATION | | |
|----------------------|-------------------|--|
| Land Size | 1.79 Acres | |
| Traffic Count | 20,479 ADT (2024) | |

| DEMOGRAPHICS (2024 Est.) | | |
|--------------------------|------------|--------------|
| Radius | Population | Med. HH Inc. |
| 3 mile | 22,245 | \$74,038 |
| 5 mile | 29,308 | \$76,336 |
| 7 mile | 34,962 | \$79,412 |
| 10 mile | 43,217 | \$81,354 |



Development Opportunity - 347, 363, 371 Pearl St. & 291, 305 Winchester St., Keene, NH



EASTERN
RETAIL PROPERTIES

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