



## **Development Site for Lease Route 11, Farmington, NH**

**2+/- acre Development Site located on Route 11, the main traffic corridor between the Spaulding Turnpike and Route 28. Heavily traveled Route 11 connects the Seacoast area to the Lakes Region with traffic counts exceeding 16,000 vehicles per day. The site is situated at the signalized intersection of Route 11 & Route 153, the main travel route to the downtown. Area businesses include Irving Oil, Honey Dew Donuts, Mobil and other local retailers including a bank, restaurant and furniture store.**

**WINSOR BROOK PROPERTY ADVISORS, DOVER, NH**

**603.750.7501 tel**

**603.750.7502 fax**

*[www.WinsorBrook.com](http://www.WinsorBrook.com)*

**PROPERTY ADDRESS:** 458 Route 11  
Farmington, NH

**TAX MAP & LOT:** Portion of  
Map 20 Lot 23

**LOT SIZE:** 2± acres

**UTILITIES:** Public Water  
Public Sewer

**TRAFFIC COUNT:** 16,000± VPD

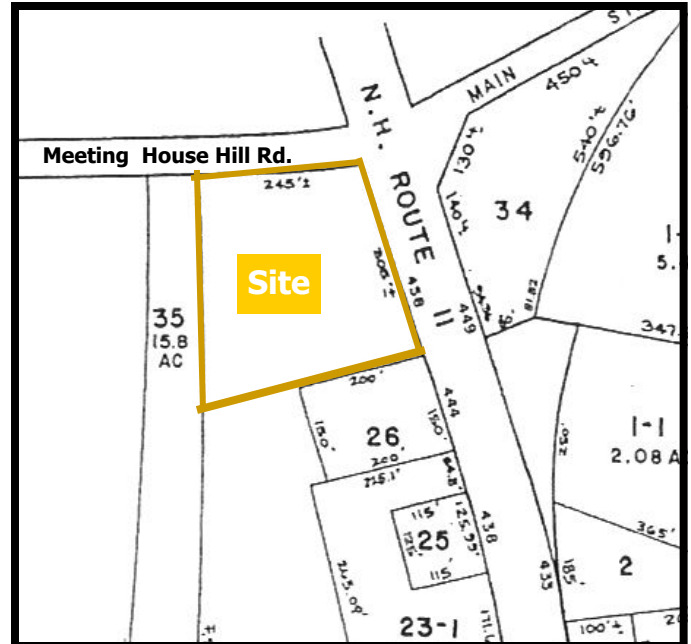
**TAX RATE:** \$20.24/per thousand

**ZONING:** Commercial/Industrial  
Business Overlay

**ROAD FRONTAGE:** 245± Meeting House Hill  
305± Rte. 153 (Main St.)

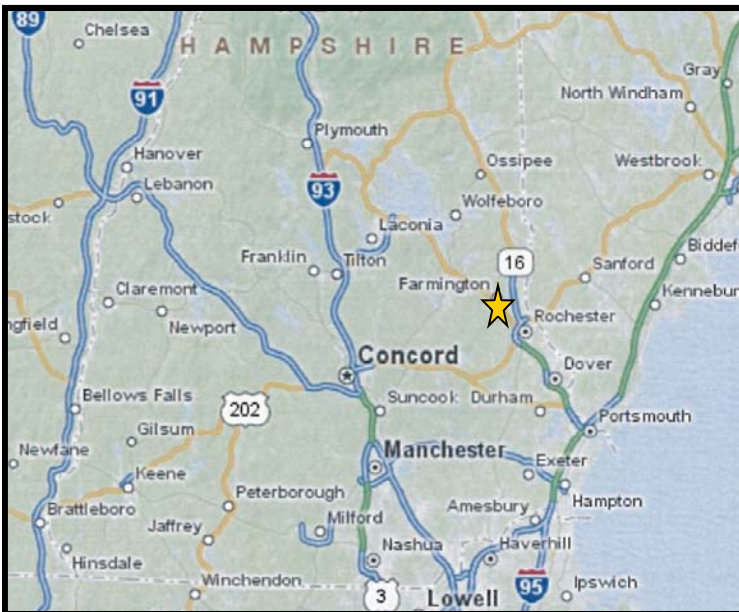
**PERMITTED USES:** Retail, Strip Center  
Professional Office  
Fast Food  
Restaurants  
Banks  
Drive-Through

**PRICE:** \$90,000/nnn/annually



**FOR MORE INFORMATION  
PLEASE CONTACT:**

**Doreen Rainville (603) 767-5670**  
**Jason Garland (603) 231-1193**  
**Cocheco Falls Millworks**  
**383 Central Ave, Suite 150**  
**Dover, NH 03820**  
**603.781-6127 cell**  
**603.750.7501 tel**  
[www.WinsorBrook.com](http://www.WinsorBrook.com)



Information furnished regarding property for sale or lease is from sources deemed reliable, but no representation is being made as to the accuracy thereof and same is submitted to errors, omissions, changes in price, rental or other conditions, prior sale or lease or withdrawal without notice. Winsor Brook Property Advisors represents the Seller/Landlord's interest in any transaction unless otherwise disclosed.