



ACTUAL SITE PHOTOGRAPH · 55 FT HIGHWAY FRONTAGE · NH-2 BYPASS, AURANGABAD

PREMIUM SHOWROOM SPACE TO LET

Ideal Showroom on NH-2 Bypass.

NH-2 carries heavy rural-to-urban traffic. No organised vehicle dealership on this bypass stretch. Catchment covers Aurangabad, Gaya and Rohtas districts — 30 km+ radius of untapped buyers. RCC frame engineered for heavy vehicle loads.

3,250

SQ FT TOTAL

55 FT

HIGHWAY FRONT

22+15 FT

SHUTTER WIDTH

2026

NEW RCC BUILD

SUITABLE FOR:

- 2-Wheeler Dealership (Hero / Bajaj)
- 4-Wheeler Showroom (Maruti / Hyundai)
- EV Brand Outlet (Ather / OLA / TVS)
- Auto Accessories Hub
- Tractor / Farm Equipment Display

RCC Heavy Load

22+15 Ft Shutters

Test Ride Forecourt

RERA Compliant

Direct Owner Deal

LOCATION HIGHLIGHTS

55 FT

highway frontage — maximum brand visibility

30 KM+

catchment radius: Aurangabad, Gaya, Rohtas

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organised vehicle dealerships on this stretch

Direct deal with owner — no brokerage.

Ex-IAF Veteran Yashwant Kumar Singh · Ph: 9654654951 · yksingh2008@gmail.com

Technical Readiness

- ❑ RCC frame — engineered for heavy vehicle loads
- ❑ 22 ft + 15 ft rolling shutters — vehicle drive-in
- ❑ 55 ft frontage — full brand visibility on NH-2
- ❑ Open forecourt — test rides + inventory display
- ❑ 3-Phase power — workshop equipment ready

Market Advantage

- ❑ No organised dealership on this NH-2 stretch
- ❑ Aurangabad + Gaya + Rohtas: 30 km+ catchment
- ❑ Rural-to-urban traffic — 2-wheeler buyers daily
- ❑ NH-2 growing commercial corridor (2026+)
- ❑ IAF Veteran owner — professional lease terms

Property Specifications

Address	NH-2 Bypass, Kshatriya Nagar
Total Area	3,250 sq ft (Ground Floor)
Floor Loading	RCC for heavy vehicle loads
Ceiling Height	~12 ft clear span
Shutters	22 ft + 15 ft — vehicle drive-in
Frontage	~55 ft National Highway
Ramp Access	Forecourt adaptable to ramp
Power	3-Phase — workshop ready
Parking	Ample forecourt for inventory
Structure	New RCC, 2026 — zero legacy
Availability	Immediate — fit-out ready
Lease Term	Preferred 5–9 years

Yashwant Kumar Singh

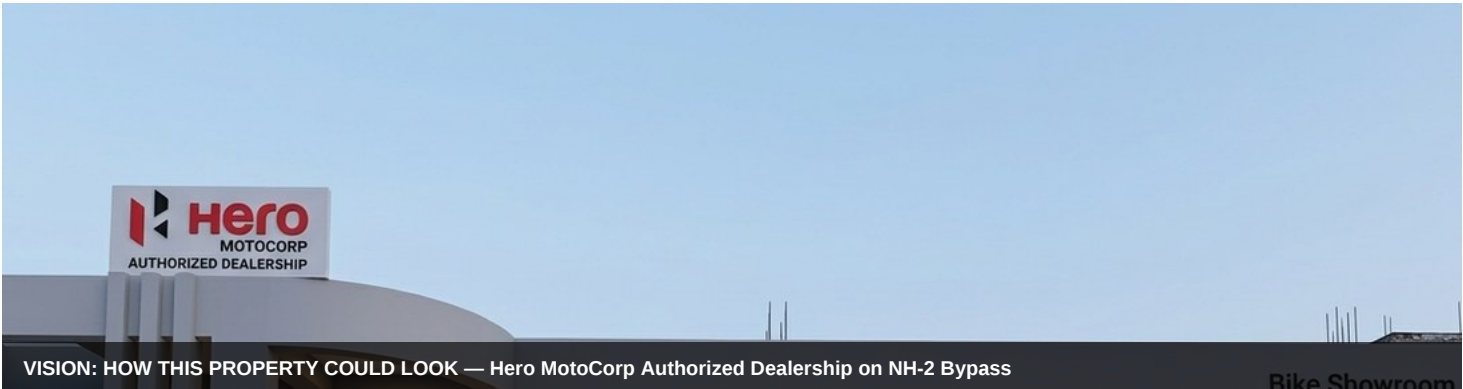
Ex-Indian Air Force Veteran · Property Owner

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Aurangabad 824101, Bihar · MagicBricks & 99Acres · GPS: 24.753573°N, 84.360416°E

HOW TO PROCEED

1. Site Visit Call to schedule a walkthrough	2. Discuss Terms Negotiate rent & lease duration	3. LOI / Agreement Sign letter of intent & lease deed	4. Possession Take keys — fit-out begins
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VISION: HOW THIS PROPERTY COULD LOOK — Hero MotoCorp Authorized Dealership on NH-2 Bypass

Bike Showroom