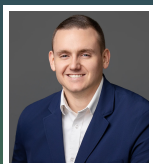




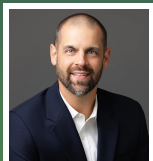
FOR LEASE

944 ELM STREET
MANCHESTER, NH 03101

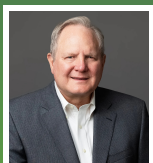
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Property Summary



PROPERTY DESCRIPTION

Second-generation restaurant space totaling 1,500± SF, fully equipped with an existing hood system, grease trap, and walk-in coolers—providing a turnkey opportunity for restaurant or food service operators.

FREE Basement Included

944 Elm Street offers a rare opportunity to establish your business in one of downtown Manchester's most visible and sought-after locations. Available for the first time in years, this well-positioned property features a fully equipped second-generation restaurant space, allowing for a streamlined and cost-effective opening. Contact our brokers today to learn more about this exceptional leasing opportunity.

OFFERING SUMMARY

Lease Rate:

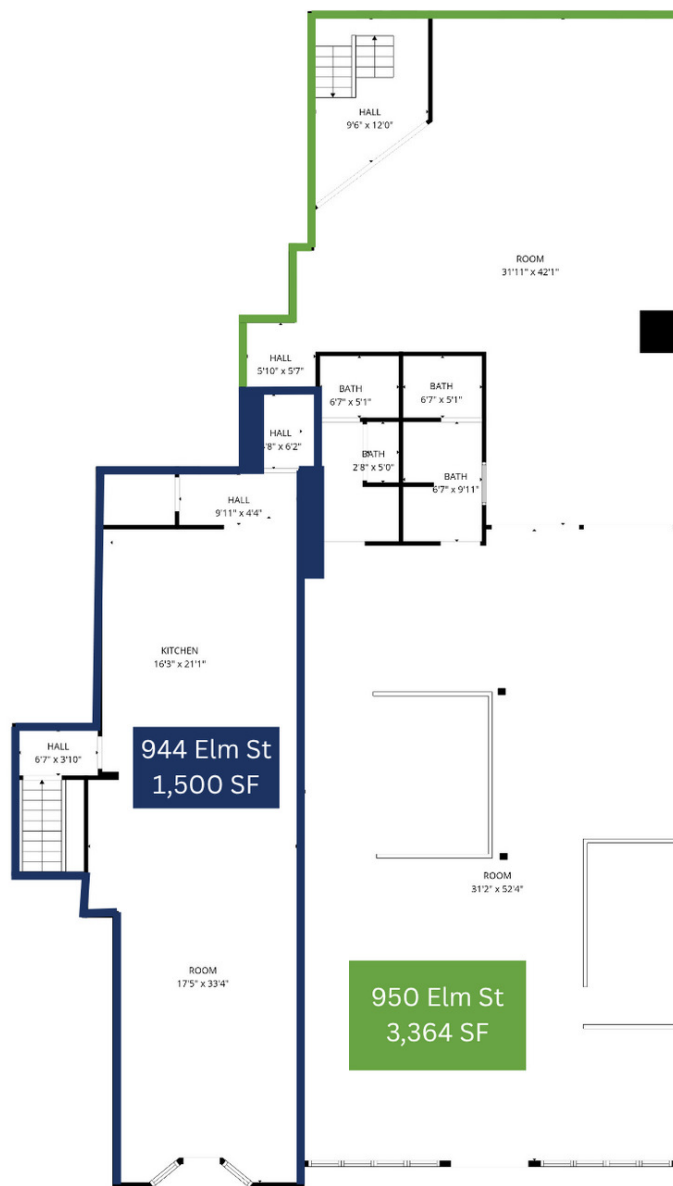
Call Broker

Available SF:

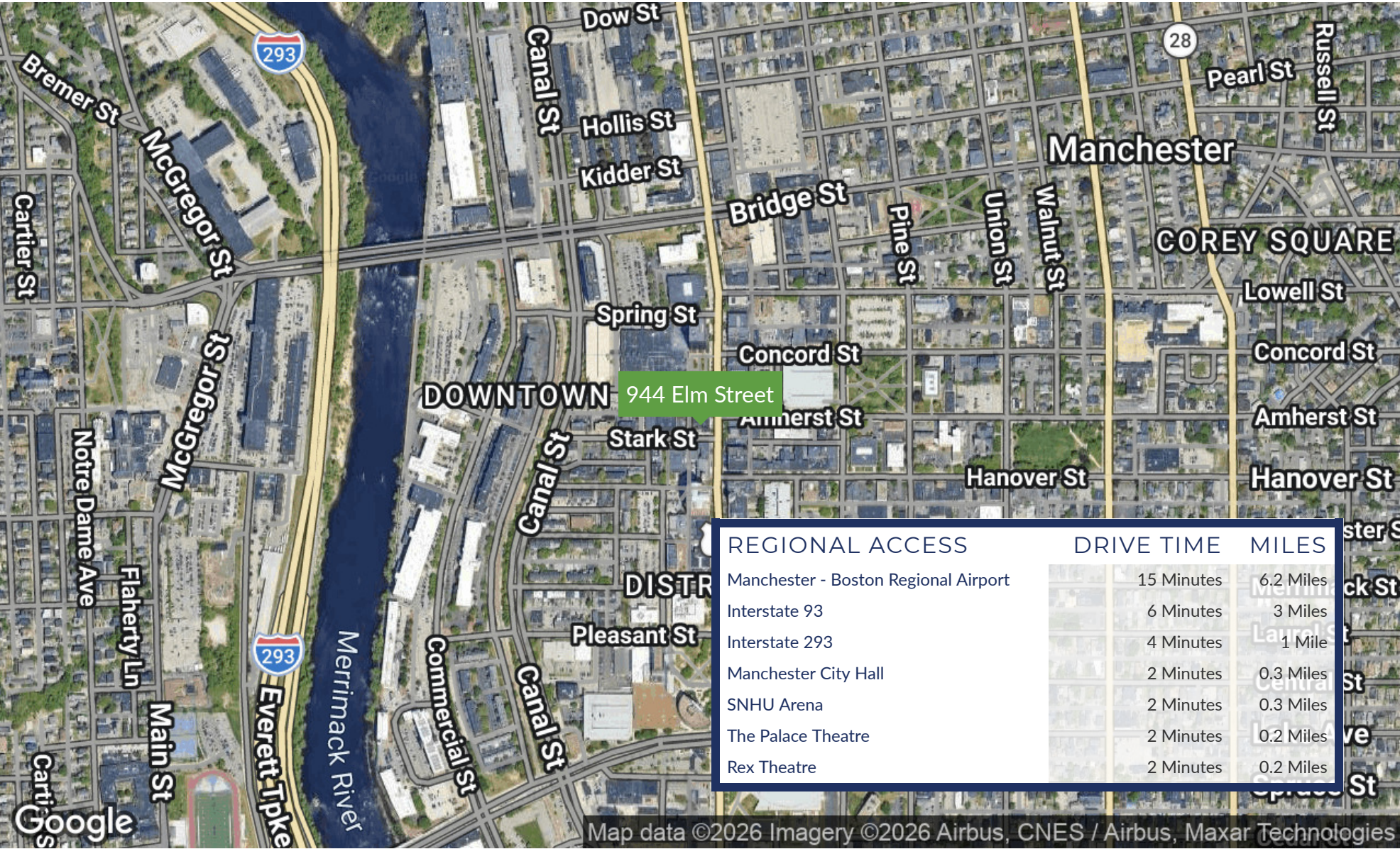
1,500 SF



Floor Plan



Location Map



REGIONAL ACCESS	DRIVE TIME	MILES
Manchester - Boston Regional Airport	15 Minutes	6.2 Miles
Interstate 93	6 Minutes	3 Miles
Interstate 293	4 Minutes	1 Mile
Manchester City Hall	2 Minutes	0.3 Miles
SNHU Arena	2 Minutes	0.3 Miles
The Palace Theatre	2 Minutes	0.2 Miles
Rex Theatre	2 Minutes	0.2 Miles

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

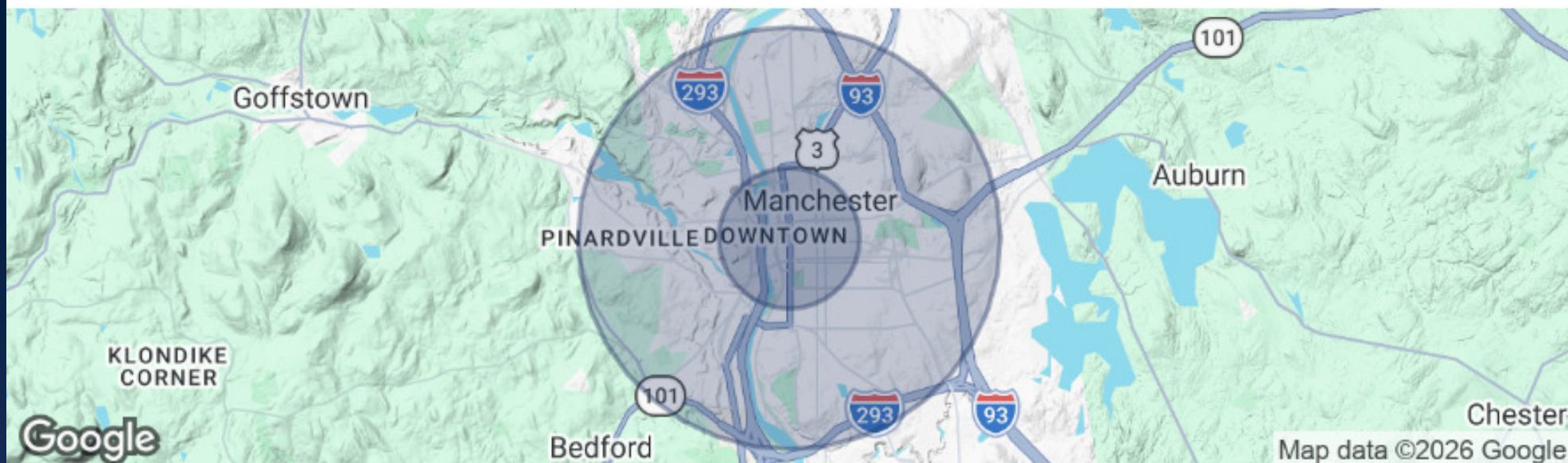
Retailer Map



Additional Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	31,449	109,148	142,700
Average Age	35.1	38.7	40.0
Average Age (Male)	34.5	37.8	39.3
Average Age (Female)	36.4	39.5	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	13,665	46,077	58,817
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$76,208	\$96,702	\$107,151
Average House Value	\$320,065	\$333,896	\$363,101

2023 American Community Survey (ACS)