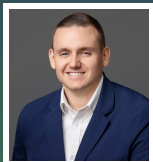




SPERRY

FOR LEASE

944-950 ELM STREET
MANCHESTER, NH 03101



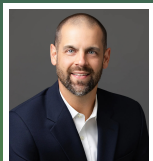
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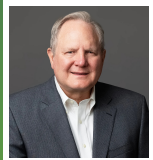
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Property Summary



PROPERTY DESCRIPTION

944 Elm Street presents a rare opportunity to secure space in a highly visible downtown Manchester location, available for the first time in years. The property offers a flexible layout accommodating a variety of uses, including a $\pm 4,864$ SF second-generation restaurant space fully equipped with an existing hood system, grease trap, and walk-in coolers—providing a turnkey opportunity for food service operators—as well as a $\pm 3,364$ SF commercial space ideal for boutique fitness, wellness concepts, or general office use, with an open, adaptable configuration suited for collaborative or studio environments. Please contact our brokers to explore how this space can support your next business location.

LOCATION DESCRIPTION

This central location is surrounded by a vibrant mix of restaurants, retail shops, professional offices, and entertainment venues, creating strong foot traffic and a dynamic business environment. The property benefits from convenient access to major roadways including Interstate 293 and Route 3, providing seamless connectivity to surrounding communities such as Bedford, Hooksett, and Londonderry. Its downtown positioning, combined with proximity to municipal parking, public transportation, and a dense daytime population, makes this an ideal location for a wide range of commercial users.

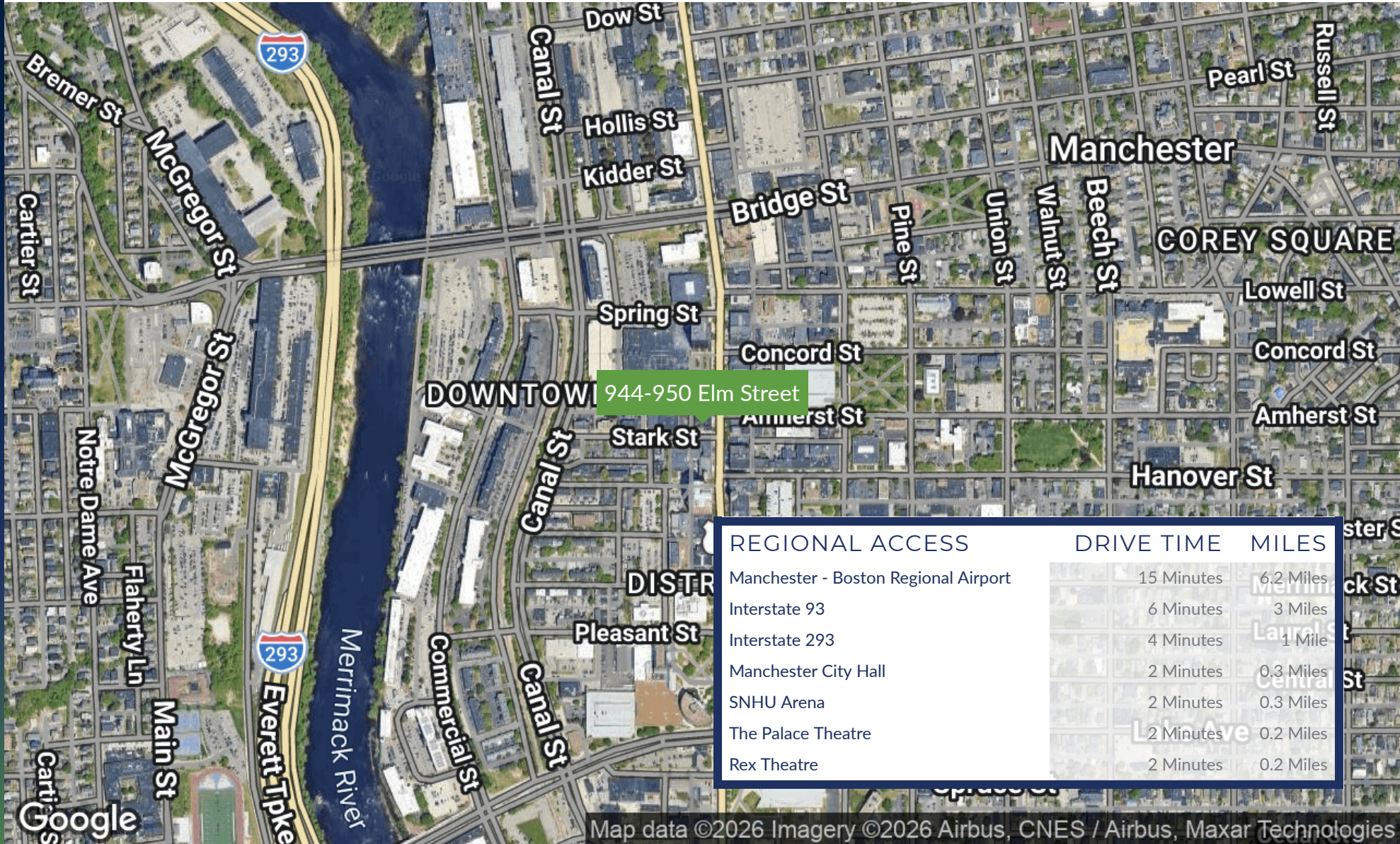
OFFERING SUMMARY

Lease Rate:	\$15 - 18 SF/yr (NNN)
Available SF:	3,364 - 4,864 SF
Lot Size:	0.12 Acres
Building Size:	9,728 SF



SPACES	LEASE RATE		SPACE SIZE
Second Generation Restaurant	\$18.00 SF/yr		4,864 SF
Versatile Retail Space	\$15.00 SF/yr		3,364 SF
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,665	46,077	58,817
Total Population	31,449	109,148	142,700
Average HH Income	\$76,208	\$96,702	\$107,151

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

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

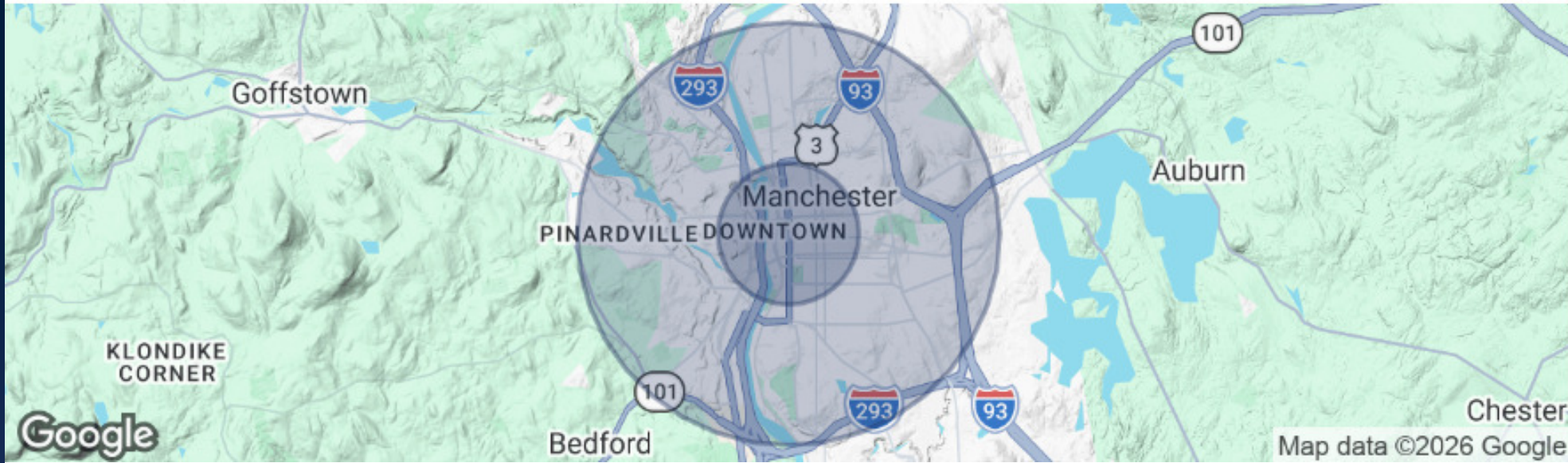
Retailer Map



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)