



PROLMAN
REALTY, INC.

NAINorwood Group

Commercial Real Estate Services, Worldwide

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**INDUSTRIAL /
FLEX
DEVELOPEMENT
OPPORTUNITY**

**29 MANCHESTER STREET,
MERRIMACK, NH 03054**

**4.72 ± Acres of Industrial Land for Sale with
Approval for a 39,000 SF Industrial/Flex
Building**

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PROPERTY INFORMATION



29 Manchester St, Merrimack, NH 03054

**4.72 ± Acres of Industrial Land for Sale with Approval
for a 39,000 SF Industrial/Flex Building
Inquire with broker for pricing**

DESCRIPTION:

29 Manchester Street is a 4.72-acre industrial parcel with conditional site plan approval for a 39,000 SF industrial/flex building. With utilities available and site readiness in place, the property is ideal for developers or users seeking new construction in a constrained industrial market.

PROPERTY FEATURES:

- Full Site Plan Approval
- Industrial Flex Zoning
- 39,000 ± SF Potential
- Ideal for Owner Occupant or Developer
- **Current Annual Property Taxes: \$11,309.27**

DEMOGRAPHICS



2025 SUMMARY 2 MILE 5 MILE 10 MILE

| 2025 SUMMARY | 2 MILE | 5 MILE | 10 MILE |
|------------------|-----------|-----------|-----------|
| Population | 14,969 | 105,150 | 267,901 |
| Households | 6,802 | 44,069 | 107,476 |
| Families | 4,127 | 27,981 | 73,474 |
| Avg HH Size | 2.18 | 2.36 | 2.47 |
| Median Age | 44.2 | 42.2 | 42.7 |
| Median HH Income | \$118,816 | \$111,687 | \$125,207 |
| Avg HH Income | \$140,516 | \$136,853 | \$154,170 |

BUSINESSES (10 MILE)



12,011

TOTAL BUSINESSES



147,981

TOTAL EMPLOYEES

INCOME (10 MILE)



\$125,207

MEDIAN HH INCOME



\$61,878

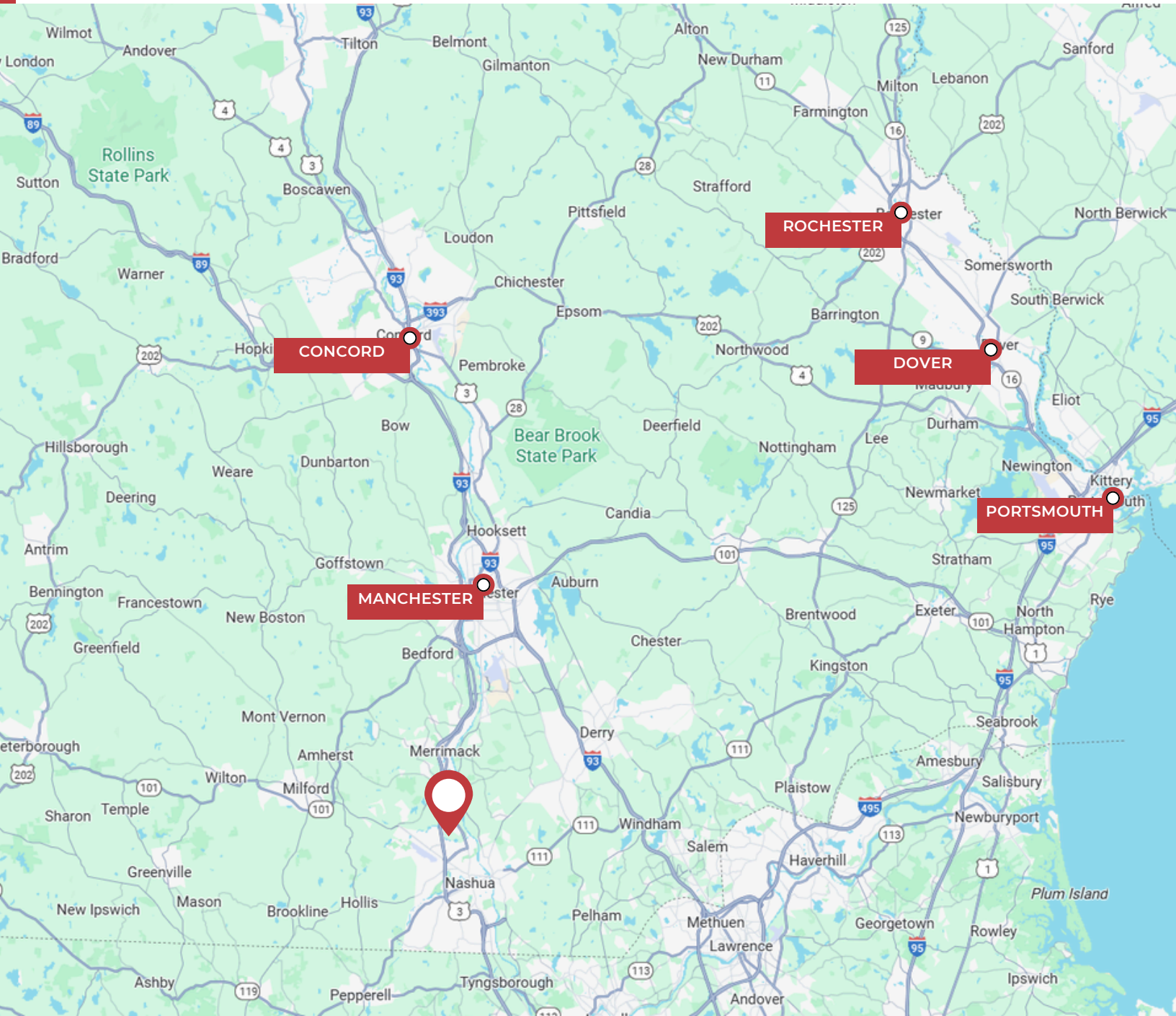
PER CAPITA INCOME



\$559,632

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

| | | | |
|-----------------------|-------------|-----------------------|-------------|
| Manchester, NH | 20 mins | Dover, NH | 1 hr 5 mins |
| Concord, NH | 33 mins | Portsmouth, NH | 1 hr 8 mins |
| Rochester, NH | 1 hr 7 mins | | |

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:



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