

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



81 South Broadway

Salem, NH 03079

Exclusively Represented By:

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OFFERING MEMORANDUM

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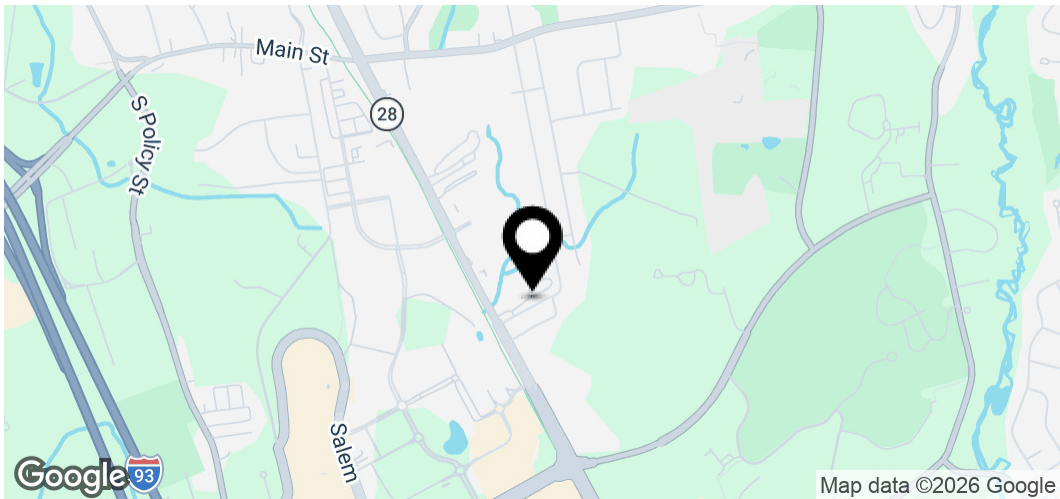


Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$30 SF/yr
Lease Type	NNN
SF Available	1,418 SF
Zoning	R

Property Overview

Discover a versatile commercial leasing opportunity at 81 South Broadway in Salem, New Hampshire. The property features ample on-site parking, attractive storefronts with expansive windows, and prominent signage opportunities along the highly traveled Route 28 corridor. The flexible interior layout can accommodate a variety of retail, showroom, service, or office concepts, with additional space available for storage and operational needs. Features include accessible entry, convenient access for customers and deliveries, an updated heating system, and a freshly painted interior. This well-positioned property offers the visibility, accessibility, and flexibility businesses need to establish or expand their presence in Salem's active commercial market.

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Location Description & Highlights

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Location Description

Located along the highly traveled South Broadway/Route 28 retail corridor in Salem, New Hampshire, 81 South Broadway offers excellent visibility and convenient access for customers throughout Southern New Hampshire and Northern Massachusetts. The property is surrounded by a strong mix of national retailers, restaurants, service businesses, and established residential neighborhoods, providing access to a broad and active customer base. Just minutes from Tuscan Village and Interstate 93, the location benefits from steady local, commuter, and destination traffic, making it an ideal setting for retailers and service-oriented businesses seeking a prominent presence in one of Salem's most active commercial districts.

Property Highlights

- Generous parking for customers and clients
- Highly visible location for maximum exposure
- Attractive storefronts with expansive windows
- Highly visible signage opportunities to showcase your brand
- Versatile layout to accommodate various retail concepts
- Ample interior space for storage needs
- Handicap-accessible for enhanced customer accessibility
- Easy access for patrons and delivery services
- Updated heating system for comfort and efficiency
- Freshly painted interior for a modern, welcoming atmosphere

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Additional Photos

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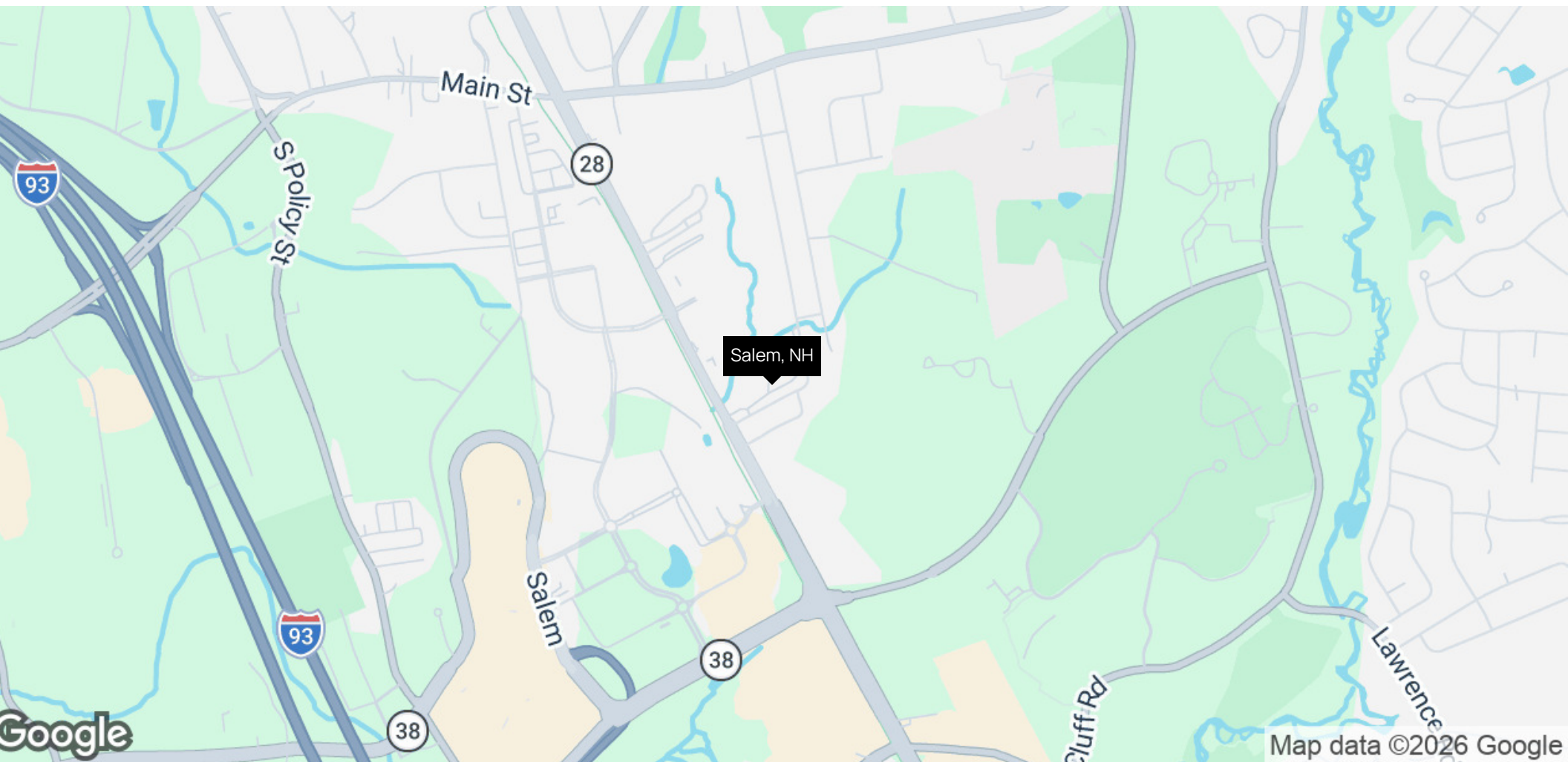
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Regional Map

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Retailer Map

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Demographics

Section 2

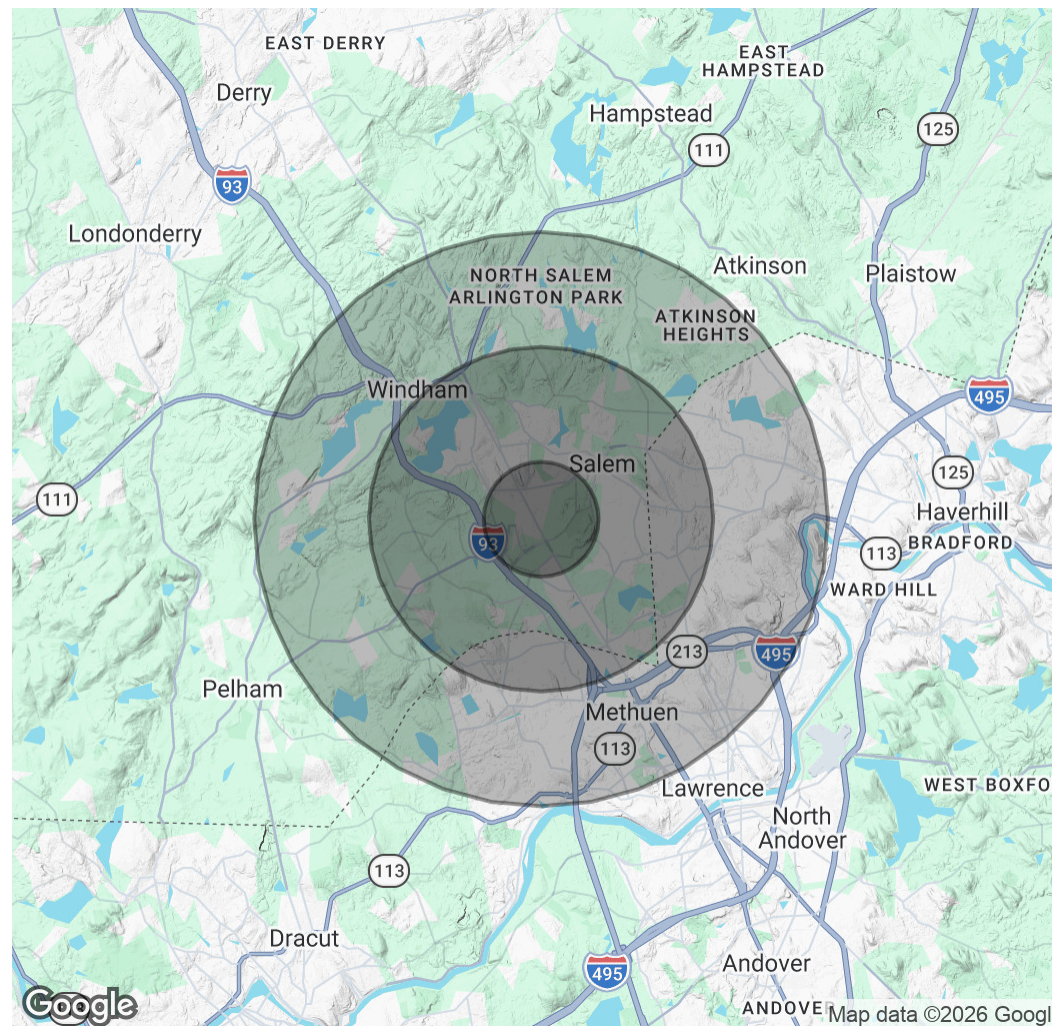
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,871	33,562	110,723
Average Age	45.7	44.6	41.5
Average Age (Male)	42.4	42.8	40.1
Average Age (Female)	49.3	46.8	42.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,778	13,510	40,353
# of Persons per HH	2.1	2.5	2.7
Average HH Income	\$99,638	\$134,498	\$128,451
Average House Value	\$364,210	\$474,082	\$491,030

2023 American Community Survey (ACS)



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Listing Team

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