



**WELL-POSITIONED
BUILDING OR LAND
LEASE ON HIGH-
TRAFFIC COORIDOR
IN CONCORD, NH**

FOR LEASE

**25 MANCHESTER STREET,
CONCORD, NH 03301**

33,976+/- SF Land Available &
8,172+/- SF Building Available

PROPERTY INFORMATION



8,172+/- SF AVAILABLE FOR LEASE

25 MANCHESTER STREET, CONCORD, NH 03301

\$2.50/SF NNN (Land Lease) and

\$10/SF NNN (Building Lease)

DESCRIPTION:

Discover an exceptional commercial property situated on a well-positioned 0.78-acre lot featuring an existing 8,172 square foot building with outstanding visibility and access in a high-traffic corridor. This versatile property offers flexible leasing options to suit a variety of business needs:

- **Building Lease:** Move into the existing structure, which was most recently occupied by Greenlands Outdoor Power Equipment and previously operated as a popular restaurant. The building is well-suited for retail, service-oriented businesses, restaurant/food service, or other commercial uses.
- **Land Lease Opportunity:** Ideal for tenants seeking a blank slate. Build your custom facility while benefiting from the prime location and established infrastructure.

25 Manchester Street enjoys a prime position with easy access to I-93 North and South exits, making it highly convenient for customers, employees, and deliveries. The site benefits from strong visibility along a busy thoroughfare with average daily traffic counts of 27,000+ vehicles. The area is experiencing significant growth, with numerous new developments underway nearby including new retail/commercial operations and proposed 260+ apartments, enhancing the property's long-term value and market appeal.

Zoned GWP (General Commercial/Highway), this property supports a wide range of commercial, retail, service, and mixed-use applications. Its flexible zoning and dual lease options make it an attractive choice for investors, developers, and business owners looking to capitalize on Concord's expanding commercial landscape. Whether you're looking to establish a new retail destination, expand an existing operation, or develop a custom-built facility, 25 Manchester Street provides the space, location, and flexibility to bring your vision to life. Don't miss this rare opportunity in a high-traffic, growth-oriented area of Concord, NH.

PROPERTY FEATURES:

- High Traffic Location
- Public Utilities
- Many Permitted Uses

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	17,225	41,107	91,617
Households	8,331	17,423	38,260
Families	4,105	10,074	24,253
Avg HH Size	2.00	2.20	2.30
Median Age	43.6	43.6	43.8
Median HH Income	\$71,884	\$88,983	\$96,971
Avg HH Income	\$92,943	\$114,122	\$121,613

BUSINESSES (10 MILE)



5,316

TOTAL BUSINESSES



68,059

TOTAL EMPLOYEES

INCOME (10 MILE)



\$96,971

MEDIAN HH INCOME



\$50,919

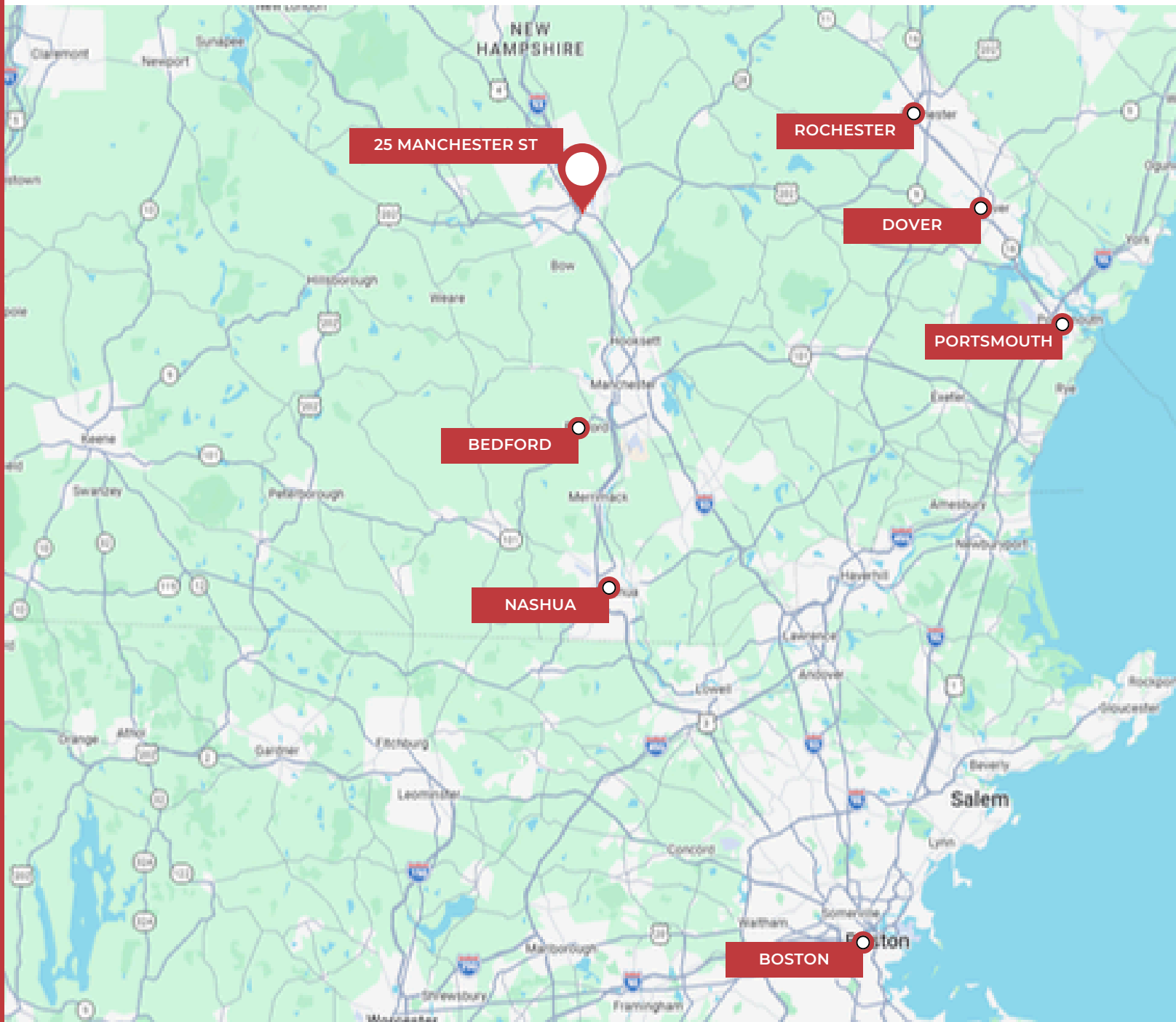
PER CAPITA INCOME



\$323,549

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Boston, MA 1 hr 9 mins

Bedford, NH 23 mins

Nashua, NH 35 mins

Rochester, NH 52 mins

Dover, NH 58 mins

Portsmouth, NH 58 mins

PHOTOS



PHOTOS, CONT.



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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.

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