



For Lease

High Visibility Retail Storefront

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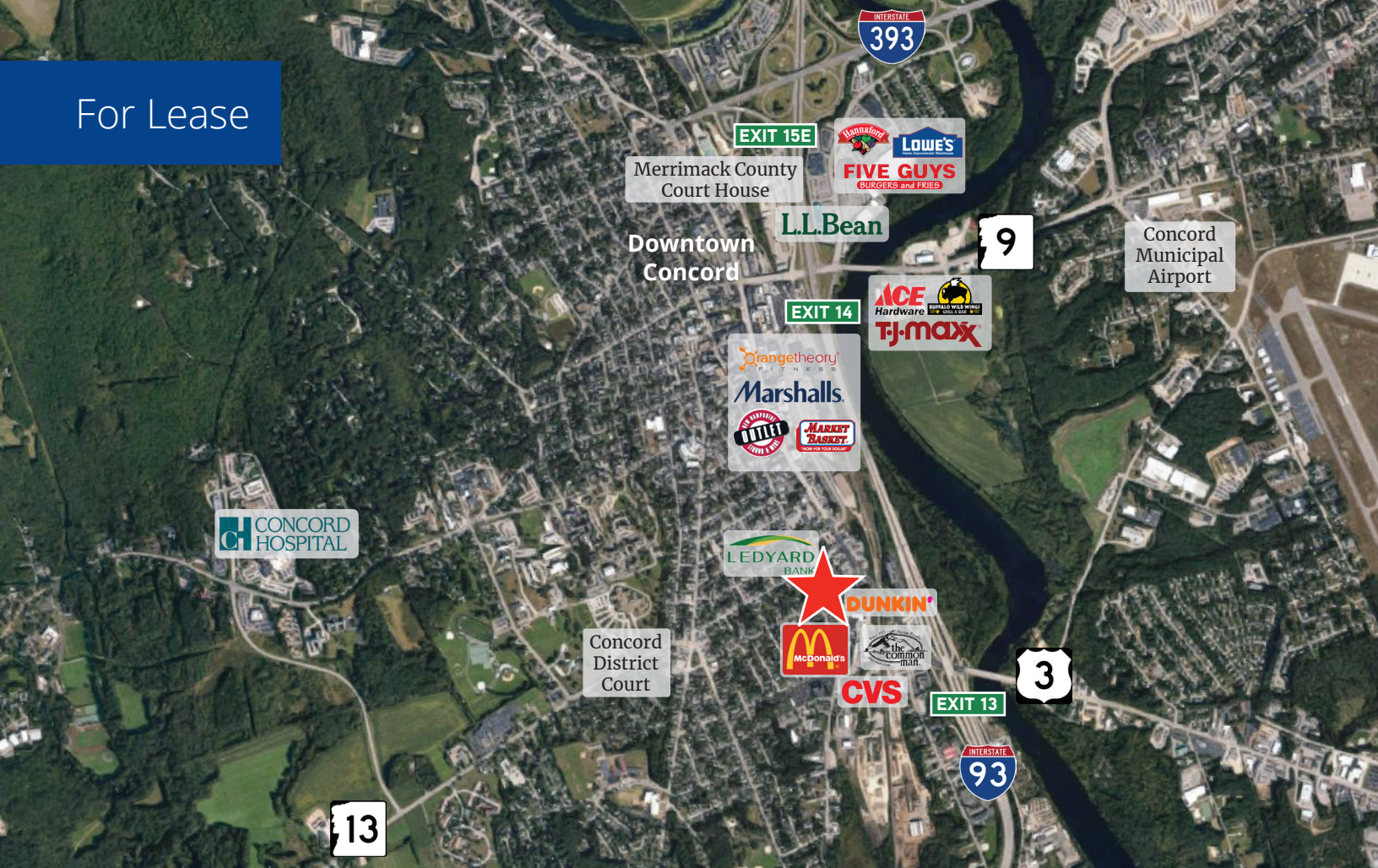
80 S Main Street Concord, NH

Property Highlights

- Fully updated, bright retail space offering exceptional storefront visibility with large display windows directly facing South Main Street with 9,063± AADT per NHDOT 2025
- Unit A is 2,000± SF on the 1st floor consisting of open area, a private restroom, and a large dedicated storage room
- Flexible zoning allows for many uses including retail, service-related business, office, and fitness/recreation
- Strategically located adjacent to Ledyard National Bank and across from Dunkin' with easy access to I-93 and near to Concord Hospital, Concord District Court, Merrimack County Court House, and downtown amenities

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Specifications

Address:	80 S Main Street
Location:	Concord, NH 03301
Building Type:	Retail
Year Built:	1959
Year Renovated:	2024
Total Building SF:	16,360±
Available SF:	Unit A: 2,000±
Acreage:	0.94±
Road Frontage:	94'± on S Main Street
Utilities:	Municipal water & sewer Natural gas; HVAC
Zoning:	CU
Parking:	4 on-site spaces
2025 NNN Expenses:	\$4.31 PSF • CAM: \$3.50 • Taxes: \$0.81
Lease Rate:	\$18.00 NNN



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