



For Sale

Highly Visible Commercial Property

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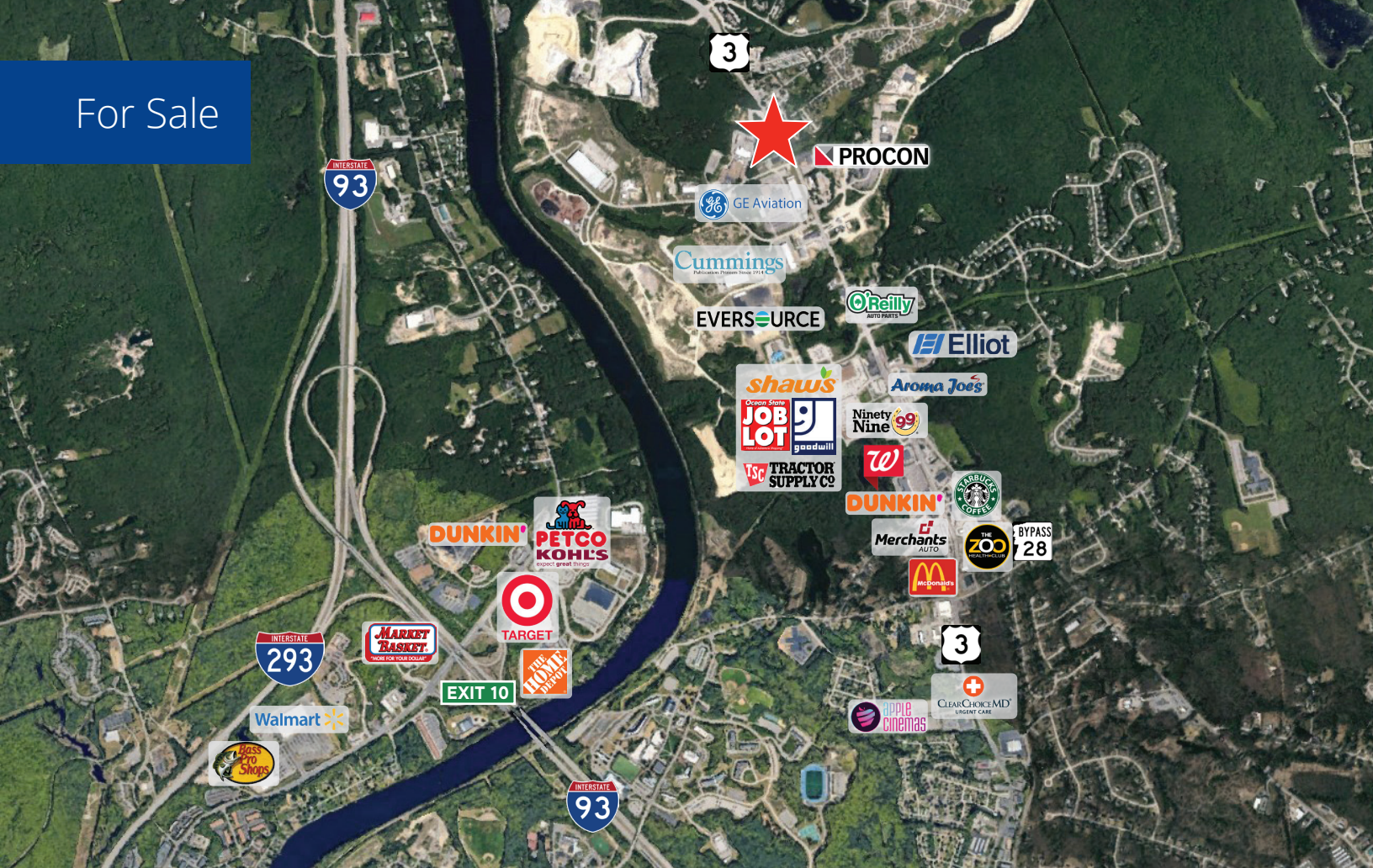
1378 Hooksett Road Hooksett, NH

Property Highlights

- Prominent 2-acre commercial property with exceptional visibility along Route 3, one of Southern New Hampshire's most heavily traveled commercial corridors, is available for sale
- Fully renovated 2,004± SF retail/office building featuring an attractive glass-front showroom, welcoming reception area, multiple private offices, 2 restrooms, and a kitchenette
- Flexible Performance zoning accommodates a wide range of uses, including retail, office, wholesale, service-oriented businesses, hospitality, and future redevelopment opportunities
- Excellent signage exposure complemented by a fully illuminated site, enhancing visibility, curb appeal, and customer access
- Strategically situated between Manchester and Concord with immediate access to I-93, providing outstanding regional connectivity

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Specifications

Address:	1378 Hooksett Road
Location:	Hooksett, NH 03106
Building Type:	Retail
Year Built:	2003
Total Building SF:	2,004±
Floors:	1
Acreage:	2.01±
Road Frontage:	445'± on Route 3
2026 Traffic Count:	28,136± AADT per NHDOT
Utilities:	Municipal water & sewer Natural gas
Zoning:	Performance
Parking:	Ample on-site
2025 Taxes:	\$11,208
List Price:	\$1,295,000



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