

# BUILD-TO-SUIT OR GROUND LEASE

84 MANCHESTER STREET  
CONCORD, NH 03301



1.62± ACRES

- Zoning supportive of a variety of commercial uses
- High traffic location in a mixed-use corridor
- Located within a growing commercial corridor
- Level lot well-suited for commercial pad site development
- Utility infrastructure available at street
- Great visibility for signage and branding opportunities
- Traffic count of over 16,000 VPD
- Strong regional demographics and workforce accessibility
- Minutes to Interstates 293 & 93, Routes 106, 3 & 202
- Pricing: Call for details



**NICK DENISCO**

Associate  
+1 978.239.8128 C  
+1 603.333.1333 D  
ndenisco@boulos.com



**ROGER DIEKER**

Partner, Managing Broker  
+1 603.540.8315 C  
+1 603.333.1333 D  
rdieker@boulos.com



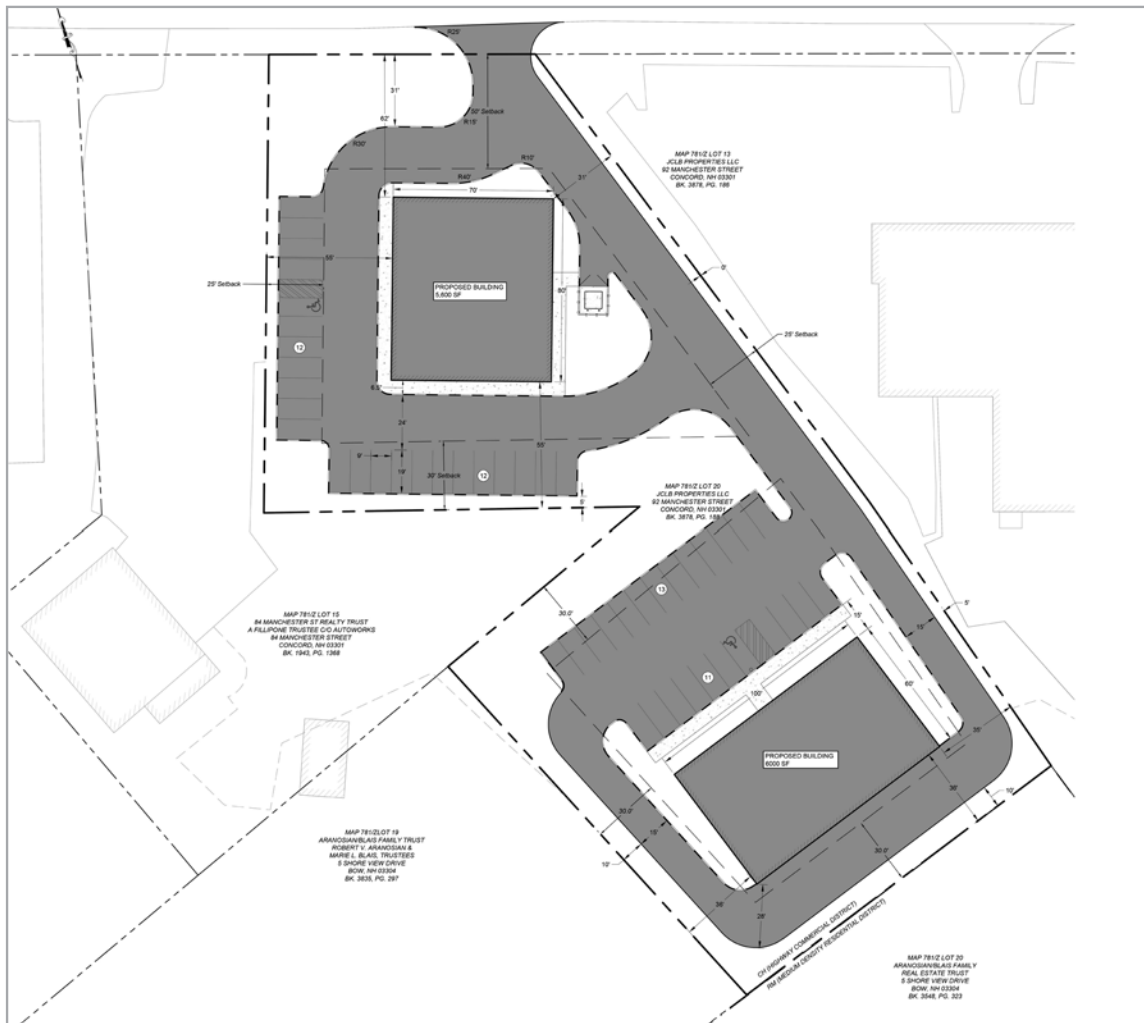
## PROPERTY OVERVIEW

84 Manchester Street presents a rare build-to-suit or ground lease opportunity on approximately 1.62± buildable acres in Concord, New Hampshire's established Highway Commercial corridor. There are conceptual plans for the development of two commercial buildings totaling approximately 11,600± SF, including a 5,600± SF building and a 6,000± SF building, with associated parking and shared access infrastructure.

The site is well-suited for a variety of commercial uses including retail, medical, professional office, restaurant, or service-oriented businesses, subject to applicable approvals. This offering provides tenants and developers with a flexible, shovel-ready opportunity in one of Central New Hampshire's most active commercial markets.

Surrounded by established retail, service, and commercial businesses, the site provides strong visibility, accessibility, and connectivity for a wide range of commercial users. The site is strategically positioned with convenient access to Interstates 93, 393 and downtown Concord.

## SITE PLAN





## LOCAL ECONOMIC SNAPSHOT

Concord is the capital of New Hampshire and is centrally located in the south-central part of the state. Rich in history with its political, cultural and economic lifestyles, Concord reflects a strong sense of community, which fosters growth and development. Through its revitalization efforts, Concord has evolved into a place of commerce and industry. As a result, it has created a lifestyle that combines corporate offices, commercial space, residential living, retail and dining to generate a new culture within the community. Companies are taking a second look at Concord and exploring the possibility to expand and/or relocate in order to better position themselves and to take advantage of future opportunities.



### Manchester Street Economic Development Position

Manchester Street in Concord is positioned for continued economic momentum as public and private investment activity reshapes the surrounding corridor. Ongoing infrastructure improvements and interest in adaptive reuse projects are expected to support additional retail, office, residential, and service-sector growth while enhancing connectivity to the city center. The corridor's redevelopment potential, combined with the city's long-term planning efforts, positions Manchester Street as an increasingly important commercial and transitional growth area within the Capital Region economy.

## POTENTIAL DEVELOPMENT OPPORTUNITIES



STRATEGIC LOCATION WITH HIGH VISIBILITY



SUPPORTS LOCAL BUSINESSES & JOBS



SERVING THE COMMUNITY TODAY & TOMORROW



SUSTAINABLE GROWTH & INVESTMENT



STRONGER ECONOMY BRIGHTER FUTURE

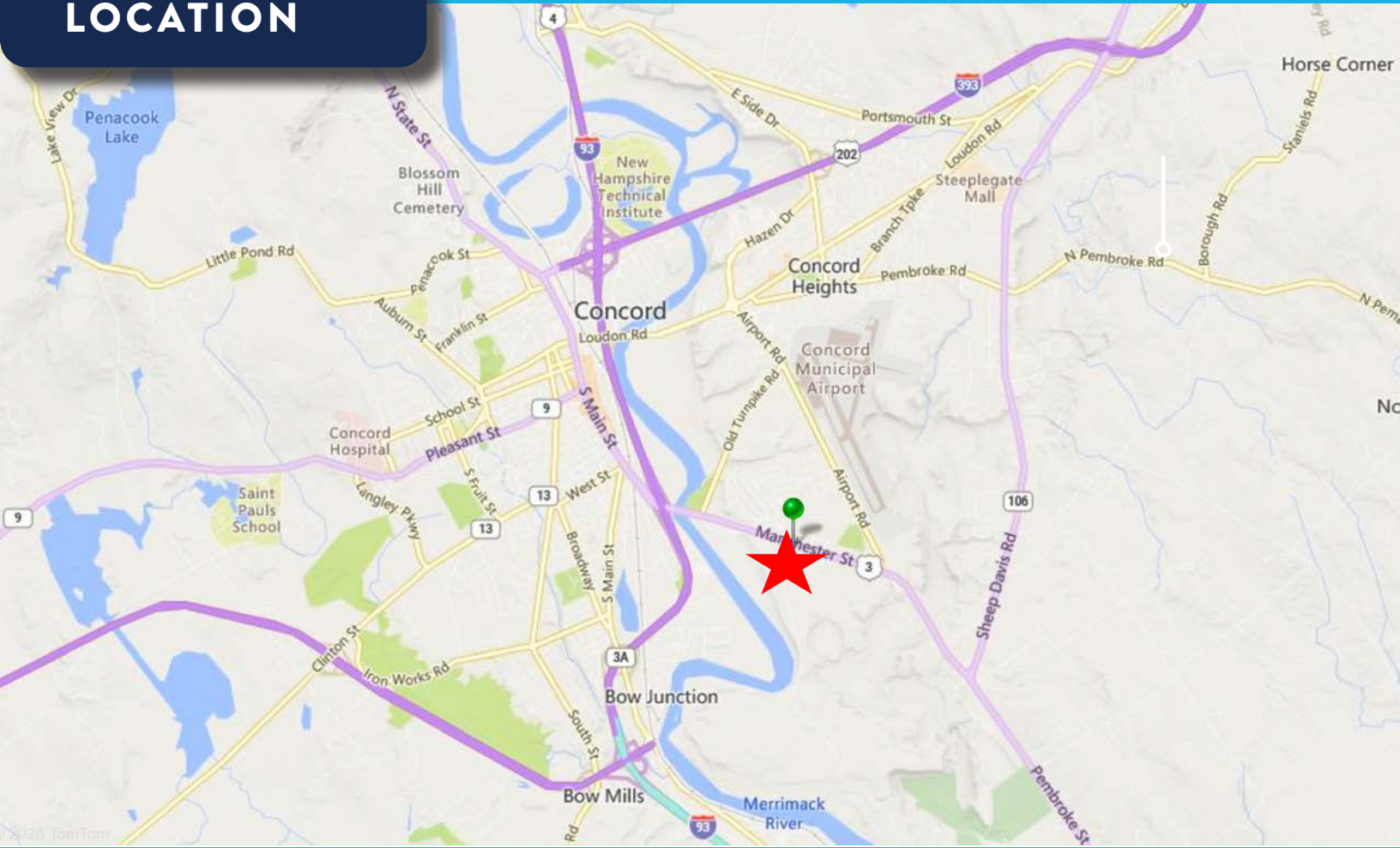


# BUILD-TO-SUIT OR GROUND LEASE



84 MANCHESTER STREET  
CONCORD, NH 03301

## LOCATION



**NICK DENISCO**  
ASSOCIATE  
+1 978 239 8128 C  
+1 603 333 1333 T  
NDENISCO@BOULOS.COM



**ROGER DIEKER**  
MANAGING BROKER | PARTNER  
+1 603 540 8315 C  
+1 603 333 1333 T  
RDIEKER@BOULOS.



650 ELM STREET, SUITE 102  
MANCHESTER, NH 03101  
603.333.1333 | boulos.com

2026 Boulos Holdings, LLC, d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.