



**VERSATILE  
OFFICE / RETAIL  
BUILDING  
FOR LEASE**

**FOR LEASE  
22 HUCKINS ROAD  
EPSOM, NH 03234**

**1,272+/- SF INDUSTRIAL/ FLEX AVAILABLE**

# PROPERTY INFORMATION



1,272 +/- SF Industrial/Flex for Lease  
22 Huckins Road Epsom, NH 03234  
**\$1,200 / month Modified Gross**

## DESCRIPTION:

### Versatile Commercial Space for Lease

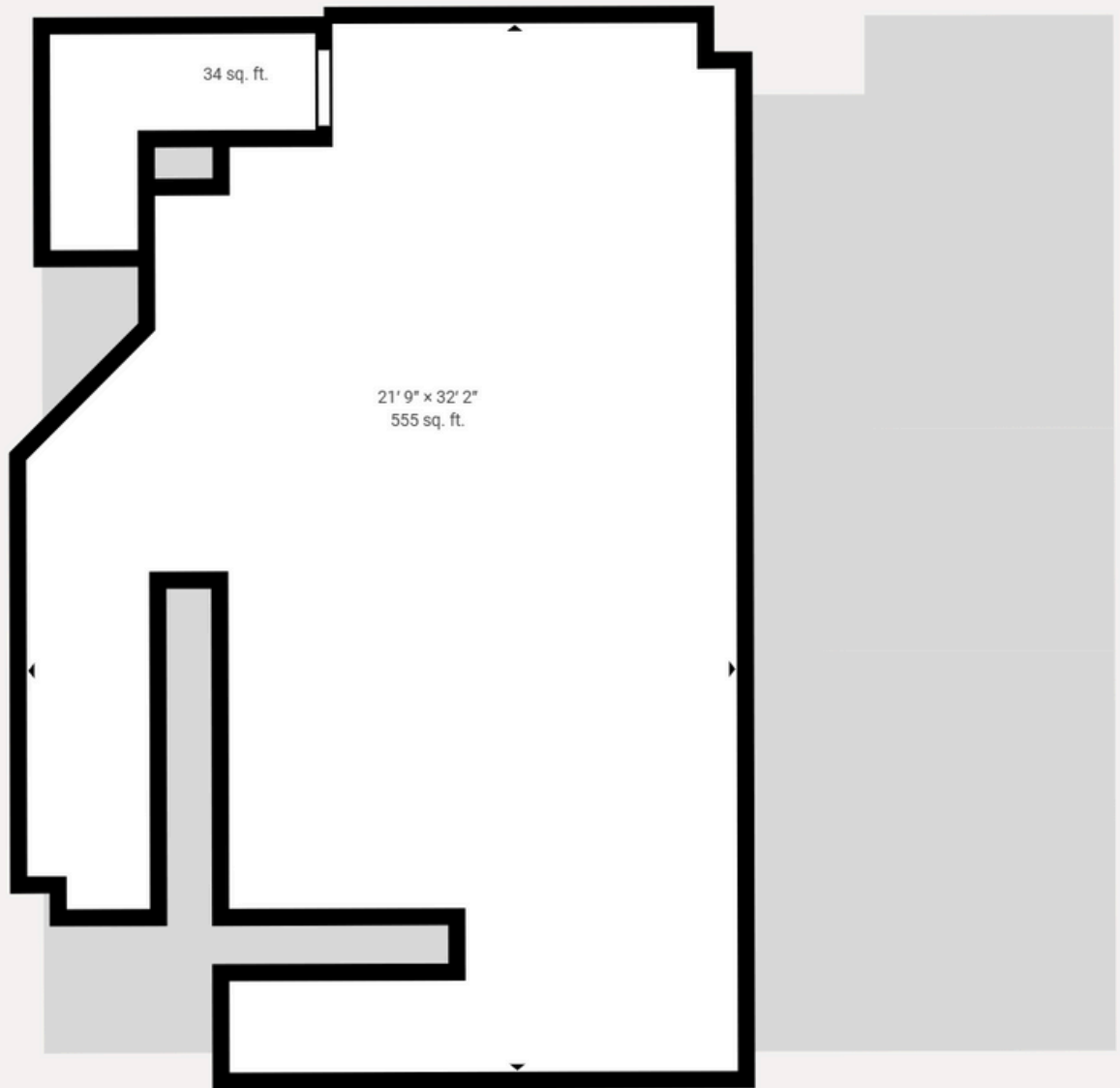
This versatile 1.5 story office/retail building is available for lease at \$1200 per month, plus utilities. The space offers private offices, open areas, and a private half bath. It is well-suited for a variety of small businesses. Previous uses include a welding shop, drywall company, off-road Jeep alteration service, antique car storage and more. It would make a great small business office, retail store, flower shop, workshop, storage facility among others.

Property is located off a lighted intersection just minutes from the Epsom Traffic Circle, Rt 4, Rt 93, and Rt 393.

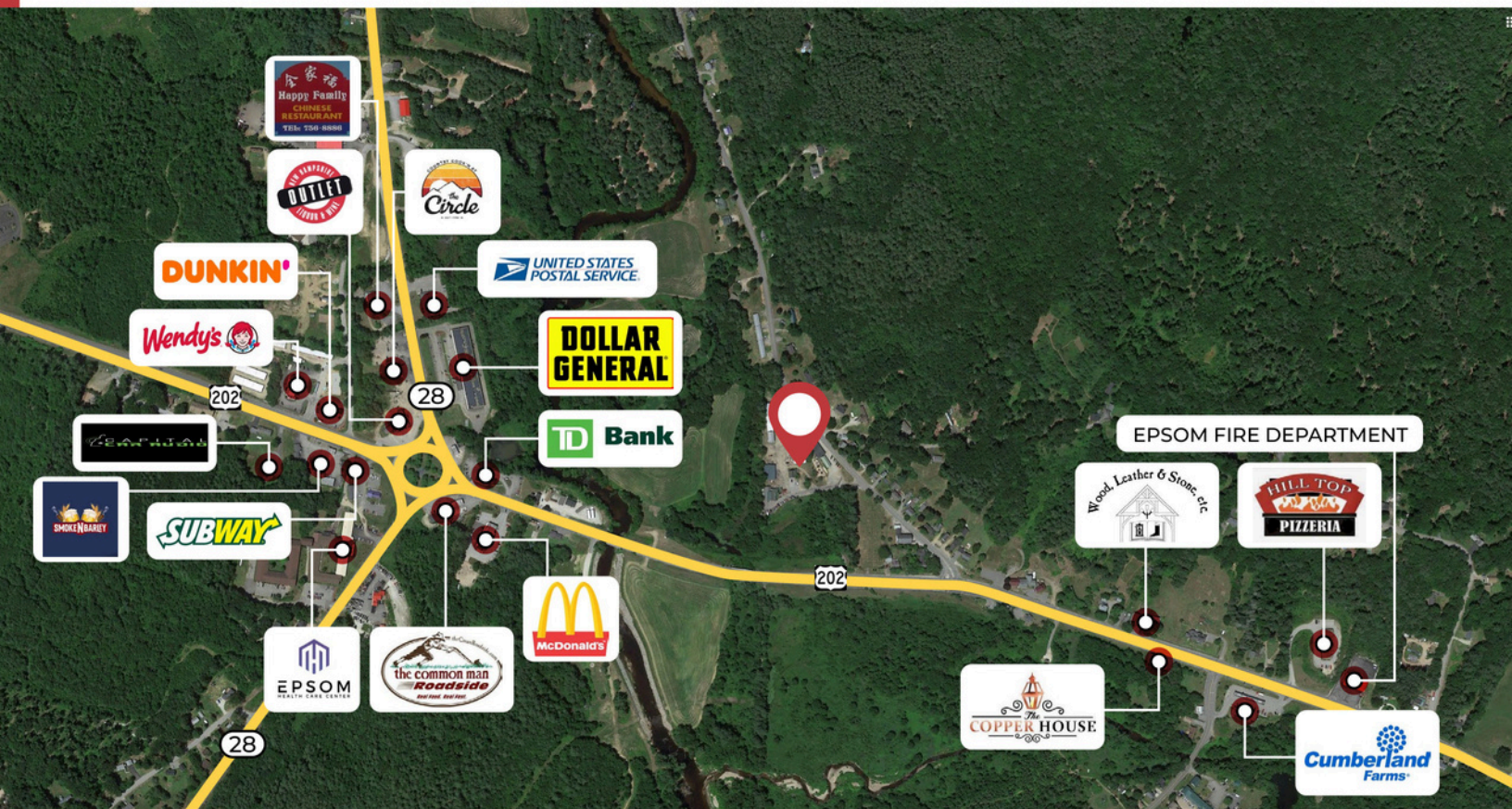
# FLOOR PLAN FIRST FLOOR



# FLOOR PLAN SECOND FLOOR



# DEMOGRAPHICS



## SUMMARY

2023 SUMMARY	2 MILE	5 MILES	10 MILES
Population	2,176	9,767	65,630
Households	832	3,774	27,504
Families	646	2,763	17,334
Avg HH Size	2.55	2.56	2.35
Median Age	44.9	46.7	43.6
Median HH Income	\$104,537	\$100,717	\$79,633
Avg HH Income	\$127,234	\$115,991	\$100,425

### BUSINESSES (10 MILE)



**4,381**

TOTAL BUSINESSES



**56,858**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$79,633**

MEDIAN  
HH INCOME



**\$42,039**

PER CAPITA  
INCOME



**\$173,899**

MEDIAN  
NET WORTH

# CONFIDENTIALITY & DISCLAIMER

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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

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PRESENTED BY:

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