



# SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

## FOR SALE

589 DANIEL WEBSTER HWY  
MERRIMACK, NH 03054

Highly Visible Mixed-Use Building



**Joshua Solloway**

ASSOCIATE

603.289.1405

joshua.solloway@sperrycga.com

NH #085116



# Property Summary



## OFFERING SUMMARY

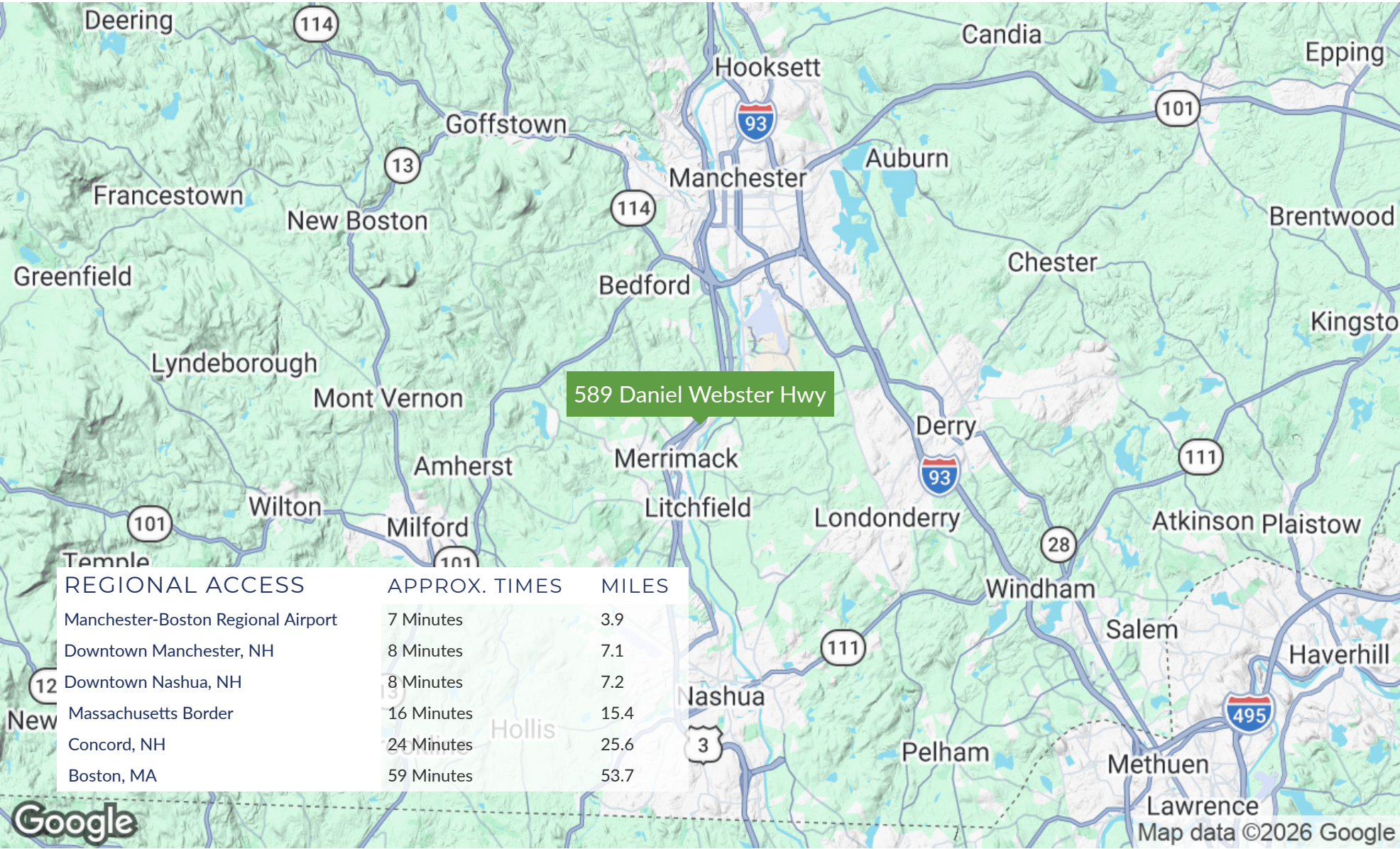
|                  |                                         |
|------------------|-----------------------------------------|
| Sale Price:      | \$549,000                               |
| Number of Units: | 2                                       |
| Lot Size:        | 0.28 Acres                              |
| Building Size:   | 3,111 SF                                |
| Property Type:   | Mixed-Use Office / Residential Building |
| Parking Spaces:  | 13                                      |

## PROPERTY DESCRIPTION

Take advantage of this versatile mixed-use property in the heart of Merrimack's busy Daniel Webster Highway corridor. The main level is currently configured as a chiropractic and wellness office, with the potential to be converted to retail, showroom, or other customer-facing commercial use.

The second floor serves as an income generating residential apartment which adds flexibility for an owner-occupant, employee housing, or supplemental rental income. With excellent visibility, signage, ample on-site parking, and convenient access to the Everett Turnpike (Route 3), this property is well suited for medical, professional office, retail, or service businesses looking to own rather than lease.

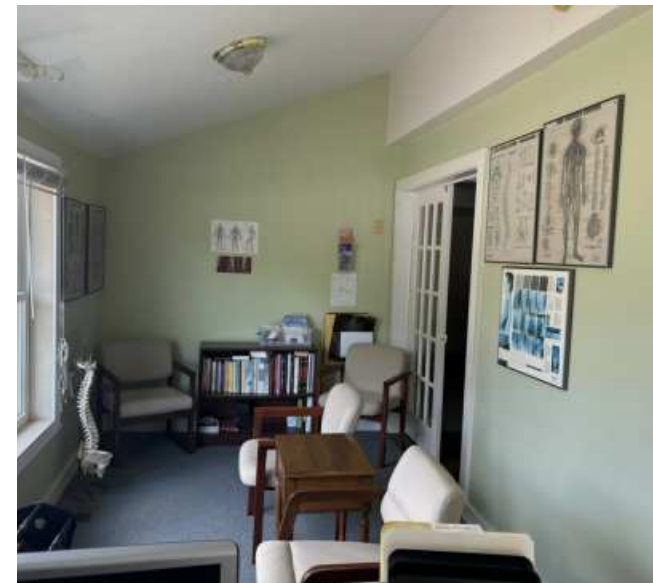
# Location Map



| REGIONAL ACCESS                    |  | APPROX. TIMES | MILES |
|------------------------------------|--|---------------|-------|
| Manchester-Boston Regional Airport |  | 7 Minutes     | 3.9   |
| Downtown Manchester, NH            |  | 8 Minutes     | 7.1   |
| Downtown Nashua, NH                |  | 8 Minutes     | 7.2   |
| Massachusetts Border               |  | 16 Minutes    | 15.4  |
| Concord, NH                        |  | 24 Minutes    | 25.6  |
| Boston, MA                         |  | 59 Minutes    | 53.7  |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# First Floor Photos



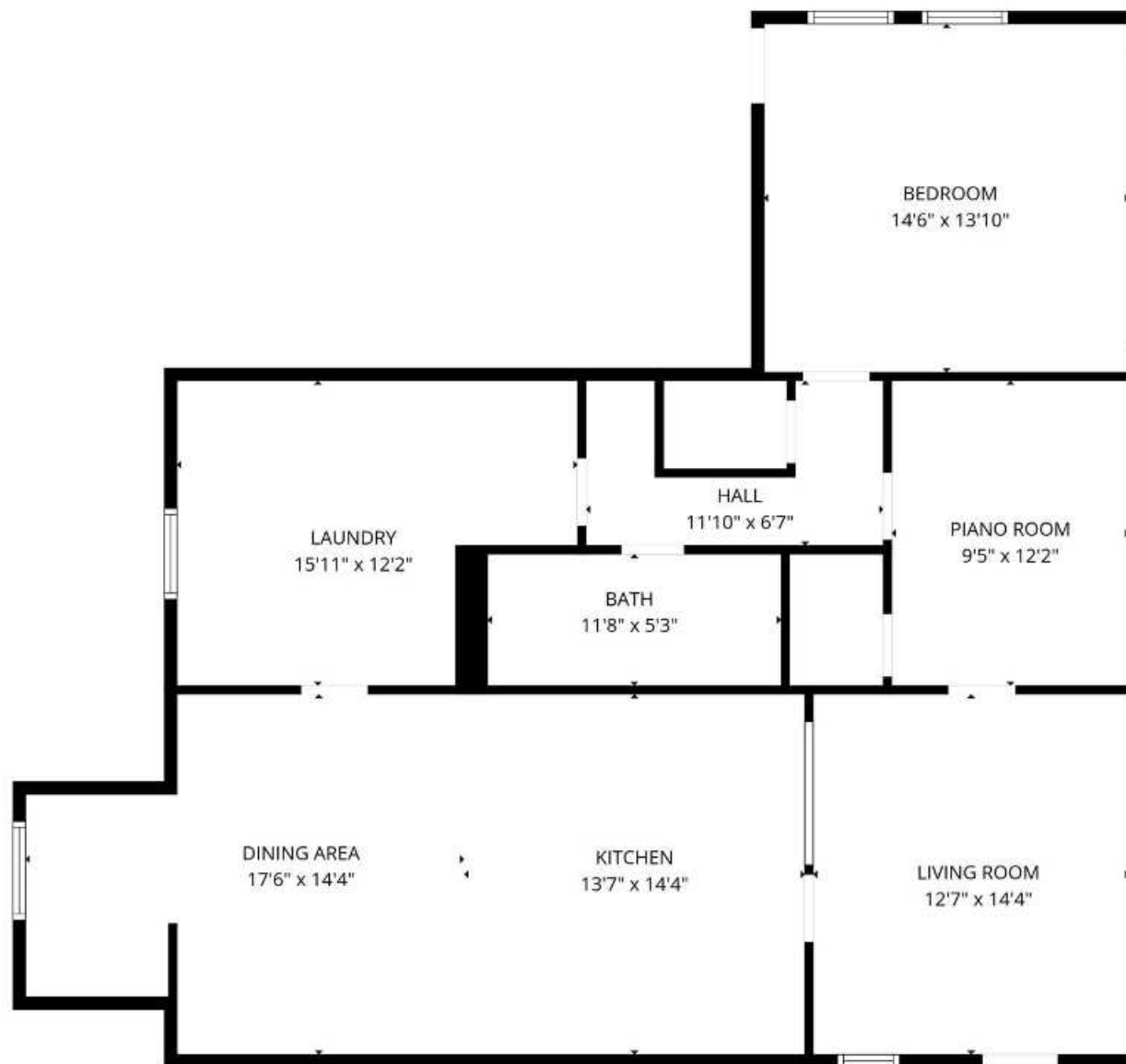
# First Floor Layout



# Second Floor Photos



# Second Floor Layout



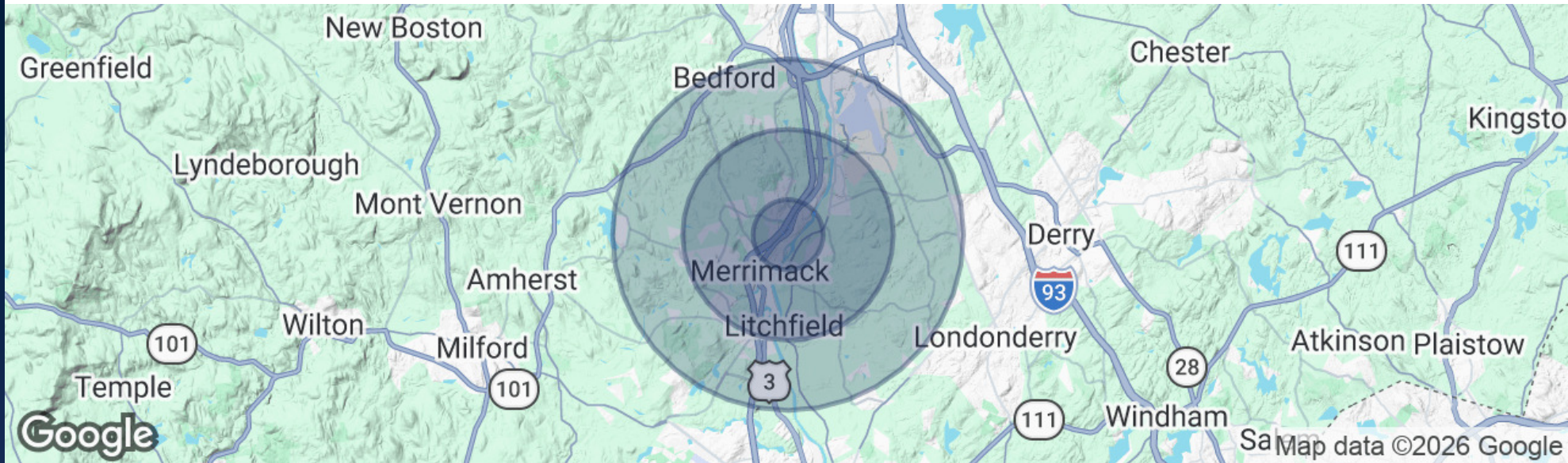
# Exterior Photos



SPERRY - COMMERCIAL REALTY ASSOCIATES | 169 SOUTH RIVER RD | UNIT 1 | BEDFORD, NH 03110

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Demographics Map & Report



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,489  | 26,825  | 55,138  |
| Average Age          | 45.4   | 41.5    | 42.6    |
| Average Age (Male)   | 44.1   | 40.4    | 42.0    |
| Average Age (Female) | 47.1   | 43.0    | 43.0    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,546     | 10,145    | 20,450    |
| # of Persons per HH | 2.3       | 2.6       | 2.7       |
| Average HH Income   | \$121,240 | \$144,342 | \$158,528 |
| Average House Value | \$354,125 | \$450,265 | \$481,030 |

2023 American Community Survey (ACS)

# Advisor Bio



JOSHUA SOLLOWAY

Associate

joshua.solloway@sperrycga.com

Direct: 603.289.1405 | Office: 603.262.3555

NH #085116

## PROFESSIONAL BACKGROUND

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.

Joshua is a dynamic networker with a deep commitment to community engagement. He was honored as a member of the Union Leader's "40 Under 40" class in 2022 and participated in the Leadership Greater Manchester program in 2020. From 2015 to 2022, he served on the board of directors for the Make-A-Wish Foundation of New Hampshire, including two years as board chair. He continues to volunteer and fundraise for organizations such as Adult & Teen Challenge of NH, Berea Ministries, and Families in Transition.

Commercial Realty Associates  
169 South River Rd Unit 1  
Bedford, NH 03110