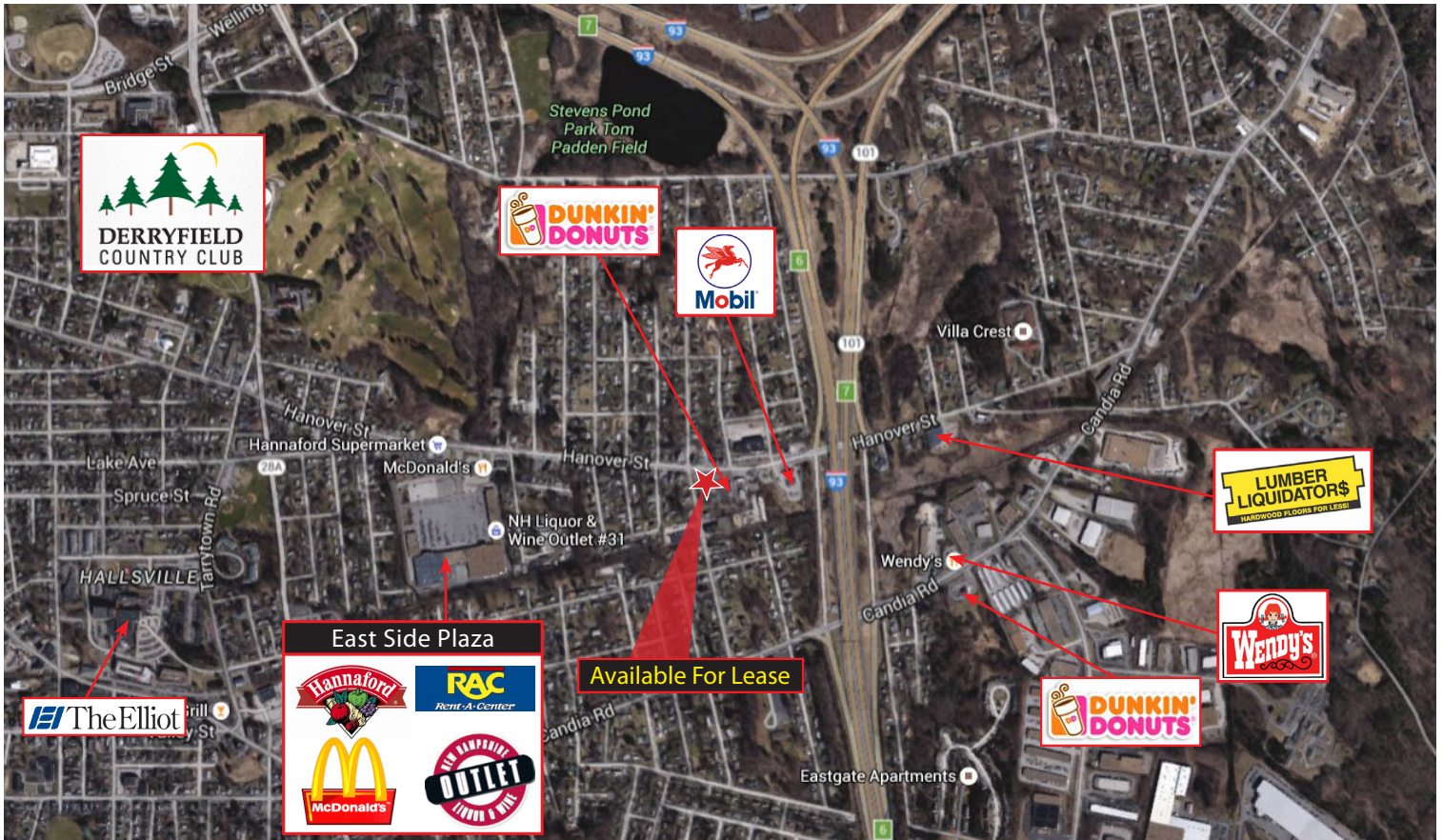


Retail Strip for Lease Restaurant / Retail

1037 Hanover Street, Manchester, NH



Property Information

Address:	1037 Hanover Street Manchester, NH	Zoning:	Residential (Variance Required)
Land Area:	1.6 +/- acres	Utilities:	Municipal water & sewer. Natural gas.
Available:	1,500 to 4,800 +/- SF		
Parking:	TBD		
Traffic Counts:	13,000 +/- VPD		

Trade Area Demographics

	1 Mile	3 Miles	5 Miles
Population (est):	19,554	89,532	131,452
Households:	8,033	37,238	52,419
Average HH Income:	\$65,915	\$68,324	\$76,452



1037 Hanover Street is a 1.6 +/- acre retail property partially occupied by a high volume Dunkin' Donuts, with the opportunity to build an additional 1,500 to 4,800 SF of retail space. The property is well located on a heavily traveled retail corridor and benefits from close proximity to Eastside Plaza (Hannaford), Elliot Hospital and Derryfield Country Club. Easily accessible from Exit 7 off I-93 and close to downtown Manchester, Hanover Street accommodates a wide variety of established national and local retail businesses. This site is ideal for a variety of uses that can leverage the attributes of the location at a lighted intersection that sees over 13,000 vehicles per day. The landlord will consider ground lease or build to suit requirements.

For Leasing Information:

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SAMPLE RENDERING



CONCEPT SITE PLAN



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