



For Lease

Merrimack Center

Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com

Property listed
and managed by



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliers.com

89 Fort Eddy Road Concord, NH

Property Highlights

- Two units are available for lease in a retail strip center anchored by Planet Fitness and conveniently located on Fort Eddy Road
- Units 3 and 4 are currently combined for a total of 2,400± SF; can be demised into two 1,200± SF units
- Situated in a busy retail area with businesses such as Market Basket, Lowe's, Hannaford, Panera Bread, Verizon, L.L. Bean Outlet, Petco, Uno Pizzeria & Grill, Shaw's, Five Guys, and many other national and regional retailers
- Located 1/2 a mile north of Exit 14 on I-93 and 1 mile from downtown Concord, NH

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Specifications

Address:	89 Fort Eddy Road
Location:	Concord, NH 03301
Building Type:	Retail
Year Built:	1986
Total Building SF:	8,400±
Available SF:	Unit 3: 1,200± Unit 4: 1,200± Contiguous: 2,400±
Utilities:	Municipal water & sewer; natural gas
Zoning:	Gateway Performance District
Parking:	Ample
2023 NNN Expenses:	\$7.00 PSF
Lease Rate:	\$18.00 NNN

Demographics

	3 miles	5 miles	10 miles
 Average Population	30,102	45,713	90,969
 # of Households	12,655	18,727	36,577
 Average HH Income	\$88,821	\$98,290	\$104,767

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2022.



Contact us:

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