



FOR LEASE

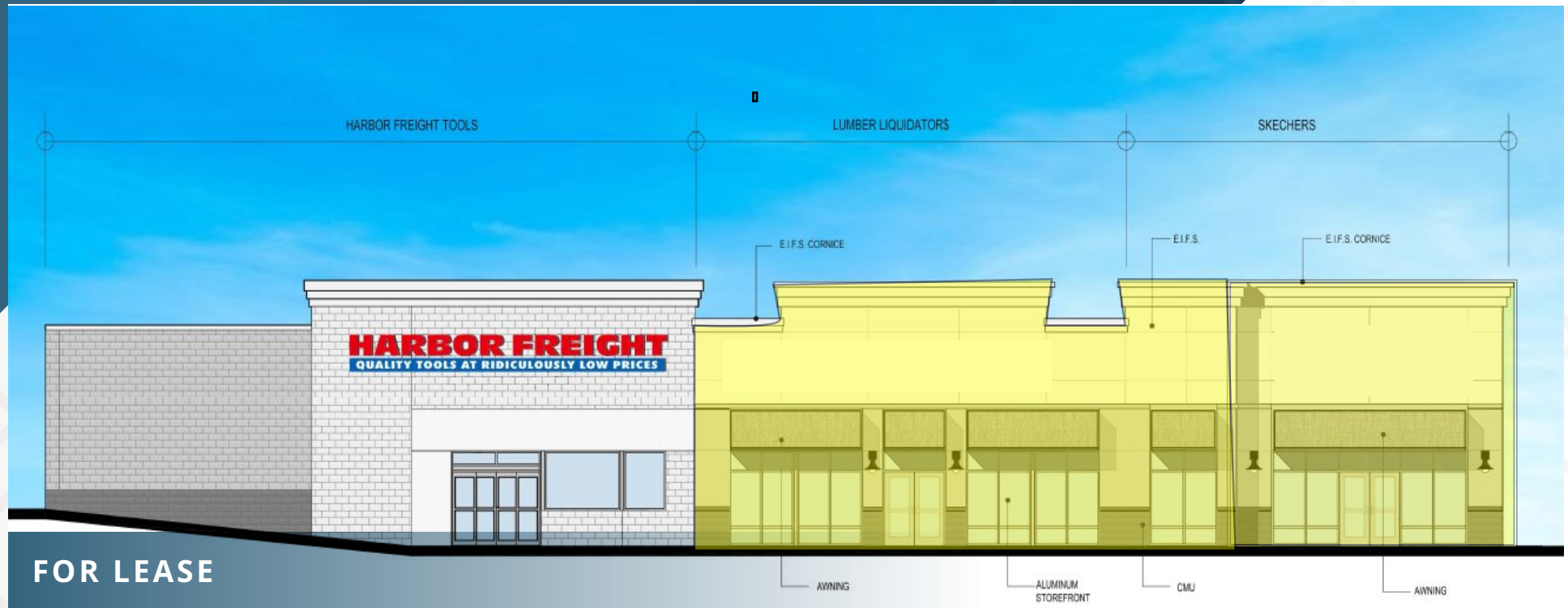
Subdividable Retail Spaces Available

310 Loudon Road | Concord, NH 03301



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6,920 - 14,540 SF
Available

30,580 SF
GLA

ABOUT THE PROPERTY

- The 30,580 SF retail building is located in the densely populated Concord Heights section of Concord, NH.
- The property is shadow anchored by Walmart & the Steeplegate Mall redevelopment project.
- Co-tenants include Harbor Freight & Popeye's.
- Concord, NH is located in the center of the state, 20 miles north of Manchester & 60 miles west of Portsmouth.

NEARBY RETAILERS



TRAFFIC COUNTS

Loudon Road
Year: 2019 | Source: Esri

11, 868 VPD

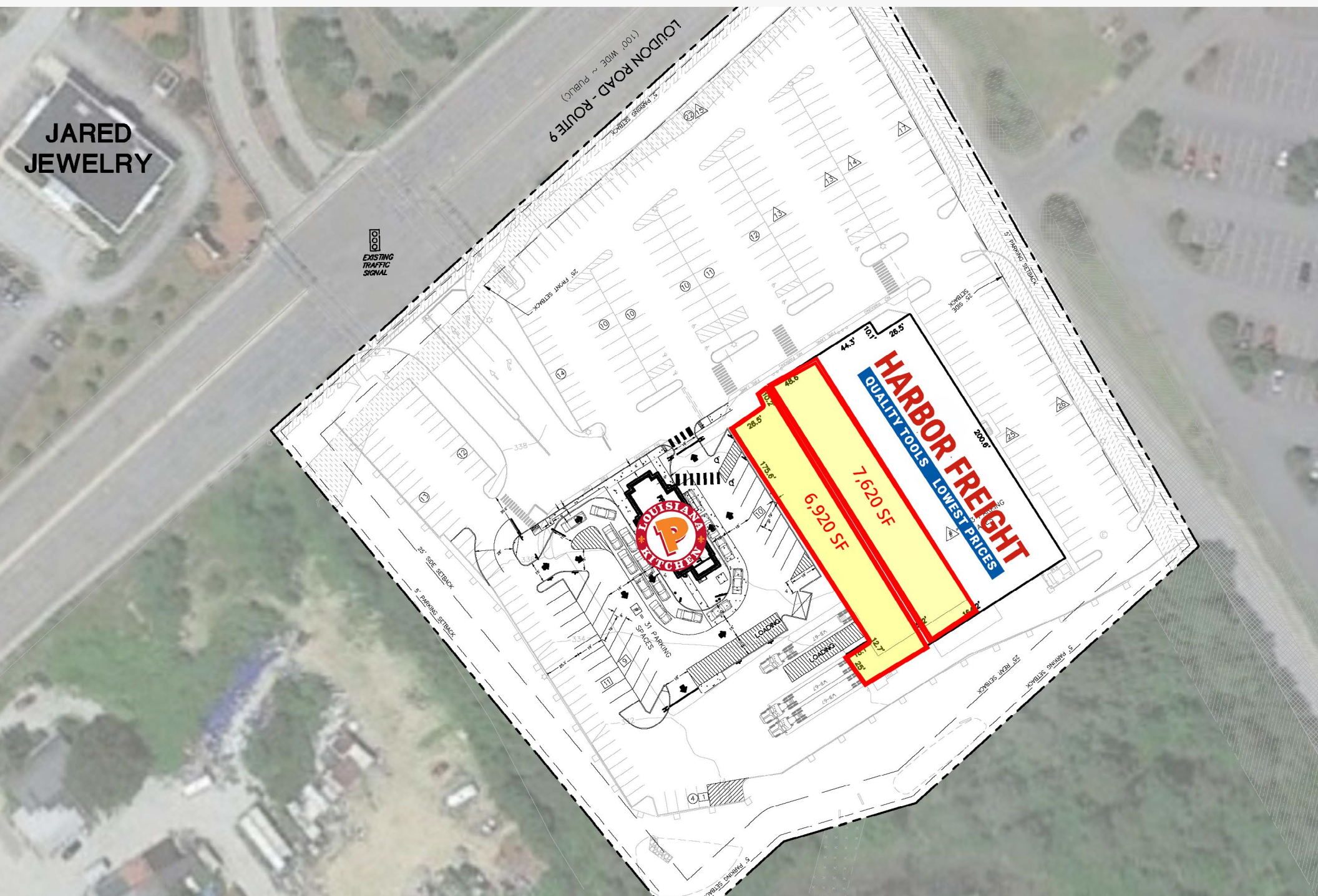
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JARED
JEWELRY

EXISTING
TRAFFIC
SIGNAL

LOUDON ROAD - ROUTE 9
(100' WIDE ~ PUBLIC)



HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

7,620 SF
6,920 SF

51 PARKING
SPACES

LOADING
DOCK

Subdividable Retail Spaces Available

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	3,651	13,351	38,638
2030 Projected Population	3,753	13,739	39,650
Proj. Annual Growth 2025 to 2030	0.55%	0.57%	0.52%

Daytime Population

	1 mile	3 miles	5 miles
2025 Daytime Population	4,706	24,842	61,694
Workers	3,003	18,106	44,558
Residents	1,703	6,736	17,136

Income

	1 mile	3 miles	5 miles
2025 Est. Average Household Income	\$90,070	\$92,273	\$106,774
2025 Est. Median Household Income	\$76,748	\$73,982	\$84,721

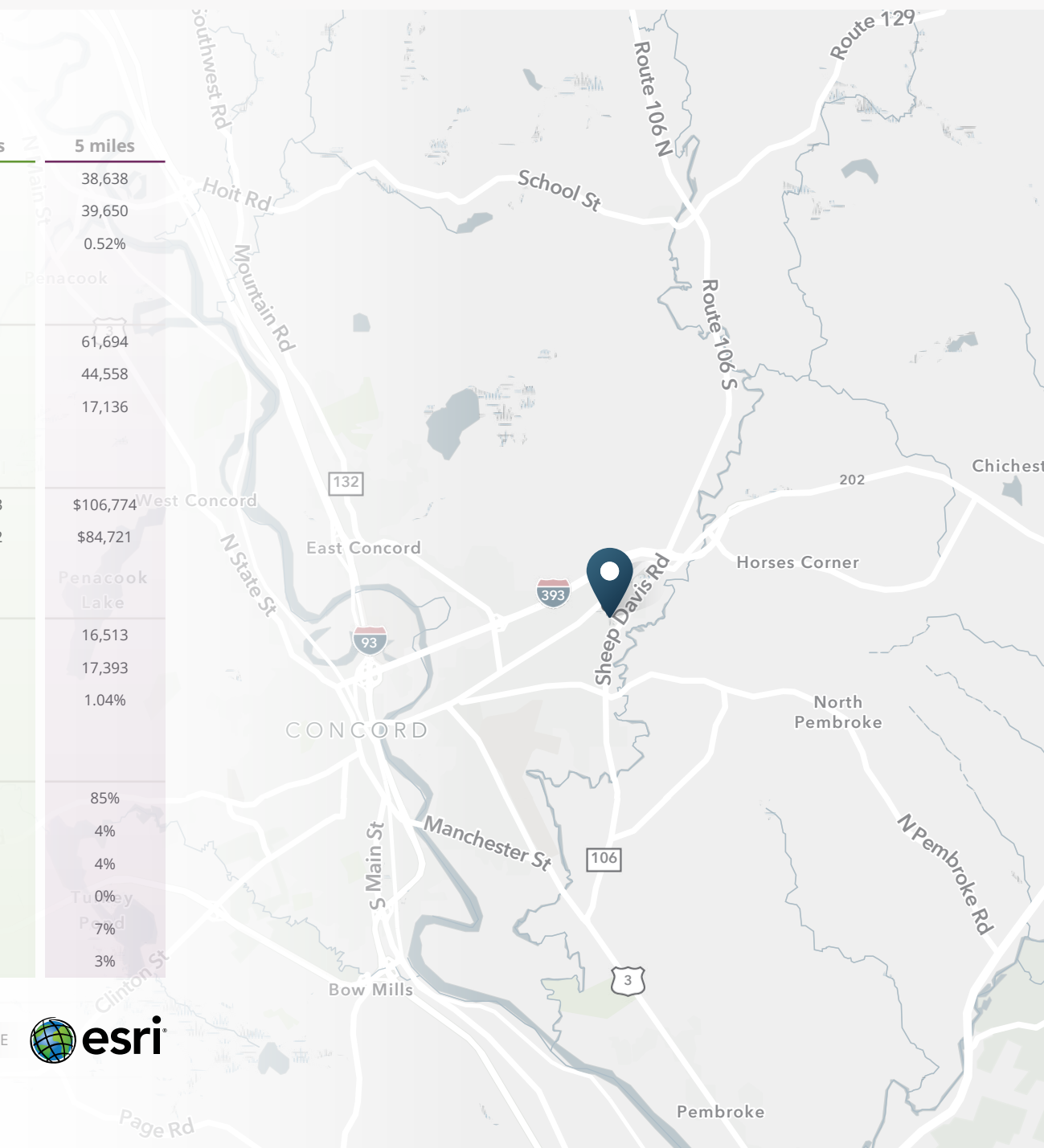
Households & Growth

	1 mile	3 miles	5 miles
2025 Estimated Households	1,839	6,263	16,513
2030 Estimated Households	1,920	6,592	17,393
Proj. Annual Growth 2025 to 2030	0.87%	1.03%	1.04%

Race & Ethnicity

	1 mile	3 miles	5 miles
2025 Est. White	71%	79%	85%
2025 Est. Black or African American	8%	7%	4%
2025 Est. Asian or Pacific Islander	13%	8%	4%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	7%	7%	7%
2025 Est. Hispanic (Any Race)	3%	3%	3%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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