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RETAIL /  
OFFICE SPACE

OFFERING MEMORANDUM

**264 N BROADWAY**  
**SALEM, NH 03079**

# PROPERTY INFORMATION



Retail / Office Space  
264 N Broadway | Salem NH, 03079

First Floor Condo Available for Lease at \$19 SF NNN

## PROPERTY DESCRIPTION

1,466 ± SF first-floor retail/office condo now available for lease at \$19+/- PSF NNN. Previously used as the owners salon, the space is configured with reception area, treatment rooms, retail space, a utility room, and a restroom. Located in the bustling Breckenridge Plaza with ample parking and signage, the plaza hosts a variety of local and regional tenants, including the renowned Coliseum Restaurant. Conveniently positioned near the Windham line and I-93 Exits 2 and 3, this space is perfect for retail, service, or office use.

## HIGHWAY ACCESS

Excellent highway access, with easy connections to I-93 via Route 28. This prime location ensures convenient travel to and from major roadways.

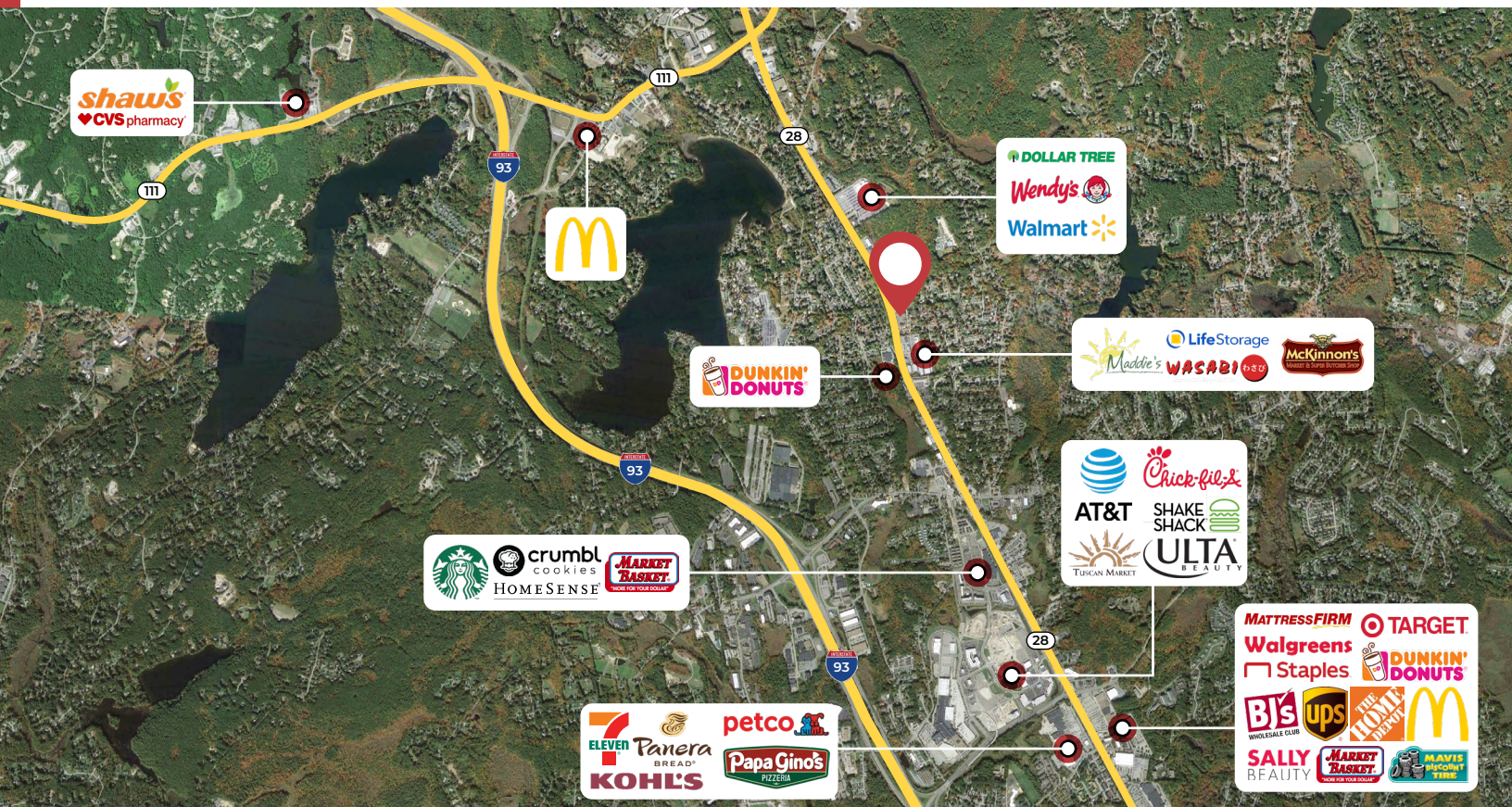
## ZONING

Commercial Industrial "B"

## NETS INFO

Condo fee:	\$515 per month
Insurance:	\$70.83 per month
Taxes:	\$2,725 annual
	/ \$227 per month
Nets:	\$812.83+/-per month

# DEMOGRAPHICS



## 2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILES	10 MILES
Population	13,119	68,454	430,197
Households	5,567	25,690	158,539
Families	3,577	18,549	108,574
Avg HH Size	2.34	2.65	2.68
Median Age	47.6	44.8	40.6
Median HH Income	\$108,949	\$124,748	\$96,435
Avg HH Income	\$146,298	\$166,193	\$130,350

### BUSINESSES (10 MILE)



**15,163**  
TOTAL BUSINESSES



**176,466**  
TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$96,435**  
MEDIAN  
HH INCOME



**\$48,158**  
PER CAPITA  
INCOME



**\$316,064**  
MEDIAN  
NET WORTH