



PROLMAN
REALTY, INC.

NAINorwood Group

Commercial Real Estate Services, Worldwide

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**HIGH VISIBILITY
RESTAURANT
AND EVENT
SPACE**

FOR LEASE

**21 FRONT STREET,
MANCHESTER, NH 03102**

11,700+/- SF Available

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PROPERTY INFORMATION



11,700+/- SF AVAILABLE FOR LEASE

21 FRONT STREET, MANCHESTER, NH 03102

\$17.50 NNN

DESCRIPTION:

This expansive ±11,700 SF former Falls Event Center offers a rare opportunity to lease a fully built-out event and hospitality venue. Directly adjoining the Hampton Inn & Suites, the property benefits from built-in guest traffic, convenient accommodations, and strong visibility.

The space features multiple large function rooms with high ceilings, flexible layouts, and abundant natural light; ideal for weddings, corporate events, conferences, or entertainment uses. A sizeable commercial kitchen space equipped with a hood system supports high-volume food service operations.

Additional highlights include a welcoming lobby/reception area, private event suites, modern restrooms, and nearby parking. The layout allows for single-tenant use or potential subdivision for multiple concepts.

The site benefits from easy access to I-293 and regional highways, making this property perfectly suited for operators seeking a prominent venue in Southern New Hampshire's largest city.

PROPERTY FEATURES:

- **High Traffic Count: ~22,000 VPD (2025)**
- **Existing Commercial Kitchen**
- **Fully Built-Out**
- **Proximity to Hotel**
- **Easy Access to I-293**

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	49,273	121,944	280,942
Households	21,171	51,951	111,834
Families	12,137	32,291	76,272
Avg HH Size	2.29	2.32	2.49
Median Age	39.8	41.9	42.8
Median HH Income	\$87,653	\$110,080	\$124,145
Avg HH Income	\$111,497	\$137,326	\$153,129

BUSINESSES (10 MILE)



11,066

TOTAL BUSINESSES



127,689

TOTAL EMPLOYEES

INCOME (10 MILE)



\$124,145

MEDIAN HH INCOME



\$61,087

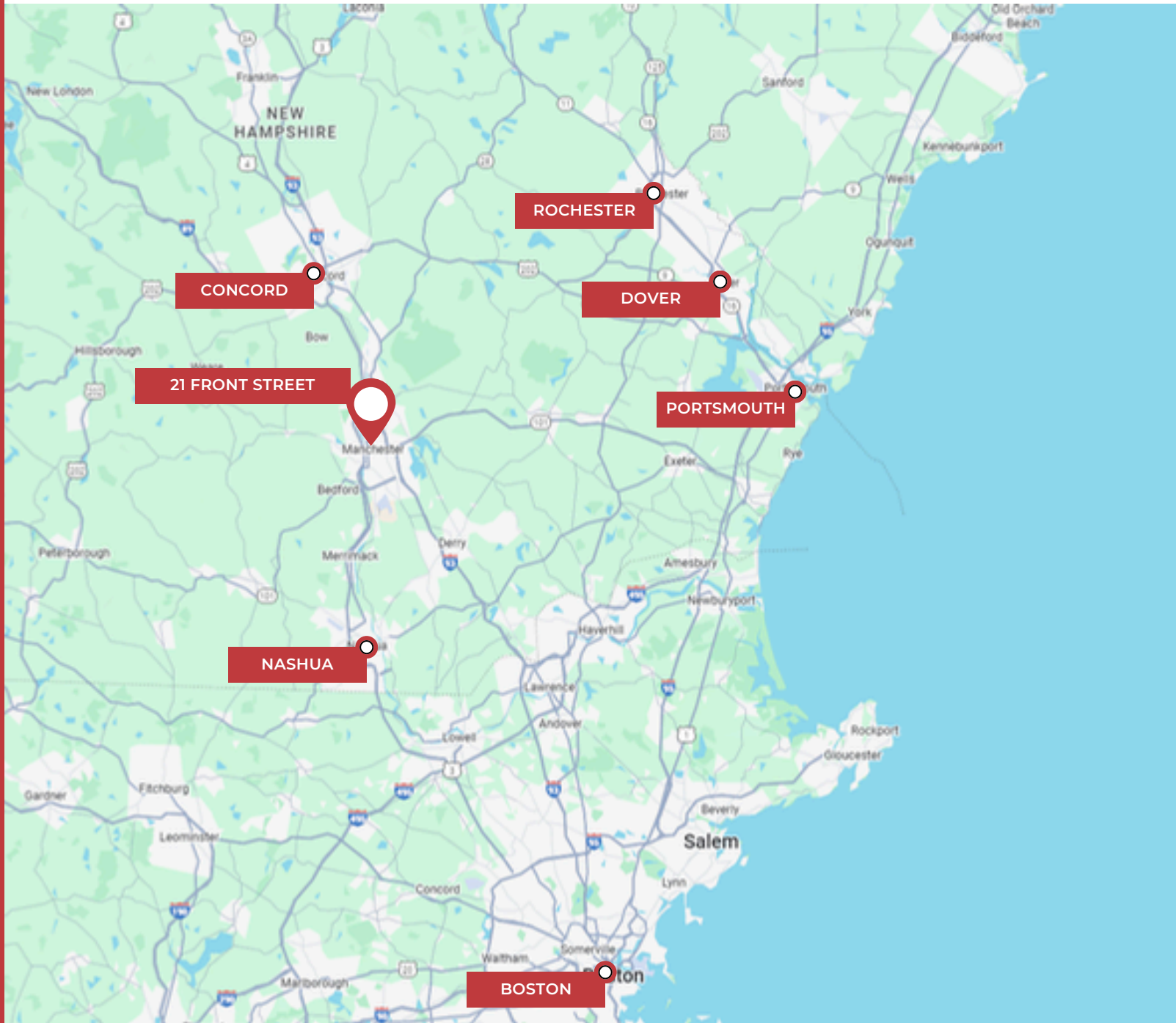
PER CAPITA INCOME



\$560,416

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Boston, MA	1 hr 18 mins	Rochester, NH	1 hr 3 mins
Concord, NH	19 mins	Dover, NH	59 mins
Nashua, NH	22 mins	Portsmouth, NH	52 mins

PHOTOS



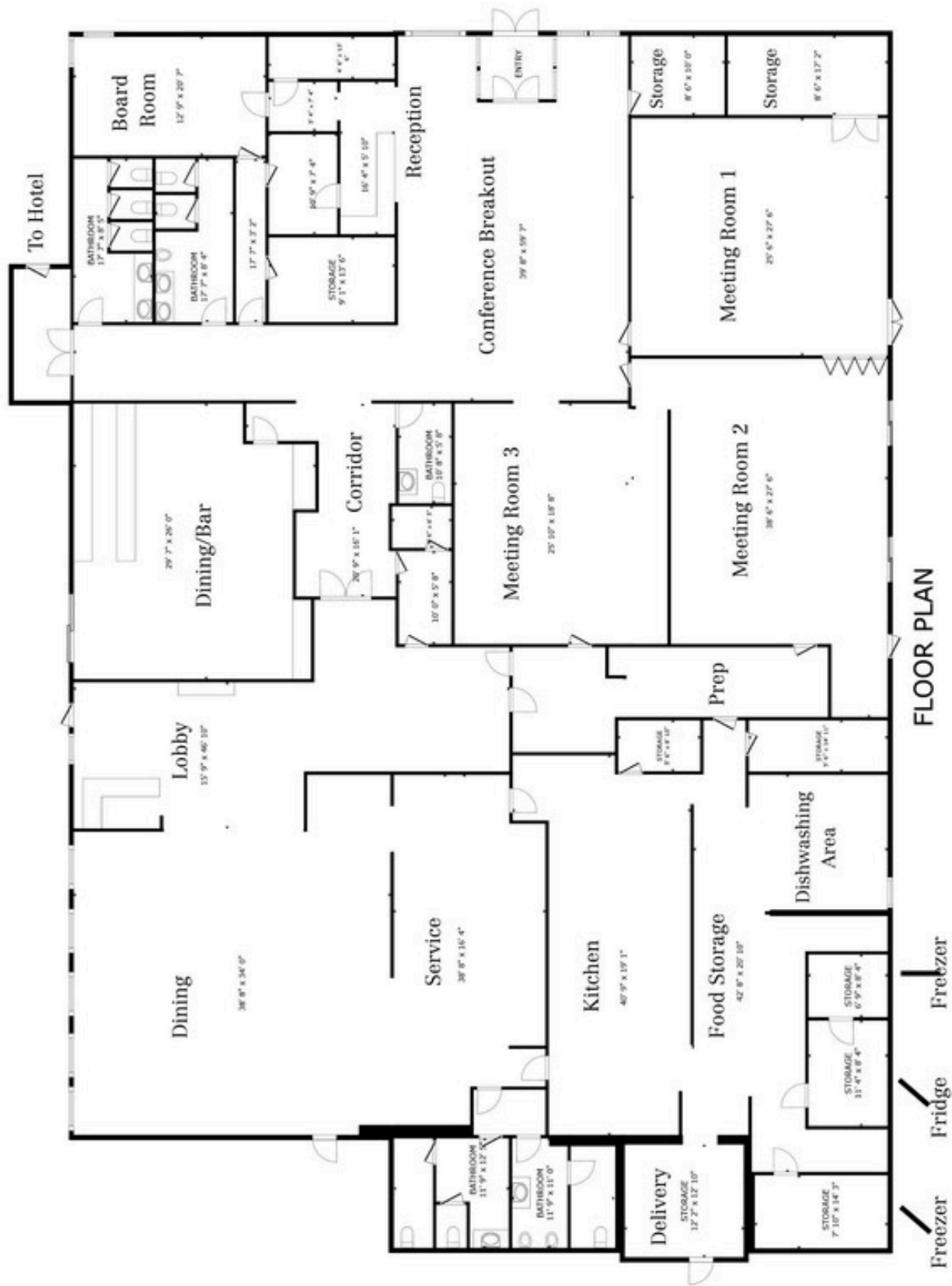
[Virtual Tour Link](#)

PHOTOS



[Virtual Tour Link](#)

FLOOR PLAN



CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

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