# Sale Leaseback



72 & 80 Old Granite Street, Manchester, NH 03101



## **Property Features:**



Two strong tenants



Exceptional accessibility



Prime Location



Flexible lease terms

### **About:**

Sales leaseback of two local institutions. Hometown Coffee Roasters and Republic Brewing. Leaseback will commence upon sale. Situated on Old Granite Street, this property enjoys a prime downtown address in the heart of New Hampshire's largest city. The location places you at the nexus of vibrant residential and commercial activity putting a ready customer and workforce base within steps of your door. Seamless connections to major highways including I-293, US 3, and I-93.

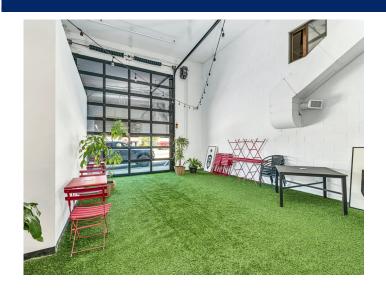




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## **Property Details:**



#### **Population**

.5 mile: 5,981 1 mile: 31,890 1.5 miles: 58,181



#### **Median Income**

.5 mile: \$80,152 1 mile: \$73,648 1.5 miles: \$81,868



### **Median Age**

.5 mile: 38 years 1 mile: 37 years 1.5 miles: 39 years

| SALES PRICE        | // \$2,000,000 |
|--------------------|----------------|
| SQUARE FOOTAGE     | // 10,908      |
| BUILDINGS INCLUDED | // 2           |
| YEAR BUILT         | // 1900        |
| LOT SIZE           | // .35 Acres   |



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