



MANCHESTER COMMONS

371-379 SOUTH WILLOW ST | MANCHESTER, NH

AVAILABLE: 1,717-6,448+ SF

FEATURES

- ✓ Signalized Intersection with 24,000+ VPD
- ✓ Prime Retail Corridor Location
- ✓ Strong Co-Tenancy & Dense Trade Area



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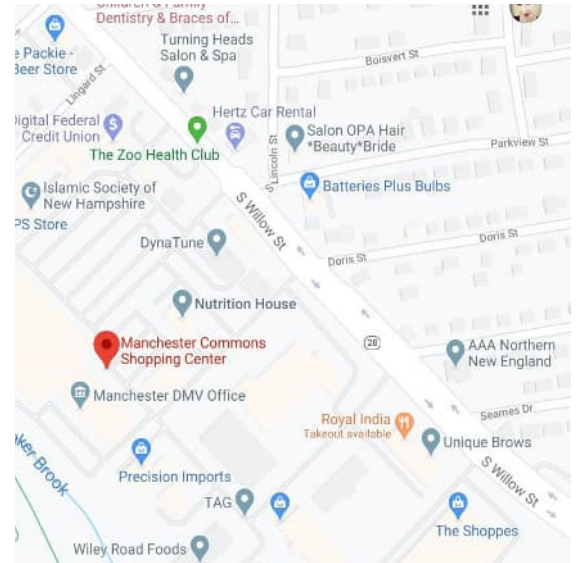
BRADY SULLIVAN
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371-379 S. WILLOW ST | MANCHESTER, NH

170,000± SF neighborhood shopping center located in Manchester's primary retail corridor. The property offers a strong mix of national and local tenants, including UPS Store, Giovanni's, GK Nails, NH Department of Motor Vehicles, Manchester Buffet, Fantastic Sam's, and The Zoo, as well as other service, dining, and convenience retailers. Positioned at a signalized intersection with traffic counts exceeding 24,000 VPD, the center benefits from excellent visibility, strong co-tenancy, and a dense surrounding population. Convenient access to major highways supports strong customer traffic from the surrounding region. Manchester Commons presents a compelling opportunity for retailers, restaurants, and service users seeking high-visibility space in one of New Hampshire's most active retail markets.

SPECIFICATIONS

BUILDING AREA:	170,000± SF
AVAILABLE SF:	Suite B1-5: 1,180± SF, Suite D1-2: 1,700± SF; Suite D1-3: 3,285± SF; Suite D2-1: 2,138± SF
TYPE:	Retail & Commercial
YEAR BUILT:	2003
TRAFFIC COUNT:	24,000± Vehicles Per Day
SIGNAGE:	South Willow Street frontage; directory and building signage available
ZONING:	B-2 - General Business District
UTILITIES:	Municipal Water & Sewer; Electric (Eversource) Natural Gas (National Grid)
PARKING:	625+ Spaces On-Site
STORIES:	2
ELEVATORS:	Multiple
DEMOGRAPHICS:	Median family income (2024): \$88,821
POPULATION (2024):	116,386
FIRE PROTECTION:	Wet Sprinkler System



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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