

235
DANIEL WEBSTER HWY



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THE KLEIN GROUP

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**235 Daniel Webster
Hwy**
Merrimack, NH 03054

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PROPERTY DETAILS



ADDRESS

235 Daniel Webster Hwy
Merrimack, NH 03054

PRICE

\$1,500,000

BUILDING SIZE

9,558 SF

LOT SIZE

0.62 ACRES

AVAILABLE ON

JULY 2025

PROPERTY DESCRIPTION

PRICE	\$1,500,000
PRICE / SF	\$156.93/SF
PROPERTY TYPE	Medical Office
BUILDING SIZE	9,558 SF
LOT SIZE	0.62 Acres
LEASED THROUGH	06/30/2025
CURRENT USE	Veterinary Hospital
ZONING	Industrial 1

PROPERTY DESCRIPTION

235 Daniel Webster Highway is an ±9,558 square foot commercial building situated on a ±0.62-acre site in the thriving town of Merrimack, New Hampshire. Built in 1989, this two-story property includes 2,725 square feet of lower level space. The building will continue operating as a veterinary hospital through June 30, 2025.

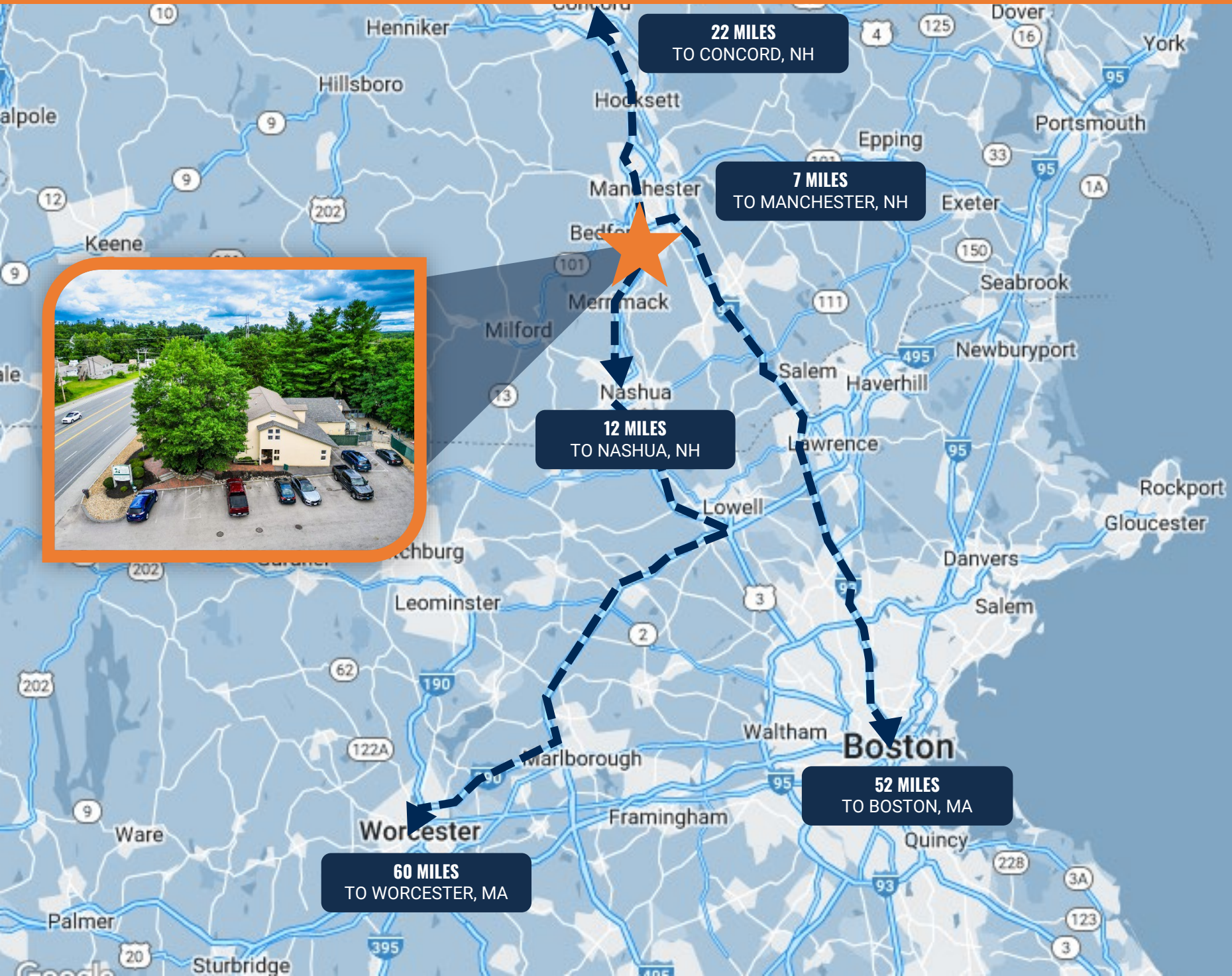
The building has seen significant upgrades, including a new HVAC system, LED lighting, and re-shingled roofing, all completed in 2020. With a strategic location on Route 3 and close proximity to I-93 and I-293, the property offers excellent accessibility and visibility, positioned perfectly between Manchester and Nashua. The site's layout and amenities make it an ideal fit for office, medical, or veterinary uses. The industrial zoning also allows for animal boarding. This is an ideal opportunity for someone looking to occupy the building during the second half of 2025.

All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.

PLAT MAP



REGIONAL MAP



INVESTMENT SUMMARY

PROPERTY OVERVIEW

ADDRESS	235 Daniel Webster Highway, Merrimack, NH 03054
YEAR BUILT	1989
TRAFFIC COUNT	10,580
PARCEL SIZE	0.62 Acres
PROPERTY TYPE	Industrial 1
PROPERTY SIZE	9,558 SF
FIRST FLOOR	6,045 SF
SECOND FLOOR	1,940 SF
LOWER LEVEL	2,725 SF
ROOF	Pitched roof with asphalt shingle cover *Re-shingled by tenant 2023
FLOOR/SLAB THICKNESS	Poured concrete foundation
POWER	200 AMPS Main Service Entrance
LIGHTING	LED Lighting *Updated 2020
SPRINKLER	WET
UTILITIES	Separately Metered
HVAC	YES
PARKING	26 Surface Spots *New Paving & Striping in 2020
FUEL TYPE	Electricity
WATER	Town Water *On-site septic
MISC	2020 improvements completed by tenant (HVAC, LED LIGHTING, NEW INTERIOR CABINETRY, PARKING LOT)





MERRIMACK PREMIUM OUTLETS



FRONTAGE ON
ROUTE 3



MERRIMACK, NEW HAMPSHIRE

Nestled in the southern region of New Hampshire, Merrimack, NH is a quaint town that provides a combination of suburban ease and rural land. Merrimack offers an attractive setting with a blend of scenery and modern amenities. Merrimack, NH is in a convenient location, about midway between the busy cities of Manchester and Nashua.

In Merrimack, you'll find a range of retail options to suit various tastes and needs. The Merrimack Premium Outlets is a major shopping destination, featuring an array of brand-name stores such as Nike, Coach, and Michael Kors. This outlet center is a popular spot for both locals and visitors looking for discounts on high-quality merchandise.

Merrimack is conveniently connected by major highways, making it easy to travel both within the region and beyond. The town is intersected by the Everett Turnpike (Interstate 293), which provides a direct route to Manchester to the north and Nashua to the south. Additionally, Route 3 runs through Merrimack, offering access to nearby towns and the greater New England area. These highways facilitate easy commutes and travel, making Merrimack a well-connected hub.



*HOME TO OVER
77,570 RESIDENTS*



*MINUTES FROM
I-93, I-293, AND
ROUTE 3 EXITS*



*MERRIMACK IS HOME
TO RECOGNIZABLE
RETAILERS*

LIVING



\$105,055
MEDIAN
HOUSEHOLD INCOME



46,834
EMPLOYED
POPULATION



\$380,333
MEDIAN
PROPERTY VALUE

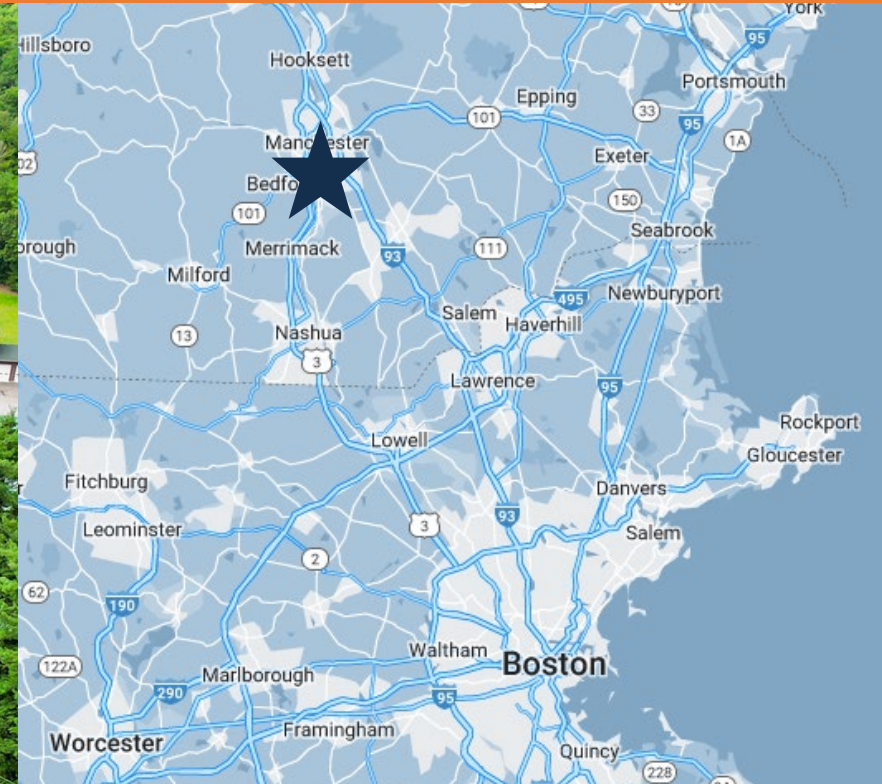


30,914
TOTAL
HOUSEHOLDS



26.3%
EARNED A BACHELOR'S
DEGREE OR HIGHER

DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,452	23,539	79,282
2023 Estimate			
Total Population	1,405	22,892	77,570
2020 Census			
Total Population	1,388	22,168	76,213
2010 Census			
Total Population	1,281	21,536	73,132
Daytime Population			
2023 Estimate	3,570	30,230	83,703
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	654	9,400	31,695
2023 Estimate			
Total Households	631	9,108	30,914
Average (Mean) Household Size	2.4	2.5	2.5
2020 Census			
Total Households	616	8,928	30,452
2010 Census			
Total Households	545	8,328	28,043

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*“Cutting Edge Technology
Meets Old School Methods”*

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