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Schedule a Private Showing!



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172 Hanover Street

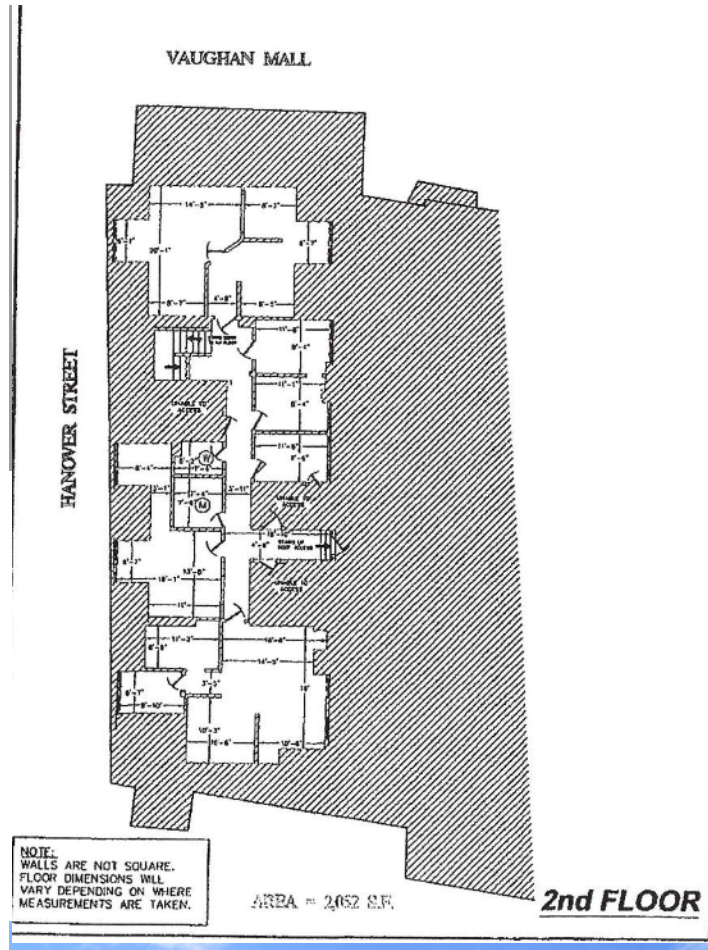
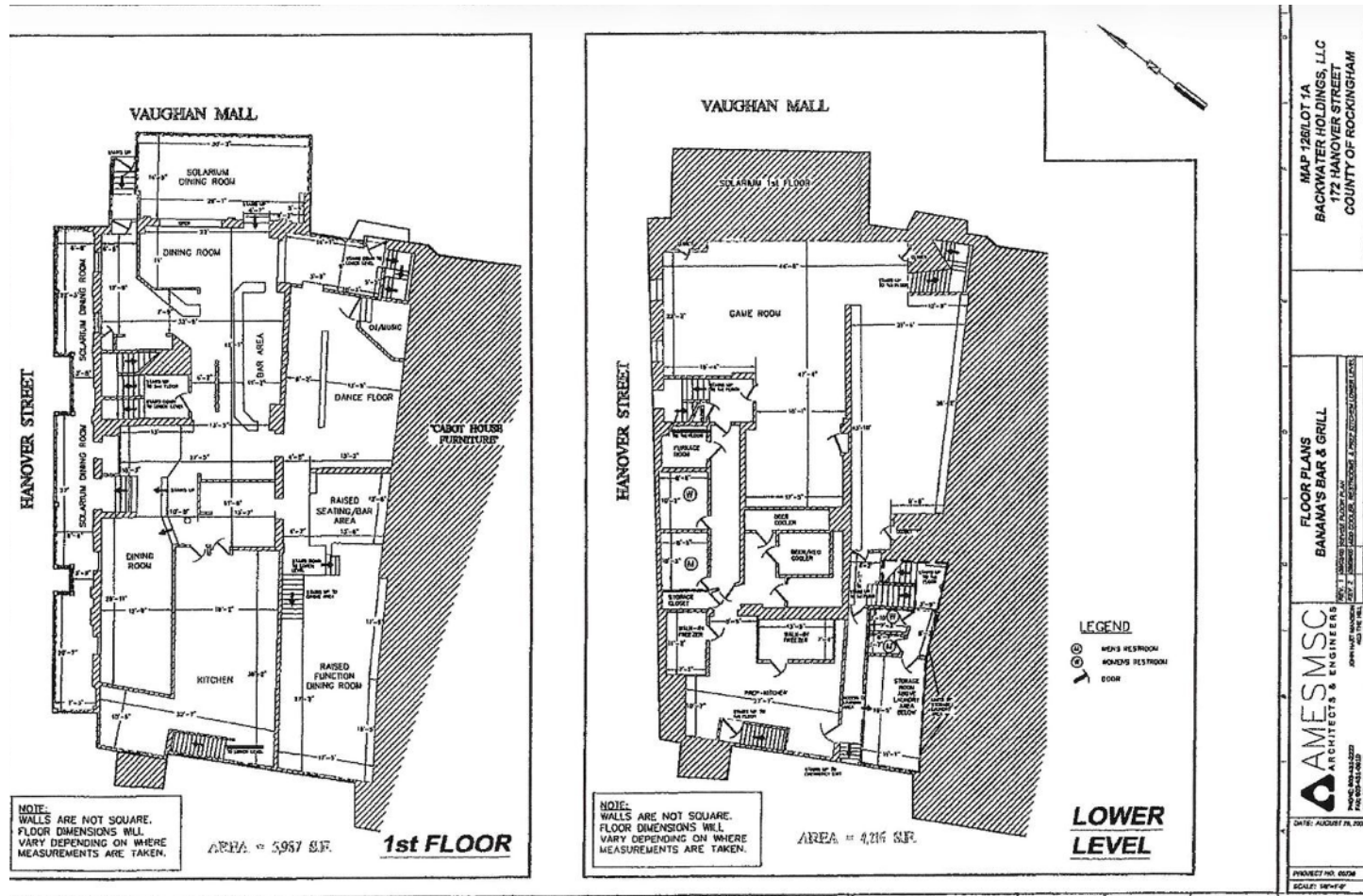
Portsmouth, NH 03801

- CD5 Zoning: urban-core, mixed use.
- Year Built: 1850
- Gross Area: 12,780+/- SF
- 1st Floor/Ground: 5,987+/- SF
- 2nd Floor/Upper Level: 3,182+/- SF
- Lower Level: 4,215+/- SF
- Lot: .13 Acre
- Taxes, FY 2026: 40,560/year



PRIME POSITION. BUILT-IN INCOME. UNTAPPED POTENTIAL.

172 Hanover Street | Portsmouth, NH 03801



172 Hanover Street occupies a premier position within the historic core of Downtown Portsmouth, a highly coveted commercial destination on New Hampshire's Seacoast. The property is situated within the city's most established pedestrian-oriented retail and dining district, surrounded by a curated concentration of prominent restaurants, boutique retailers, hospitality, professional services, and cultural attractions.

The immediate location benefits from its proximity to Market Square, Vaughan Mall, and Portsmouth's principal downtown corridors, providing exceptional connectivity and visibility within an established commercial environment. The surrounding historic architecture, limited developable land, and tightly held nature of Downtown Portsmouth contribute to the area's scarcity and long-term desirability.

Portsmouth serves as a regional economic and cultural hub, drawing from a diversified base of residents, businesses, visitors, and affluent consumers throughout the Seacoast and Southern New Hampshire. Its strategic location along the I-95 corridor, approximately one hour from both Boston and Portland, further enhances its regional accessibility and commercial relevance.

Against this backdrop, 172 Hanover Street represents a compelling opportunity to acquire a strategically located commercial asset within a supply-constrained, high-demand downtown market—offering the potential for durable long-term value supported by location, scarcity, pedestrian connectivity, and Portsmouth's enduring economic and lifestyle appeal.



Features

- Downtown Portsmouth location with access to I-95 and Portsmouth waterfront.
- Tenant-at-Will Occupancy providing buyers with immediate income and flexibility.
- Permitted for Two- Floor Residential Conversion.
- 3,182 SF+/- of 2nd Floor Shell Space.
- Additional Vacant 1,200+/- SF lower level.