

Livingston Park Plaza

53 Hooksett Rd, Manchester, NH

9,960 SF RETAIL SPACE FOR LEASE



BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325 Email:
info@nainorwoodgroup.com

PORTSMOUTH:

2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122 Email:
info@nainorwoodgroup.com



Livingston Park Plaza

Traffic count: ~13,000 on Webster St,
~13,000–21,000 on Hooksett Rd (north
of site)

Signage: Street-facing pylon sign

Ceiling Height: ~10 feet

Lease rate: \$17/SF NNN

Year built: 1980

GLA: 18,904 SF

Available area: 9960 SF


Nearby retailers: Hannaford
Supermarket, O'Reilly Auto
Parts, Orangetheory Fitness,
Convenient MD


Located on the conjunction of Hooksett and Webster Streets, this is a rare opportunity for a new anchor retailer for a center in Manchester's renowned North End neighborhood. The property is professionally managed and maintained and a short distance from downtown. Other tenants include Bagel Cafe, and The Greek Pantry.




2026 SUMMARY	1 MILE	5 MILE	10 MILE
Population	16,739	139,983	230,175
Households	7,864	59,623	94,134
Families	3,890	33,559	59,159
Avg HH Size	2.03	2.24	2.37
Median Age	38.8	38.9	40.4
Median HH Income	\$92,665	\$87,856	\$102,871
Avg HH Income	\$119,406	\$112,668	\$131,531


BUSINESSES (10 MILE)


 **10,879**
TOTAL BUSINESSES

 **129,494**
TOTAL EMPLOYEES

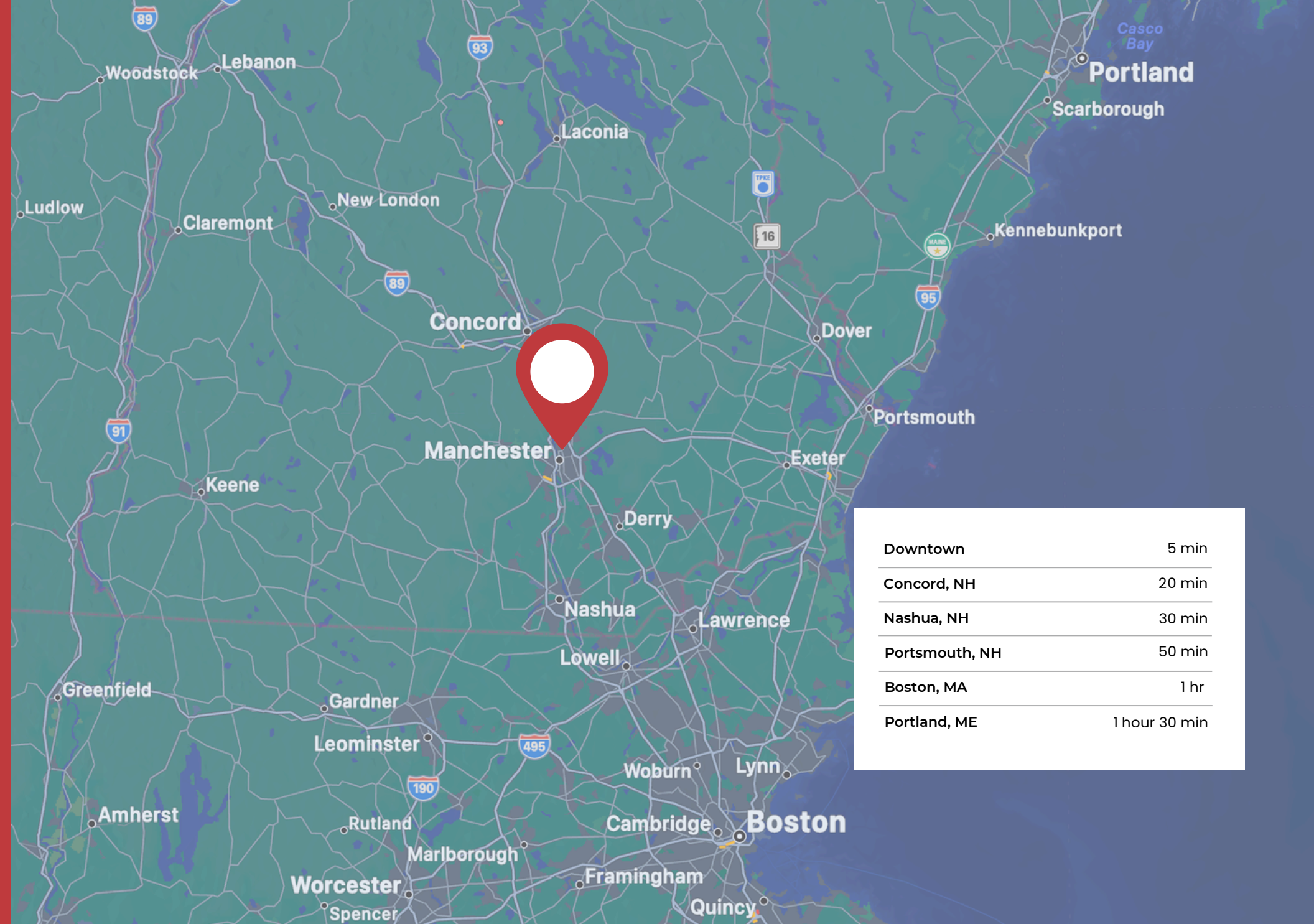
INCOME (10 MILE)

 **\$102,871**
MEDIAN HH INCOME

 **\$53,878**
PER CAPITA INCOME

 **\$301,837**
MEDIAN NET WORTH





Downtown	5 min
Concord, NH	20 min
Nashua, NH	30 min
Portsmouth, NH	50 min
Boston, MA	1 hr
Portland, ME	1 hour 30 min

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:

JAY BROUSSEAU

ADVISOR

tel (603) 668-7000
mobile (603) 316-8777
jay@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 668-7000
mobile (603) 345-0202
nathan@nainorwoodgroup.com



Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com