



**FOR LEASE**

# Subdividable Retail Spaces Available

310 Loudon Road | Concord, NH 03301



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6,920 - 14,540 SF  
Available

30,580 SF  
GLA

## ABOUT THE PROPERTY

- The 30,580 SF retail building is located in the densely populated Concord Heights section of Concord, NH.
- The property is shadow anchored by Walmart & the Steeplegate Mall redevelopment project.
- Co-tenants include Harbor Freight & Popeye's.
- Concord, NH is located in the center of the state, 20 miles north of Manchester & 60 miles west of Portsmouth.

## NEARBY RETAILERS



## TRAFFIC COUNTS

Loudon Road  
Year: 2019 | Source: Esri

11, 868 VPD

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**DOLLAR TREE**  
**TACO BELL**

**DUNKIN'**

BARON'S MAJOR BRANDS  
**APPLIANCES**

**PET SMART**

**HARBOR FREIGHT**  
QUALITY TOOLS  
LOWEST PRICES

**Walmart**

**AspenDental**  
at&t  
**T**  
**CHIPOTE MEXICAN GRILL**

**ALDI**

**DICK'S SPORTING GOODS**

**Cane's**  
CHICKEN FINGERS

**Sam's CLUB**

INTERSTATE  
**393**

**Applebee's**  
GRILL • BAR

**COSTCO WHOLESALE**

**Olive Garden**  
BRICK OVEN PASTA

**FRIDAYS**

**LONGHORN**  
STEAKHOUSE

**shaws**

**JCPenney**

CANTERBURY RD

LOUDON RD

15,392 AADT

**Starbucks**  
**MATTRESS FIRM**

**THE HOME DEPOT**

14,507 AADT

**TARGET**  
**BEST BUY**  
**JOB LOT**  
**Michael's**

**CVS pharmacy**

**The Windmill**  
RESTAURANT

**DQ**

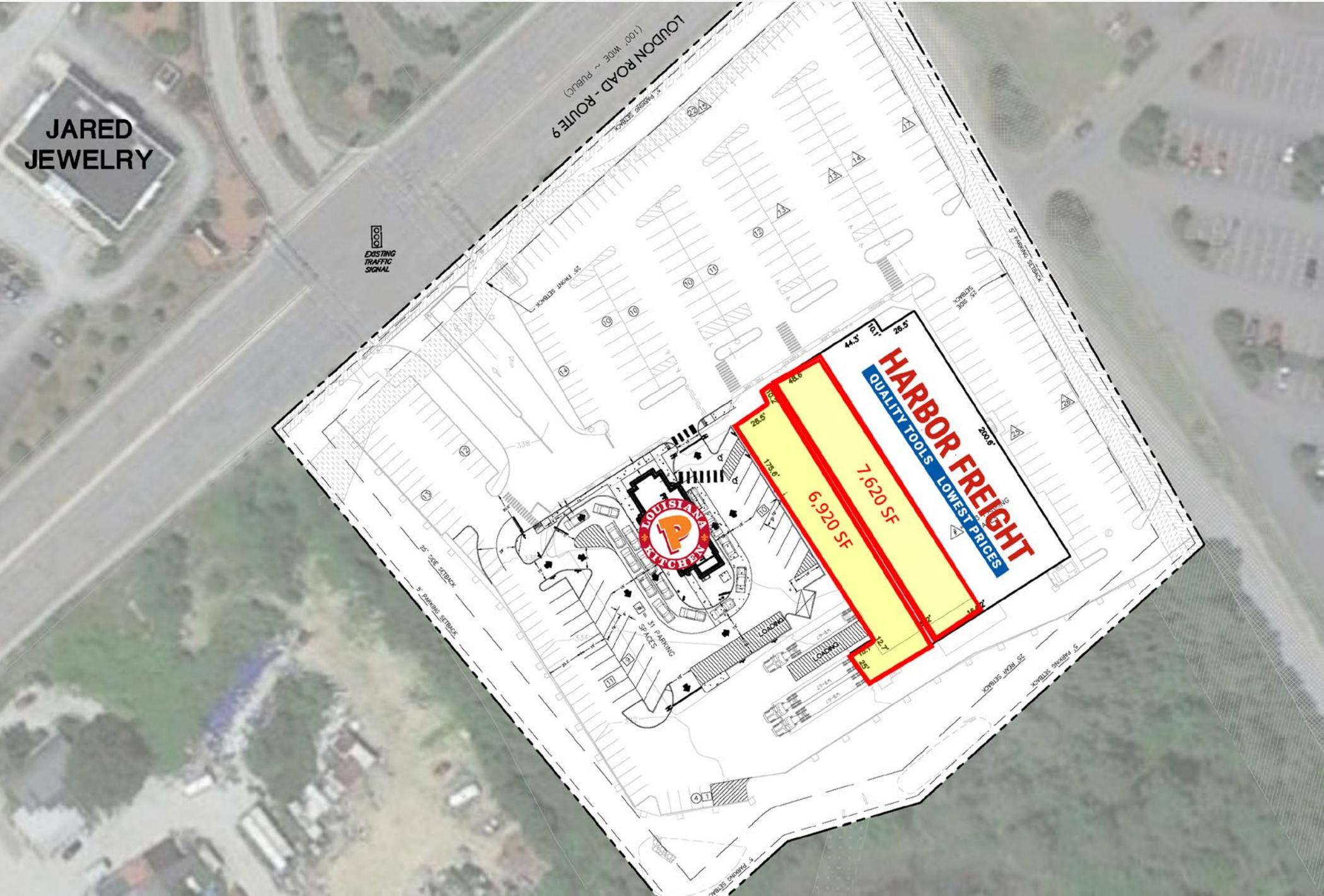
**Advance Auto Parts**

**Walgreens**



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JARED JEWELRY

EXISTING TRAFFIC SIGNAL

LOUDON ROAD - ROUTE 9  
(100' WIDE ~ PUBLIC)

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

LOUISIANA KITCHEN

7,620 SF

6,920 SF

310 LOUDON RD

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## DEMOGRAPHIC HIGHLIGHTS

### Population

|                                  | 1 mile | 3 miles | 5 miles |
|----------------------------------|--------|---------|---------|
| 2025 Estimated Population        | 3,651  | 13,351  | 38,638  |
| 2030 Projected Population        | 3,753  | 13,739  | 39,650  |
| Proj. Annual Growth 2025 to 2030 | 0.55%  | 0.57%   | 0.52%   |

### Daytime Population

|                         | 1 mile | 3 miles | 5 miles |
|-------------------------|--------|---------|---------|
| 2025 Daytime Population | 4,706  | 24,842  | 61,694  |
| Workers                 | 3,003  | 18,106  | 44,558  |
| Residents               | 1,703  | 6,736   | 17,136  |

### Income

|                                    | 1 mile   | 3 miles  | 5 miles   |
|------------------------------------|----------|----------|-----------|
| 2025 Est. Average Household Income | \$90,070 | \$92,273 | \$106,774 |
| 2025 Est. Median Household Income  | \$76,748 | \$73,982 | \$84,721  |

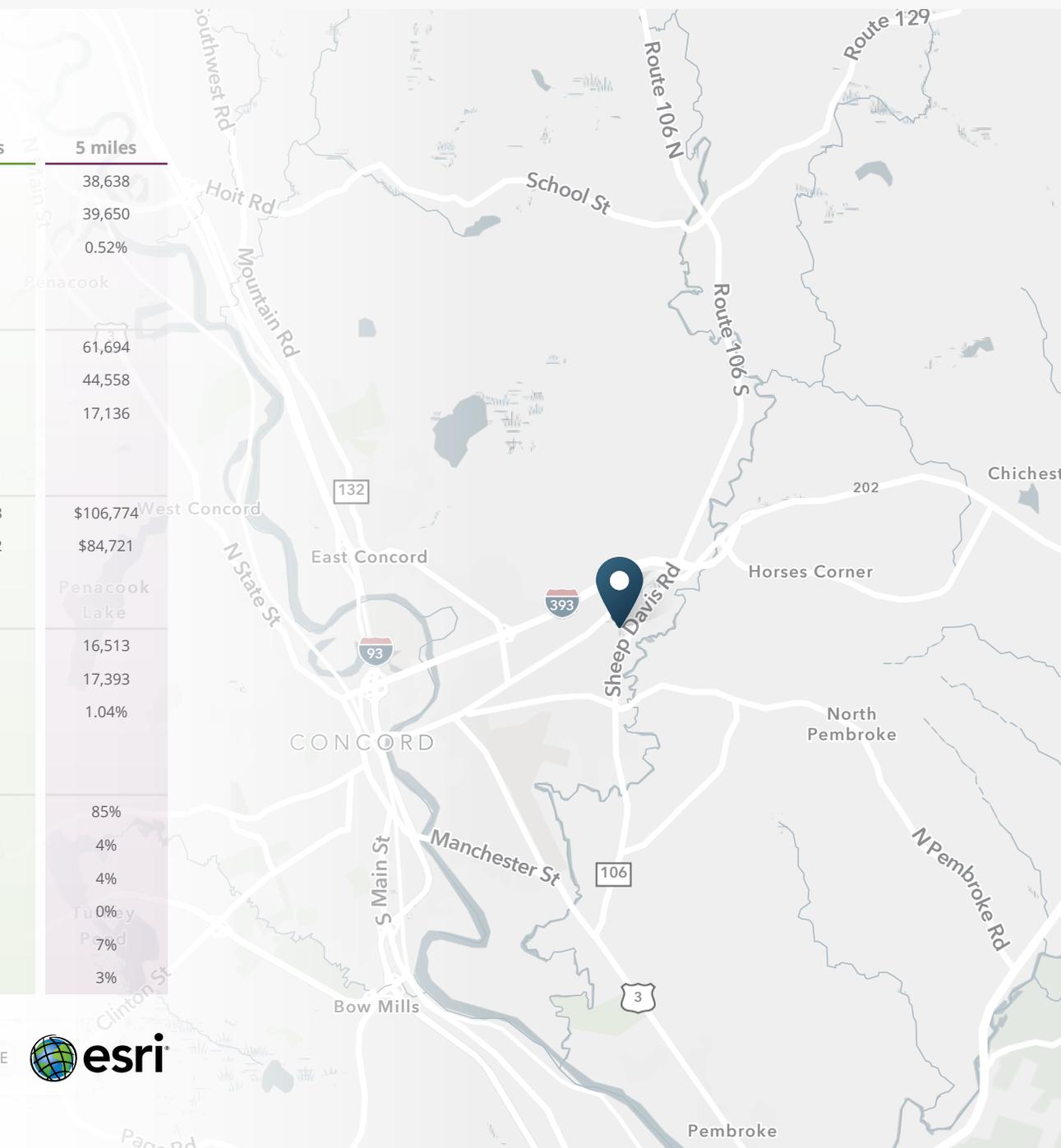
### Households & Growth

|                                  | 1 mile | 3 miles | 5 miles |
|----------------------------------|--------|---------|---------|
| 2025 Estimated Households        | 1,839  | 6,263   | 16,513  |
| 2030 Estimated Households        | 1,920  | 6,592   | 17,393  |
| Proj. Annual Growth 2025 to 2030 | 0.87%  | 1.03%   | 1.04%   |

### Race & Ethnicity

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2025 Est. White                             | 71%    | 79%     | 85%     |
| 2025 Est. Black or African American         | 8%     | 7%      | 4%      |
| 2025 Est. Asian or Pacific Islander         | 13%    | 8%      | 4%      |
| 2025 Est. American Indian or Native Alaskan | 0%     | 0%      | 0%      |
| 2025 Est. Other Races                       | 7%     | 7%      | 7%      |
| 2025 Est. Hispanic (Any Race)               | 3%     | 3%      | 3%      |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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