



Colliers

254 N State Street, Concord, NH

Retail for Lease

The Smokestack Center

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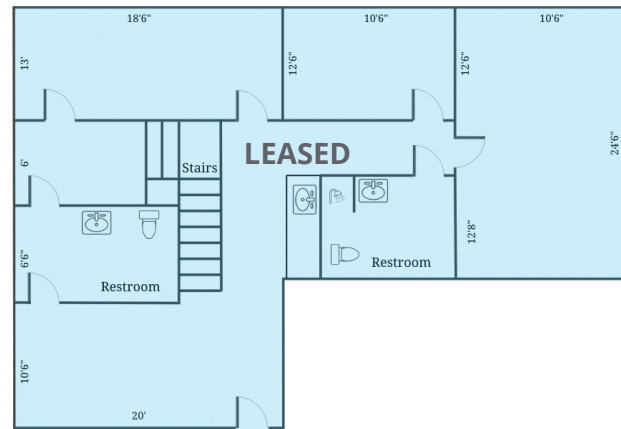
Accelerating success.

254 N State Street, Concord, NH

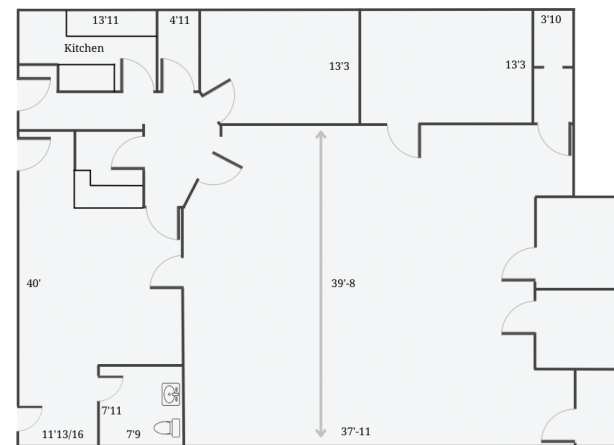
Specifications

Floor Plans

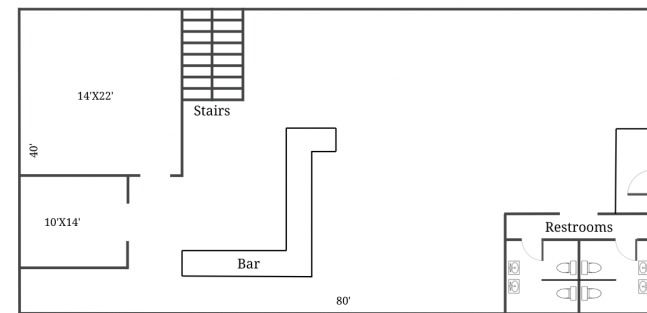
Unit D



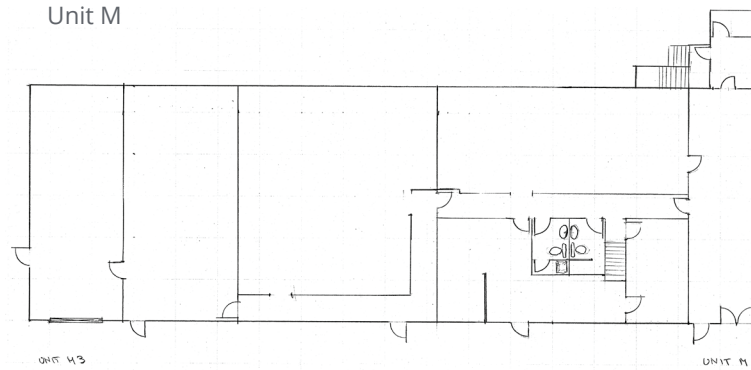
Unit E



Unit H



Unit M



Demographics

1 mile



Population
4,441



of Households
1,184



Avg HH Income
\$93,628



of Employees
3,464

3 miles



Population
31,722



of Households
13,391



Avg HH Income
\$108,094



of Employees
45,364

5 miles



Population
46,868



of Households
19,592



Avg HH Income
\$111,543



of Employees
60,268

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2024.



Quick access to & from I-93



Located right off Route 3



Pylon signage



Excellent co-tenancy

Specifications

Address:	254 N State Street
Location:	Concord, NH 03301
Building Type:	Retail strip center
Year Built:	1870
Total Building SF:	45,781±
Available SF:	Unit E: 3,400± @ \$9.00 NNN Unit H: 3,200± @ \$10.00 NNN Unit M: 6,200± @ \$9.65 NNN
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Zoning:	Institutional
Parking:	Ample on-site
2023 NNN Expenses:	\$4.50 PSF
Accessibility:	Conveniently located just 4 minutes from I-93 and downtown Concord, NH



For Lease



Property Highlights

- 3,200± to 6,200± SF retail space available for lease at the Smokestack Center, a unique multi-tenanted commercial plaza, in Concord, NH
- Unit E is 3,400± SF featuring updated modern lighting, new flooring, and a flexible floor plan consisting of open space with a full kitchen
- Unit H is 3,200± SF consisting of open space, a kitchen with a hooded oven and floor drains, private office, and a restroom
- Unit M is 6,200± SF on 2 floors consisting of a combination of private offices and open space
- Property features ample on-site parking and is under professional management



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