

# 75-77 Fort Eddy Road, Concord, NH

1740-3532 SF AVAILABLE



**NAI** Norwood Group

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## 75-77 Fort Eddy Road

**Year built:** 2000

**GLA:** 16,156 SF

**Available area:** 1740-3532 SF

**Unit frontage:** ≤45 feet

**Traffic count:** 14,158 on Fort Eddy Rd,  
18,112 on Loudon Rd, 65,821 on I-93

**Signage:** Monument sign, pylon sign

**Ceiling Height:** 11-12 feet

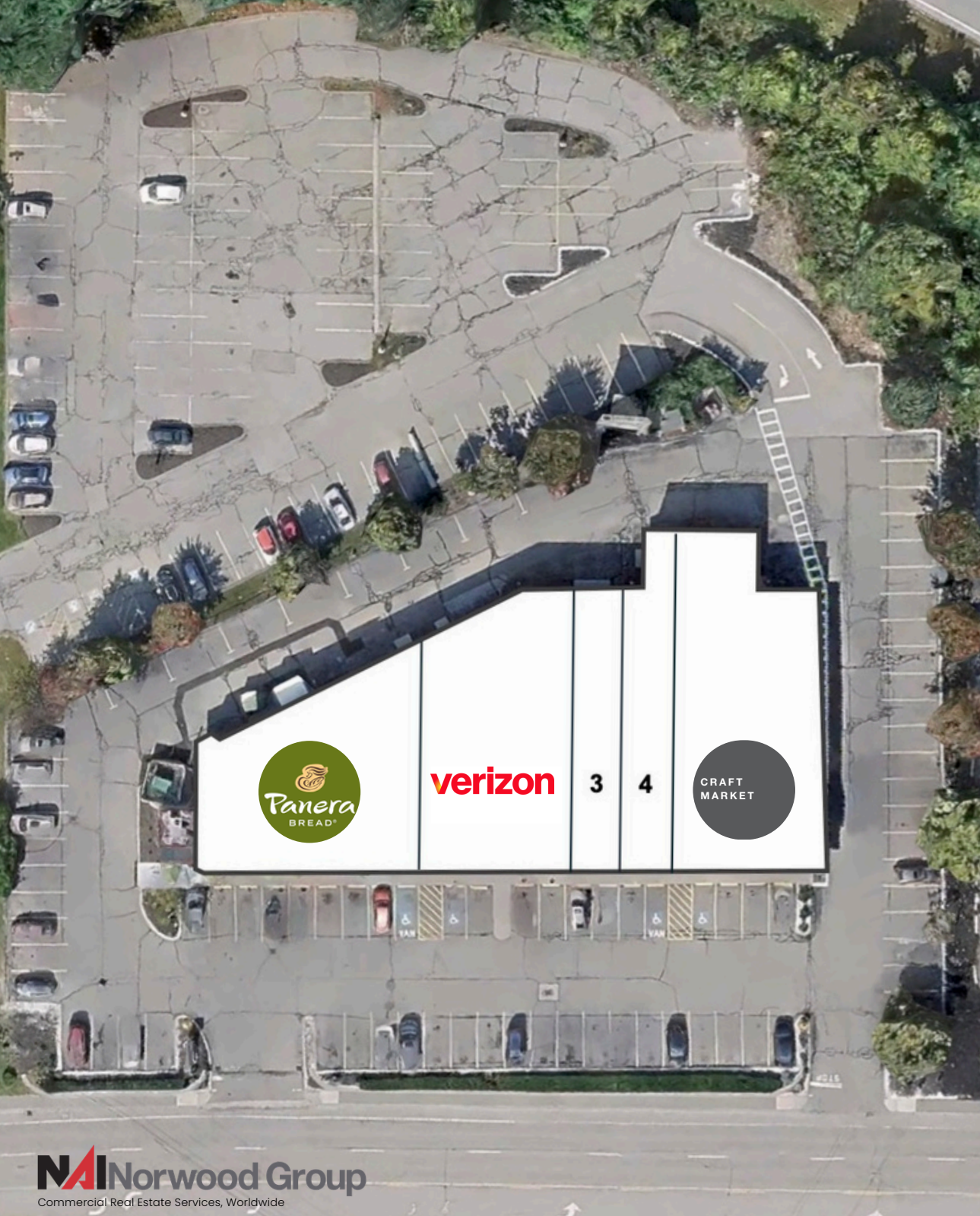
**Location:** Short distance to New Hampshire Technical Institute, NH State House of Representatives, McAuliffe-Shepard Discovery Center, and Grappone Conference Center

**Parking ratio:** ~8/1000

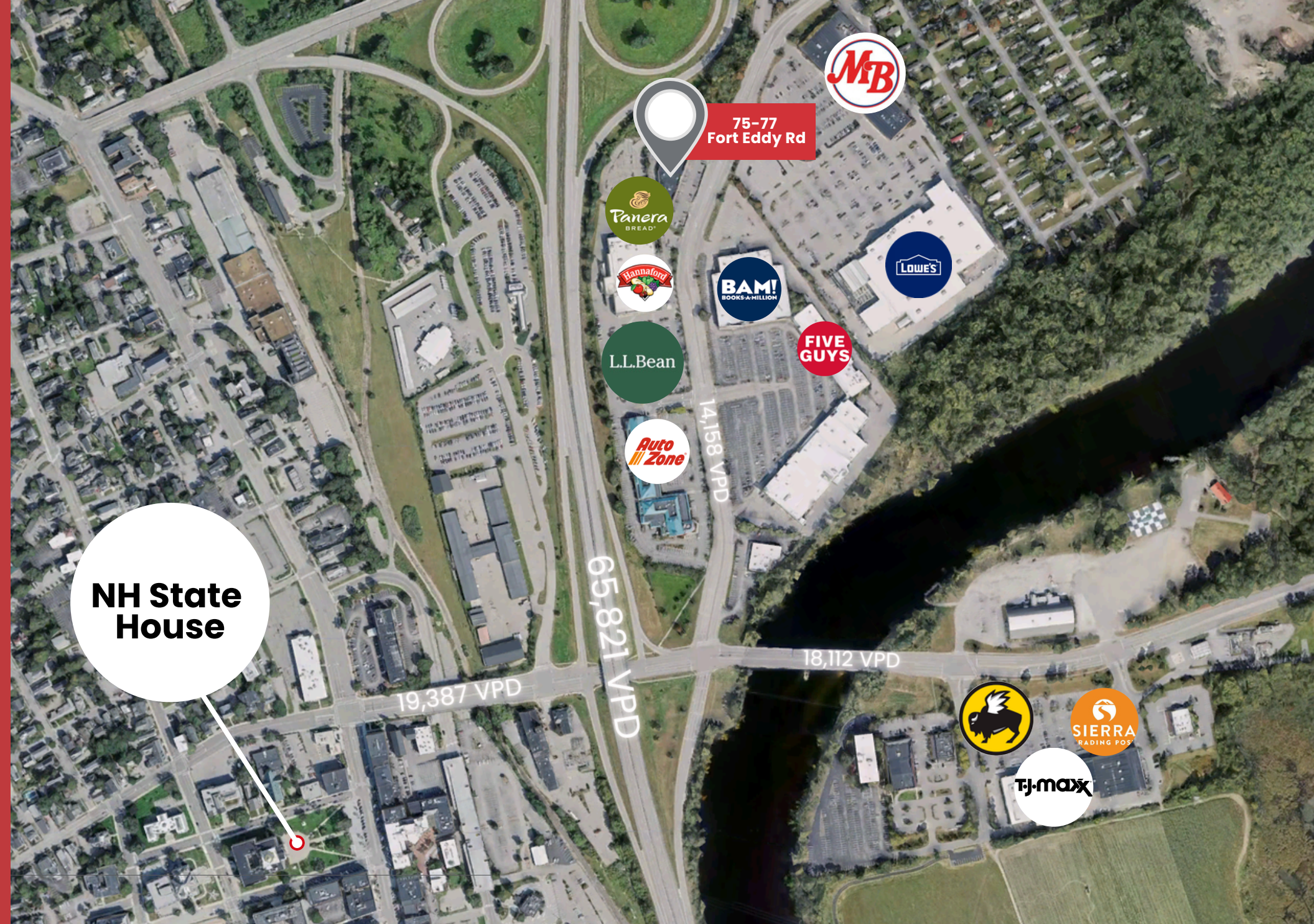
**Lease rate:** Call for details

**verizon**  
**Panera**  
B R E A D<sup>®</sup>

# LEASING PLAN



	Area (SF)
Panera Bread	4000
Verizon	4209
AVAILABLE (3)	1740
AVAILABLE (4)	1792
Craft Market	4415



**NH State House**

**75-77 Fort Eddy Rd**



19,387 VPD

14,158 VPD


18,112 VPD




**2025 SUMMARY**      **2 MILE**      **5 MILE**      **10 MILE**


Population	22,503	44,592	90,224
Households	9,715	18,892	37,639
Families	4,899	10,816	23,886
Avg HH Size	2.09	2.17	2.30
Median Age	42.8	43.6	43.9
Median HH Income	\$72,701	\$85,227	\$96,426
Avg HH Income	\$95,421	\$109,399	\$120,989


**BUSINESSES (10 MILE)**


 **5,297**  
TOTAL BUSINESSES

 **67,582**  
TOTAL EMPLOYEES

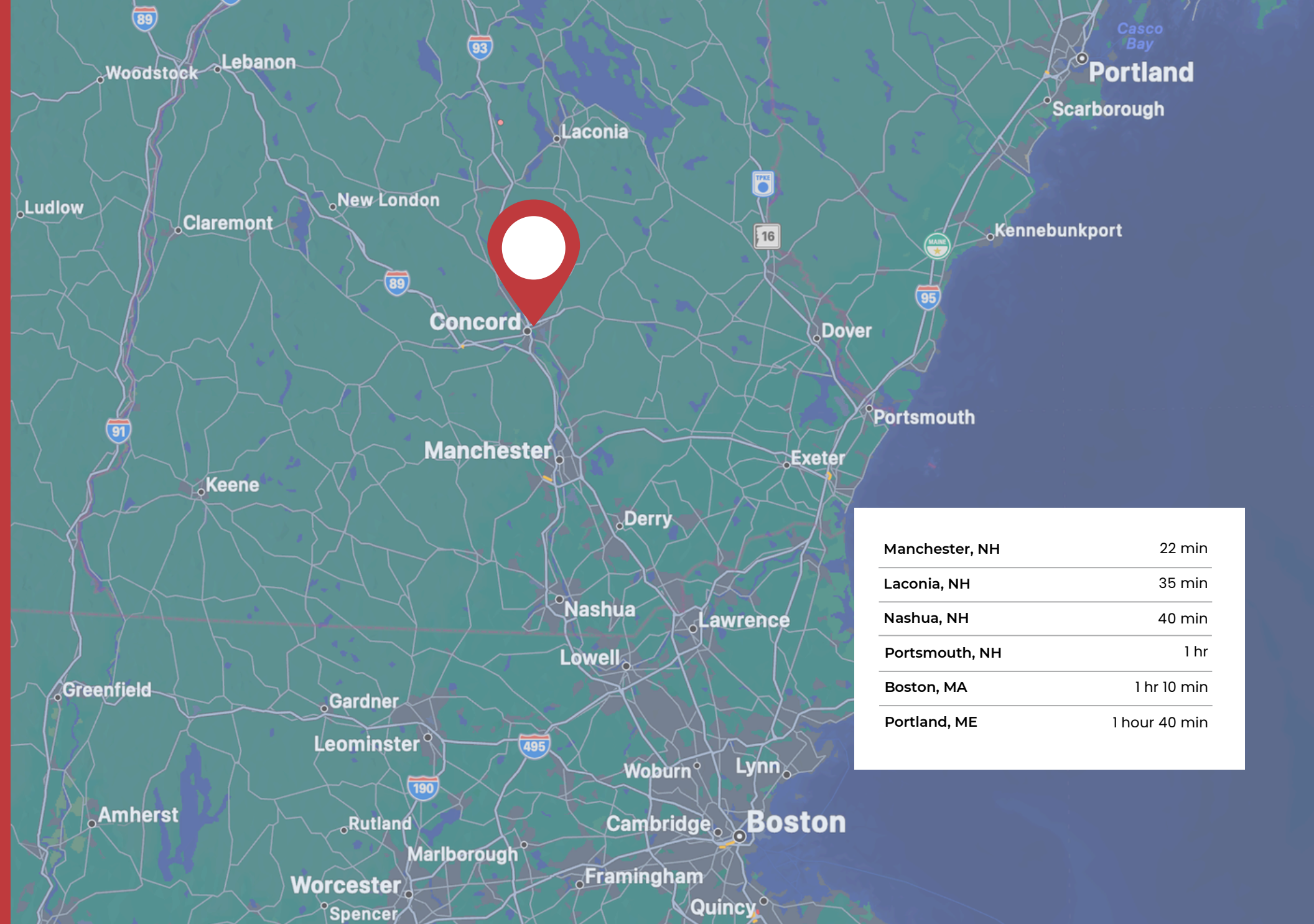
**INCOME (10 MILE)**

 **\$96,426**  
MEDIAN HH INCOME

 **\$50,488**  
PER CAPITA INCOME

 **\$321,363**  
MEDIAN NET WORTH





Manchester, NH	22 min
Laconia, NH	35 min
Nashua, NH	40 min
Portsmouth, NH	1 hr
Boston, MA	1 hr 10 min
Portland, ME	1 hour 40 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.

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PRESENTED BY:

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