



SPERRY

COMMERCIAL REALTY ASSOCIATES

**82 & 84 S. MAIN STREET
CONCORD, NH**

**DOWNTOWN CONCORD
BROWNFIELD REDEVELOPMENT
OPPORTUNITY**

**AT THE GATEWAY TO SOUTH
MAIN STREET**



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INVESTMENT HIGHLIGHTS

Sale Price: Ask Broker

GLA: 8,580 SF structure plus 3,000± SF attic

Lot Size: 0.21 AC

Year Built: 1850 (82 S.) & 1989 (84 S.)

Highlights:

- Historic building at the gateway to Concord's Main Street corridor
- Urban Commercial zoning – wide use flexibility
- Prominent visibility and easy on/ off I-93, access Exit 13
- Grandfathered setbacks allow for Main St. curbside profile and accessibility
- Brownfields Covenant program-eligible (subject to NHDES guidelines)
- Structurally sound shell ready for adaptive reuse

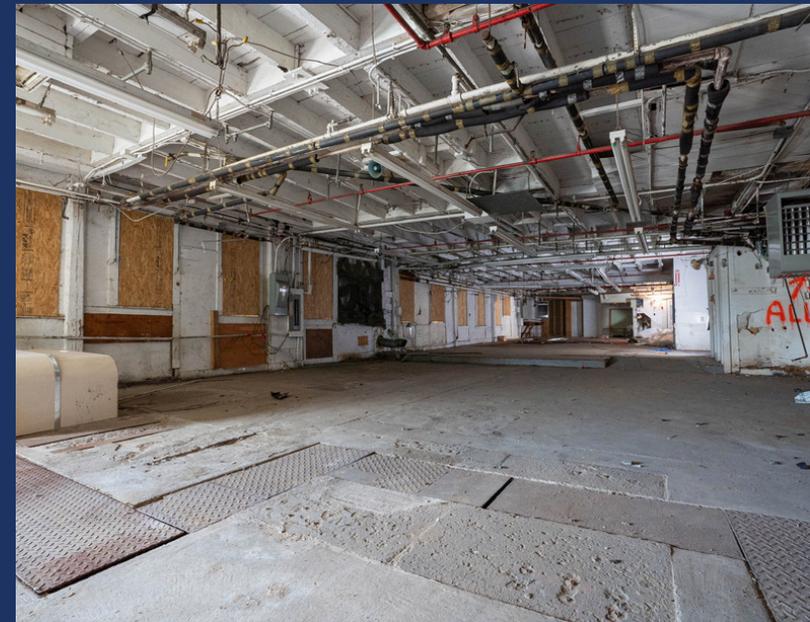


PROPERTY OVERVIEW

Situated at the southern gateway to Concord's vibrant Main Street corridor, this historic property represents one of the city's most recognizable and compelling redevelopment opportunities. Originally constructed in 1850 as the home of the Concord Coach Company—the stagecoaches that carried Concord's name across the country—the site has maintained continuous occupancy for more than 160 years. Most recently, it was operated as a processing plant by Cleary Cleaners.

The offering comprises two contiguous parcels totaling approximately 0.21 acres, improved with an 8,580± SF two-story building and an additional 3,000± SF unfinished attic space. While the structure is considered sound, the property requires rehabilitation. Utilities have been disconnected, and extensive environmental remediation has been completed under the supervision of the New Hampshire Department of Environmental Services (NHDES). The sellers are currently in the final post-remediation monitoring phase. The site is well-positioned for participation in New Hampshire's Brownfields Covenant Program, which may provide liability protection and support redevelopment financing. The NH Brownfields Program allows a buyer to redevelop a property with known or suspected environmental issues under state oversight, providing liability protection for past contamination once remediation requirements are satisfied.

Ideally located just off I-93 at Exit 13, the property benefits from excellent visibility, full access, and flexible Urban Commercial zoning. Permitted uses include retail, restaurant, hospitality, multifamily, and office, among others. The rare combination of historic significance, downtown proximity, and meaningful value-add potential makes this a highly attractive opportunity for developers and investors seeking a transformative Main Street project.



FOR SALE | 82 & 84 S. Main street

DEMOGRAPHICS

Heavy Traffic Count:

- 20,082 VPD on Main Street



Population

1 Mile: 8,447
3 Miles: 28,937
5 Miles: 43,746

Daytime Population

1 Mile: 16,404
3 Miles: 53,047
5 Miles: 65,541



Median Income

1 Mile: \$74,275
3 Miles: \$78,463
5 Miles: \$89,279



Median Age

1 Mile: 42.3
3 Miles: 43.5
5 Miles: 43.5

GATEWAY TO SOUTH MAIN STREET JUST OFF EXIT 13

FOR SALE | 82 & 84 S. Main street



NORTH

New Hampshire State House



MARKET BASKET



L.L.Bean

Christ the King Parish



Capital Center for the Arts

82 & 84 S. Main Street



SOUTH



UNH College of Professional Studies



193 Exit 13

AERIAL VIEW

FOR SALE | 82 & 84 S. Main street

