



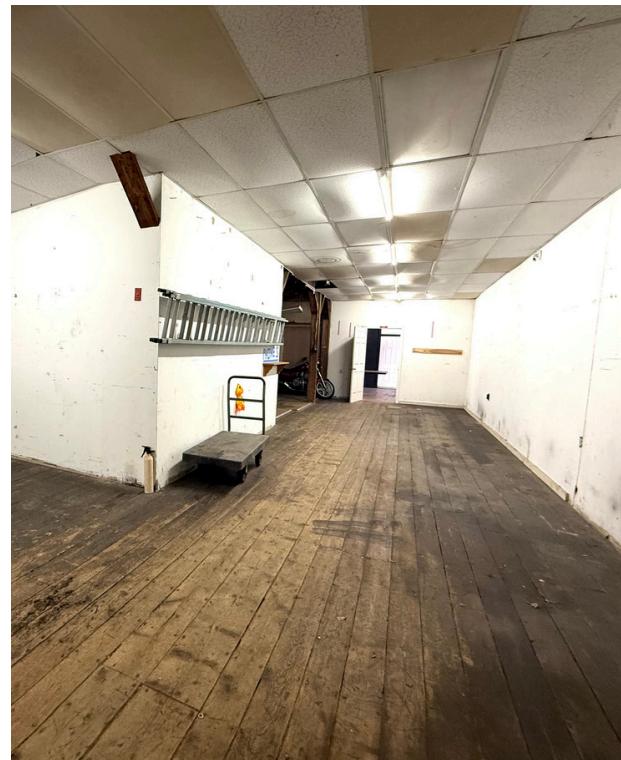
**INDUSTRIAL /
FLEX SPACE
FOR LEASE**

FOR LEASE

**27 HUCKINS ROAD
EPSOM, NH 03234**

3,225+/- SF INDUSTRIAL/ FLEX AVAILABLE

PROPERTY INFORMATION



**3,225+/- SF Industrial/Flex for Lease
27 Huckins Road Epsom, NH 03234
\$1,500 / month Modified Gross**

DESCRIPTION:

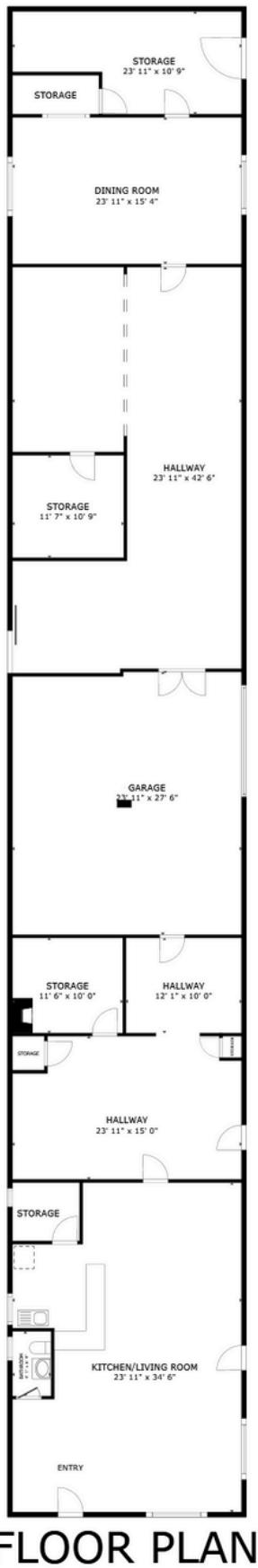
Versatile Commercial Space for Lease

This adaptable 1.5-story building is available for lease at \$1,500 per month, plus utilities. Offering over 3,225+ SF, this space presents a range of possibilities for various business uses. Previously utilized as a clubhouse by the Granite State Brotherhood Motorcycle Group, the property features a loading dock, two small bar areas, a conference room, multiple workshop areas, and a private half bath.

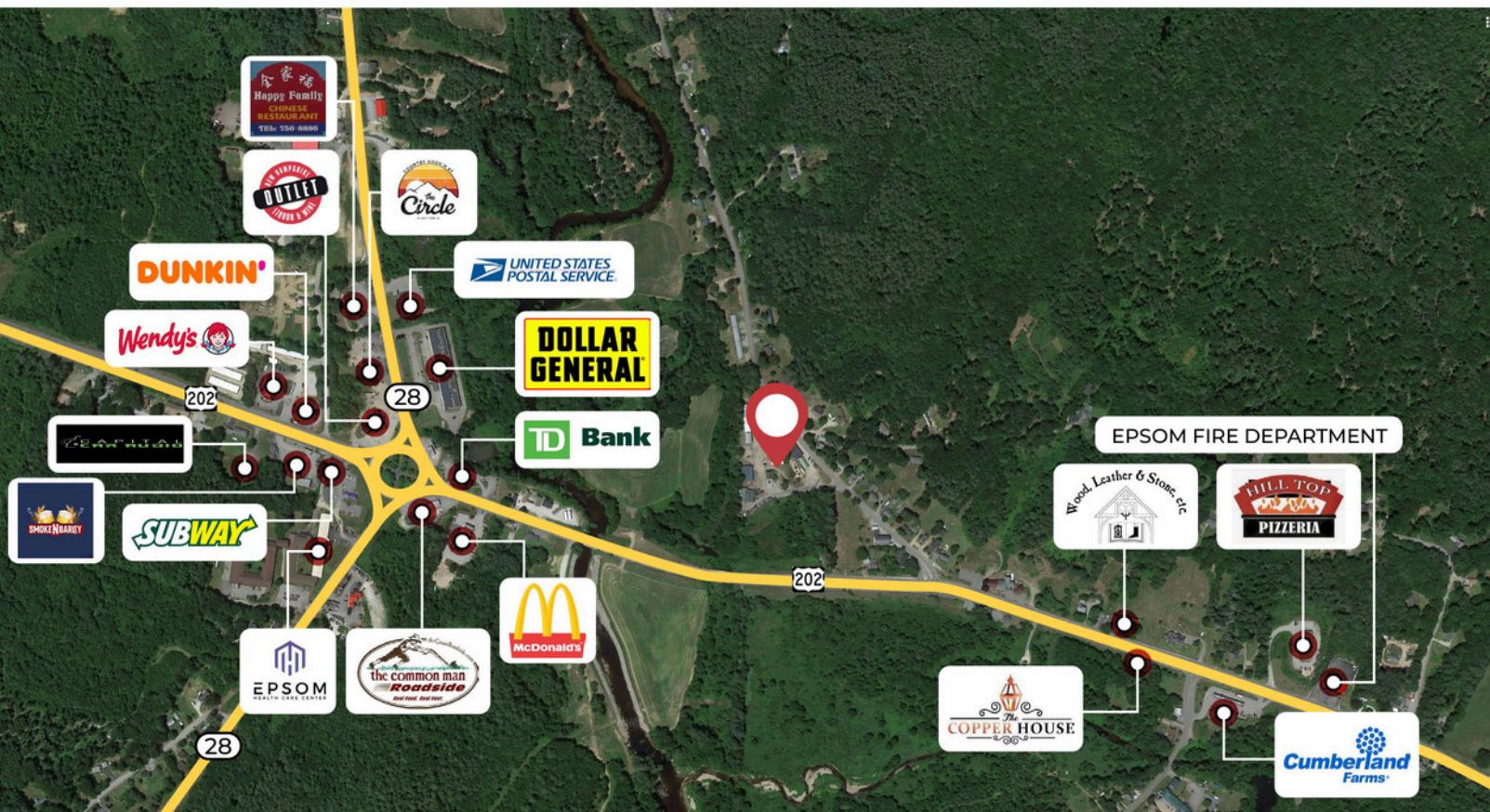
Additionally, there is 1,250 SF of unheated storage space available upstairs as well as 1,440 SF of additional space that the owner is currently using but would be willing to lease out.

Conveniently located off a lighted intersection, just minutes from the Epsom Traffic Circle, Route 4, I-93, and I-393, ensuring easy accessibility.

PROPERTY INFORMATION



DEMOGRAPHICS



SUMMARY

| 2023 SUMMARY | 2 MILE | 5 MILES | 10 MILES |
|------------------|-----------|-----------|-----------|
| Population | 2,176 | 9,767 | 65,630 |
| Households | 832 | 3,774 | 27,504 |
| Families | 646 | 2,763 | 17,334 |
| Avg HH Size | 2.55 | 2.56 | 2.35 |
| Median Age | 44.9 | 46.7 | 43.6 |
| Median HH Income | \$104,537 | \$100,717 | \$79,633 |
| Avg HH Income | \$127,234 | \$115,991 | \$100,425 |

BUSINESSES (10 MILE)



INCOME (10 MILE)



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 option 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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

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