

FOR LEASE 2ND STREET SHOPPES

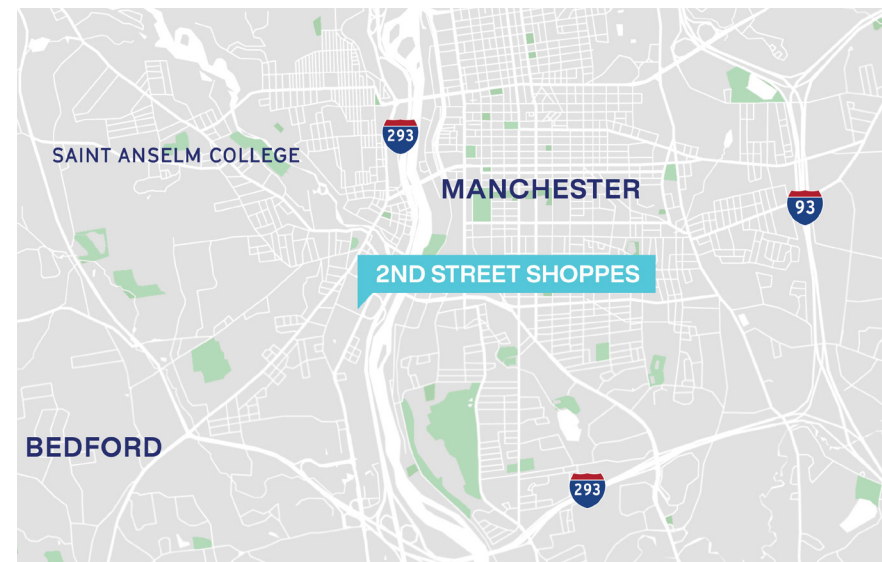
581 SECOND STREET
MANCHESTER, NH

RETAIL/RESTAURANT SPACE FOR LEASE
+/- 3,200 SF





2ND STREET SHOPPES



LOCATION

This prominent shopping center has signaled access and is located across from the off ramp to Interstate 293. Directly at two signaled 4-way intersections with combined traffic exceeding 45,300 ADT. The street level retail has excellent visibility, ample parking and strong cotenancy.



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to rents, expenses, expense reimbursements, lease terms, square footage, demographics, traffic count or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



DOWNTOWNMANCHESTER

AREA SPECS

2.3 MILES

FROM DOWNTOWN MANCHESTER

140,800+

5 MILE POPULATION

\$86,763

5 MILE AVERAGE HOUSEHOLD INCOME

25,000

AVERAGE AGE

19,800 ADT

SECOND STREET TRAFFIC

25,500 ADT

QUEEN CITY AVENUE TRAFFIC

INTERSTATE - 293

CENTER IS ACROSS FROM OFF RAMP

2ND STREET SHOPPES

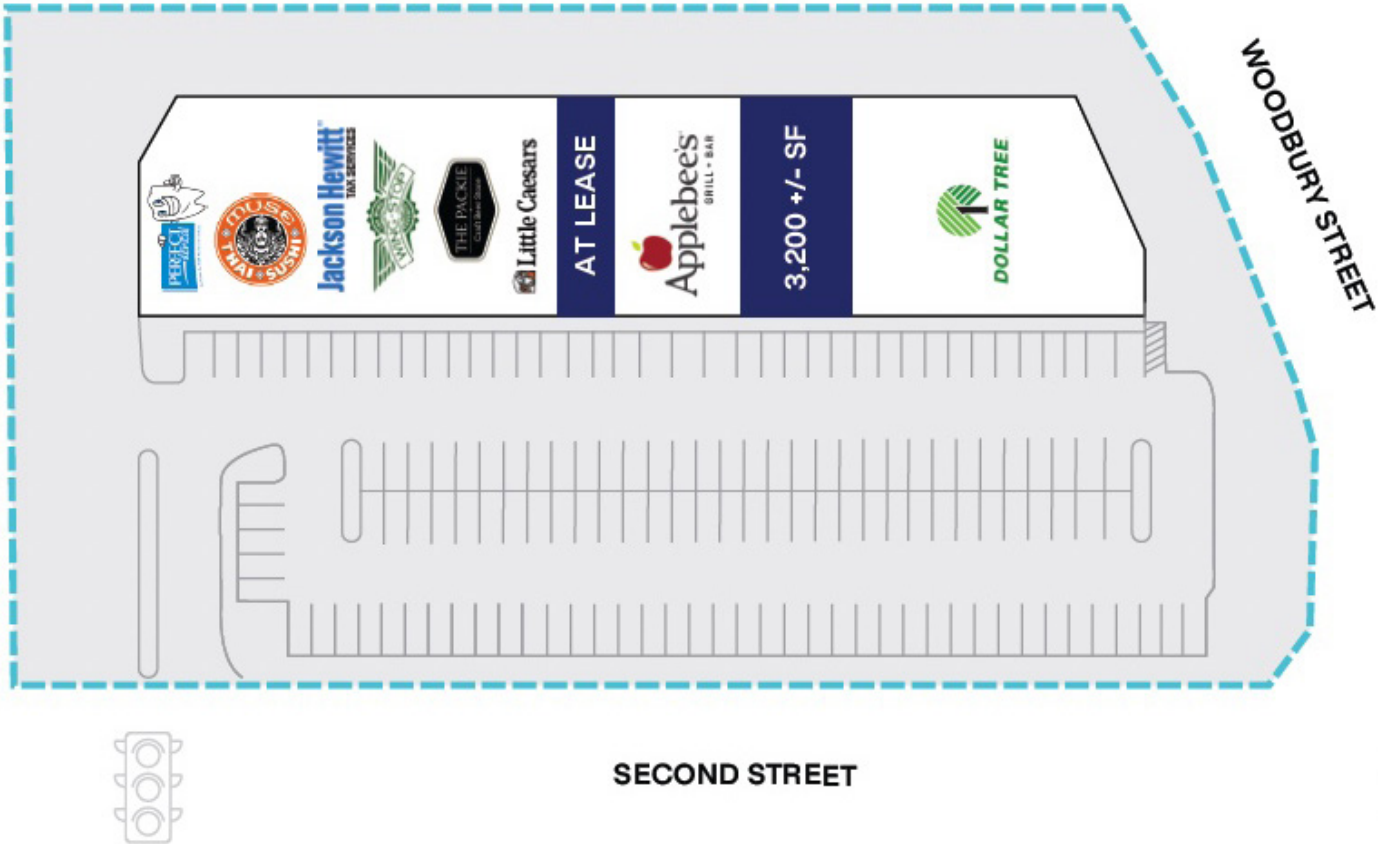
SIGNALIZED ACCESS CORNER LOCATION

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SITE PLAN

RETAIL OPPORTUNITIES



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AERIAL

This shopping center is ideally located just off Interstate 293 at the intersection of Queen City Avenue bridge that connects to downtown Manchester and Second Street. Second Street is main travel route for the area and runs parallel with the Merrimack River and heads into Bedford.



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