



Savers



Mi Jalisco

Holly Avenue

South Willow Street

South Maple Street

For Ground Lease

Retail Pad Site

Site lines approximate

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250 South Willow Street Manchester, NH

Property Highlights

- 0.71± acre retail pad development site available for ground lease
- 185± of frontage on South Willow Street, Manchester's top retail corridor with a traffic count of 17,835± AADT per NHDOT 2025, and additional access from South Maple Street and Holly Avenue
- BC-2 zone allows many uses including banks, retail, restaurants, medical, and vehicle sales
- Tenant occupying the current building on the site is leaving 6/30/2026
- Neighbors include McDonald's, Sal's Pizza, Savers, Family Dollar, Aroma Joe's, Camden National Bank, A Market, DMV, U-Haul, and many more
- Less than 1.5± miles from I-293, The Mall of New Hampshire, and surrounded by retail developments and dense residential areas
- Conceptual plans available

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For Ground Lease



Specifications

Address:	250 South Willow Street
Location:	Manchester, NH 03101
Building Type:	Retail/commercial
Acreage:	0.71±
Road Frontage:	185'± on South Willow Street
2025 Traffic Count:	17,835± AADT per NHDOT
Utilities:	Municipal water & sewer Natural gas
2025 Taxes:	\$13,587.11
Zoning:	BC-2
Parking:	TBD
Ground Lease Rate:	\$100,000/year NNN

Demographics

	3 miles	5 miles	10 miles
Population	101,321	144,350	260,096
# of Households	43,900	60,985	106,230
Average HH Income	\$103,248	\$115,694	\$133,606

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.

Contact us:

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