



**SPERRY**

COMMERCIAL REALTY ASSOCIATES

**161**

RIVER ROAD  
BOW, NH 03304

Offering Memorandum



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Introducing 161 River Road, Bow, NH – an exceptional industrial property ideal for investors seeking a versatile opportunity. This expansive 31,000 SF building houses 4 units, offering flexibility for diverse business needs. Boasting modern infrastructure and optimal functionality, each unit presents a prime space for industrial, warehouse, or distribution purposes. Positioned in the sought-after Bow area, this property promises excellent accessibility and convenience for businesses and customers alike. Embrace the potential for growth and success with this superb commercial real estate opportunity.

## OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	4
Lot Size:	4.05 Acres
Building Size:	31,000 SF

## PROPERTY HIGHLIGHTS

- 31,000 SF industrial building
- Versatile space with 4 separate units
- Ideal for warehouse and distribution purposes
- Modern infrastructure and functional layout
- Prime location in the Bow area
- Excellent accessibility for transportation and logistics
- Potential for diverse industrial business operations
- Ample space for storage and inventory management

# Additional Photos

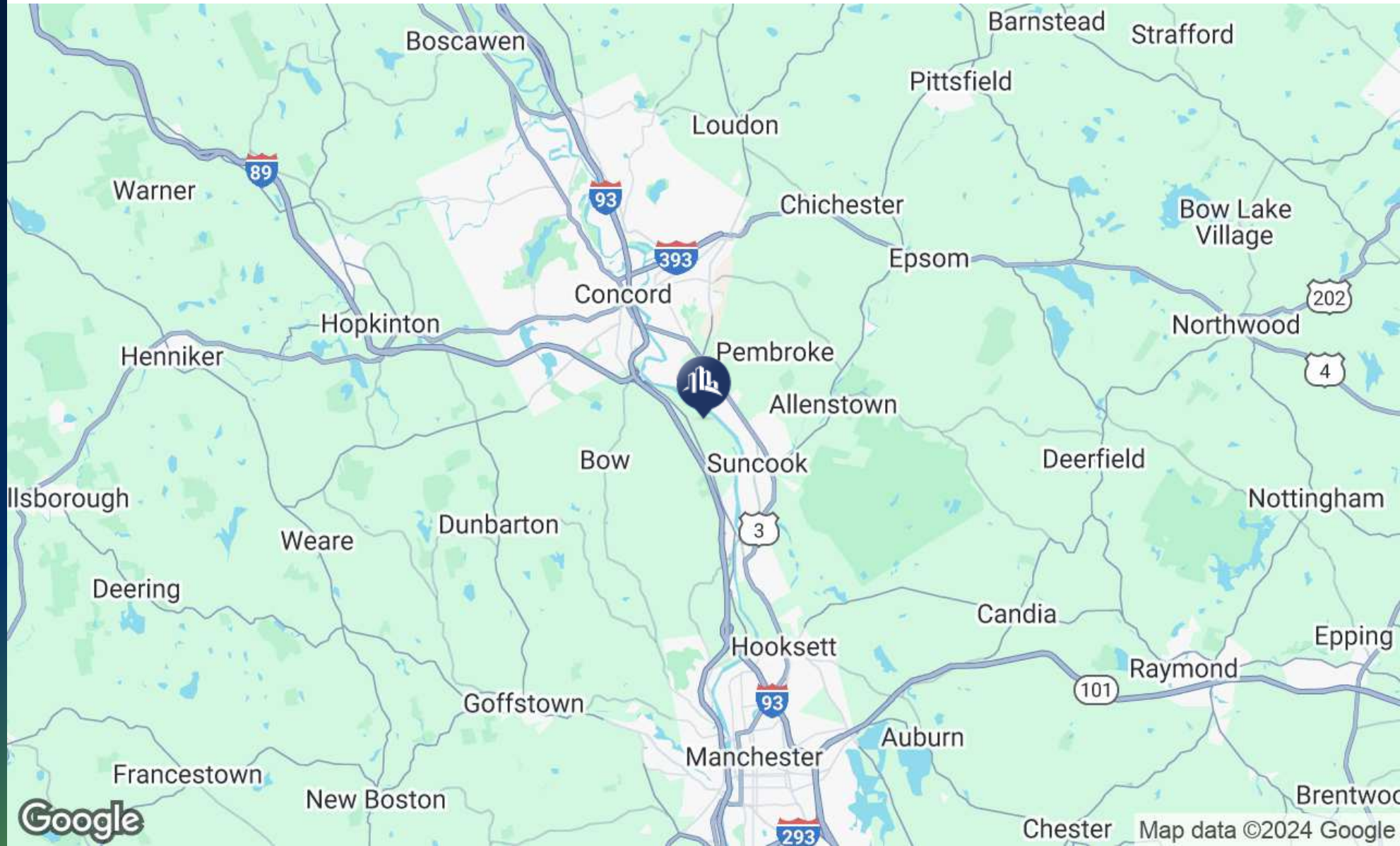




SECTION 2

# LOCATION INFORMATION

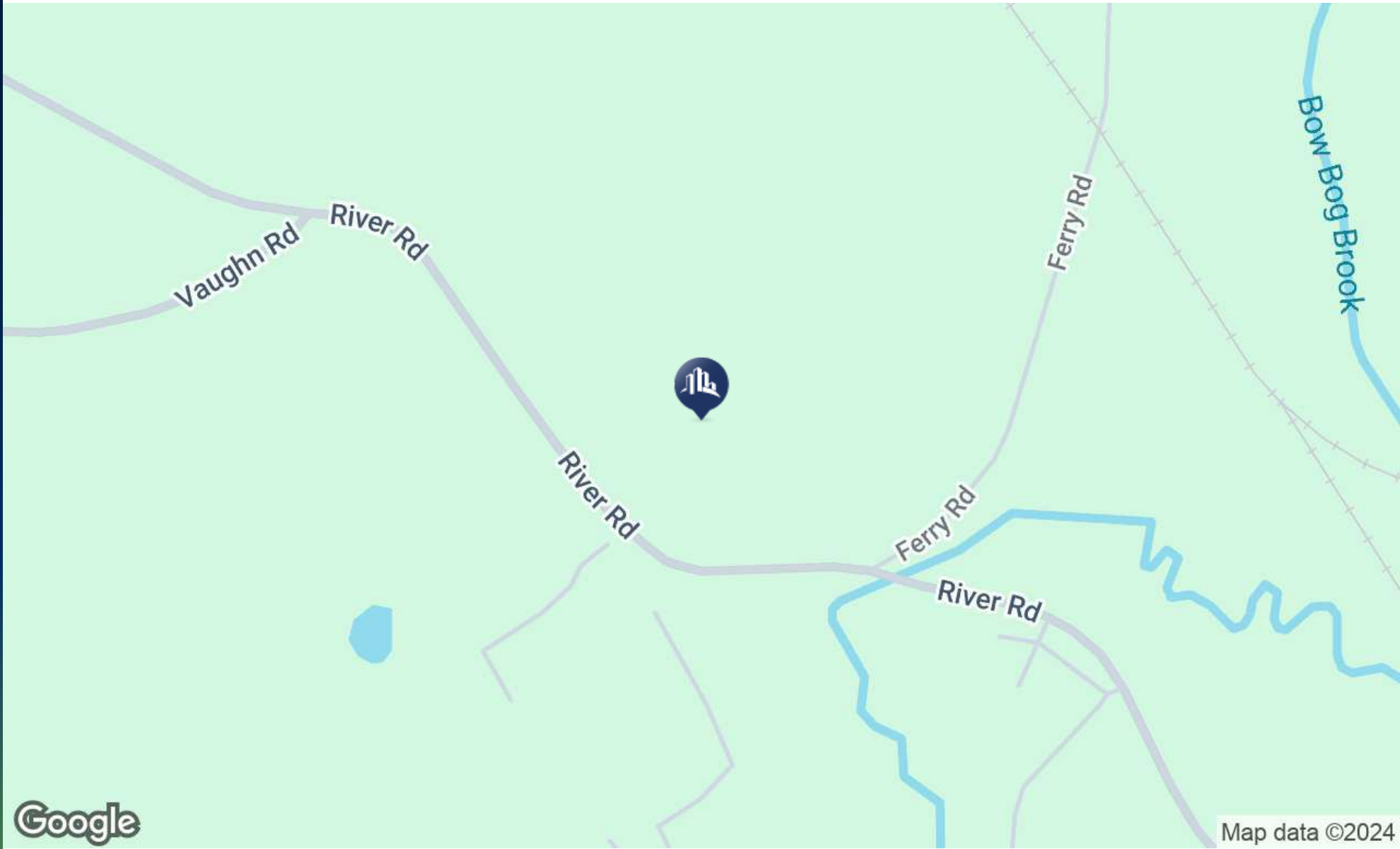
# Regional Map



SPERRY - COMMERCIAL REALTY ASSOCIATES | 169 SOUTH RIVER RD | UNIT 1 | BEDFORD, NH 03110

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# Location Map

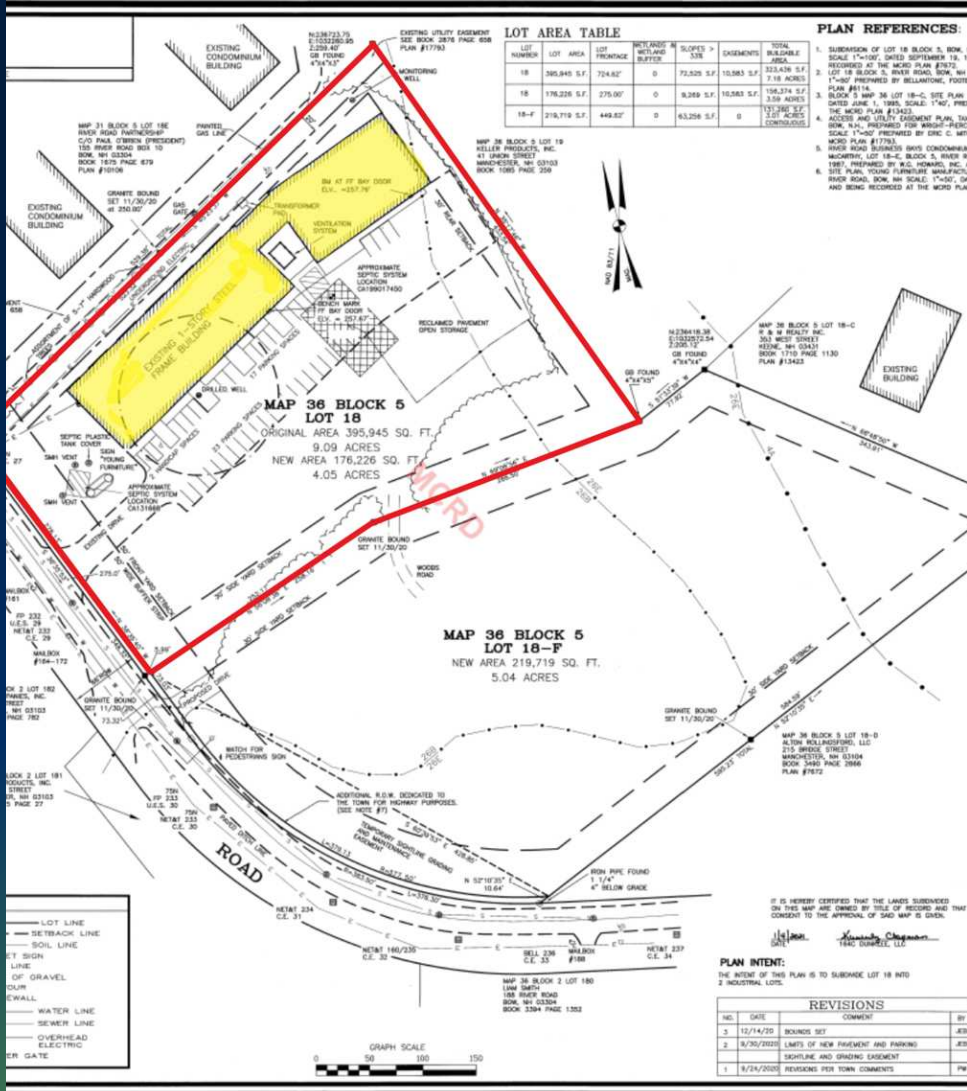


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# Aerial Photos



# Aerial Map



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FOR SALE | 161 RIVER ROAD



SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report



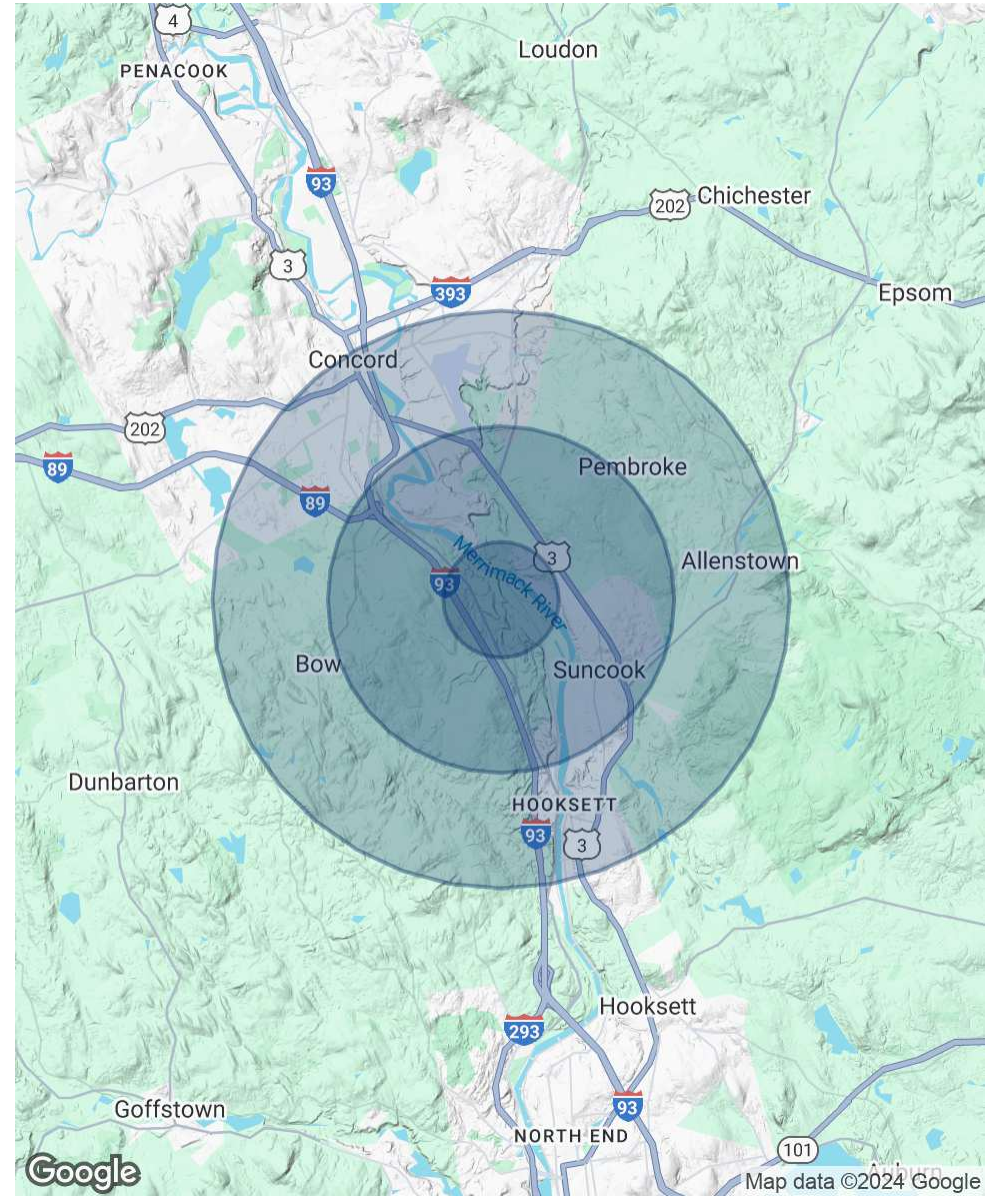
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	999	12,686	43,711
Average Age	41	42	44
Average Age (Male)	40	42	42
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	389	5,180	18,724
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$119,805	\$115,326	\$112,548
Average House Value	\$399,553	\$390,027	\$376,935

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.1%	2.9%	3.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	911	11,478	37,699
Total Population - Black	7	126	1,274
Total Population - Asian	9	148	1,553
Total Population - Hawaiian	1	3	13
Total Population - American Indian	1	20	109
Total Population - Other	10	123	456

Demographics data derived from AlphaMap





SECTION 4

# ADVISOR BIOS

# Advisor Bio 1



## CHRIS PASCUCCI

Managing Director

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NH #047341

## PROFESSIONAL BACKGROUND

Chris began his career in 1985 in the New York City metropolitan area, specializing in property maintenance and management. He provided janitorial and related facility services, primarily to office complexes in the NYC/Northern NJ region. After relocating to New Hampshire in 1995, Chris obtained his real estate license and entered the commercial real estate industry, working with Global Commercial Real Estate out of their Bedford, NH office.

He expanded his property maintenance and management company, in charge of the day-to-day operations of office, industrial, and retail properties across Southern New Hampshire. His services included interior janitorial work, construction clean-up, and exterior maintenance such as landscaping, snow plowing, and parking lot sweeping.

As a liaison between property owners, tenants, and vendors, Chris emphasizes the importance of relationships and has built a strong network throughout the State of New Hampshire. He brings expertise in sales, leasing and property management, including tenant relations, lease negotiations, vendor management, and preventive asset maintenance and repairs.

In 2017, Chris joined The Masiello Group as Principal Broker and Managing Director, where he played a key role in expanding the company's commercial real estate division. By partnering with a prominent national commercial real estate brand, he successfully broadened the company's reach and service offerings. Under his leadership, the team grew to include 20 associates specializing in various aspects of commercial real estate. Chris's strategic vision and leadership were instrumental in establishing a strong presence for The Masiello Group across the four northern New England states—New Hampshire, Maine, Massachusetts and Vermont. His efforts not only enhanced the company's market penetration and bottom line, but also solidified its reputation as a leading provider of commercial real estate services in the region.

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