



For Sale

# 15-Year Absolute Net Leased Investment

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## 782 S Willow Street Manchester, NH

### Investment Overview

- Brand new Raising Cane's on a 15-year corporate signed ground lease with built in rent increases, options to extend, and zero landlord responsibilities in income tax free New Hampshire
- 3,366± SF retail/restaurant building on 1.49± acres with double drive-thrus fronting South Willow Street, Manchester's top retail corridor with a traffic count of 21,047± AADT per NHDOT 2023
- Raising Cane's is one of the fastest growing restaurant brands with 750+ restaurants currently operating and plans to aggressively grow its footprint
- Less than 1 mile from I-293, The Mall of New Hampshire, BJ's, Walmart Supercenter, and surrounded by retail developments

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## Specifications

Address:	782 S Willow Street
Location:	Manchester, NH 03103
Building Type:	Retail/restaurant
Year Built:	2024
Total Building SF:	3,366±
Acreage:	1.49±
2023 Traffic Count:	21,047± AADT per NHDOT
Utilities:	Municipal water & sewer Natural gas
Zoning:	B-2 General Business
Parking:	5.64±/1,000 SF
Accessibility:	Located right on South Willow Street, less than a mile from I-293
List Price:	Call broker for details

[Submit NDA for Offering Memorandum](#)



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## NNN Leased



Cap Rate: 4.75%



Corporate Lease



Lease Term:  
15 Years



# Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **782 S Willow Street in Manchester, NH**.

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **Tatro Rd Realty LLC** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **Tatro Rd Realty LLC**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (typed or printed)

