

Retail Space & Pad Site for Lease

Manchester Run Shopping Center

1051 S Willow Street, Manchester, NH



Property Information			
Address:	1051 S Willow Street Manchester, NH	Utilities:	Municipal Water / Sewer, Natural Gas
GLA:	63,028 +/- SF	Parking Spaces:	273 Spaces
Land Area:	4.66 +/- acres	Parking Ratio:	4.16 per 1,000 SF
Available:	2,855 - 14,364 +/- SF (Avail. 5/1/26)	Traffic Counts:	25,240 +/- VPD
	Pad Site fronting S. Willow (Avail. Now)		

Trade Area Demographics			
	3 Mile	5 Mile	10 Mile
Population:	80,202	142,939	261,437
Households:	33,895	58,733	103,247
AVG. HH Income:	\$94,778	\$108,895	\$125,099



Manchester Run Shopping Center is positioned in the core of South Willow Street, New Hampshire's dominant regional retail corridor. Located just one mile from the Mall of New Hampshire and with immediate access to I-293, Route 101, and I-93, the property sits in the center of a retail corridor with a heavy concentration of national retailers. This premier retail location offers outstanding visibility, signalized access, strong traffic counts exceeding 25,000 VPD, and ample parking, making it one of the most accessible and visible retail properties in the Manchester market. The area draws shoppers from across NH and serves as the region's primary big-box and national retailer cluster. The Shopping Center features a strong lineup of national tenants including Guitar Center, O'Reilly Auto Parts, Dollar Tree, and Taco Bell. The immediate trade area includes BJ's Wholesale Club, Walmart, Home Depot, Hobby Lobby, Hannaford, TJ Maxx, Best Buy, Dick's Sporting Goods, Macy's, Aldi, Petco, and Burlington.

For Leasing Information:

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The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.

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Shopping Center Leasing Plan



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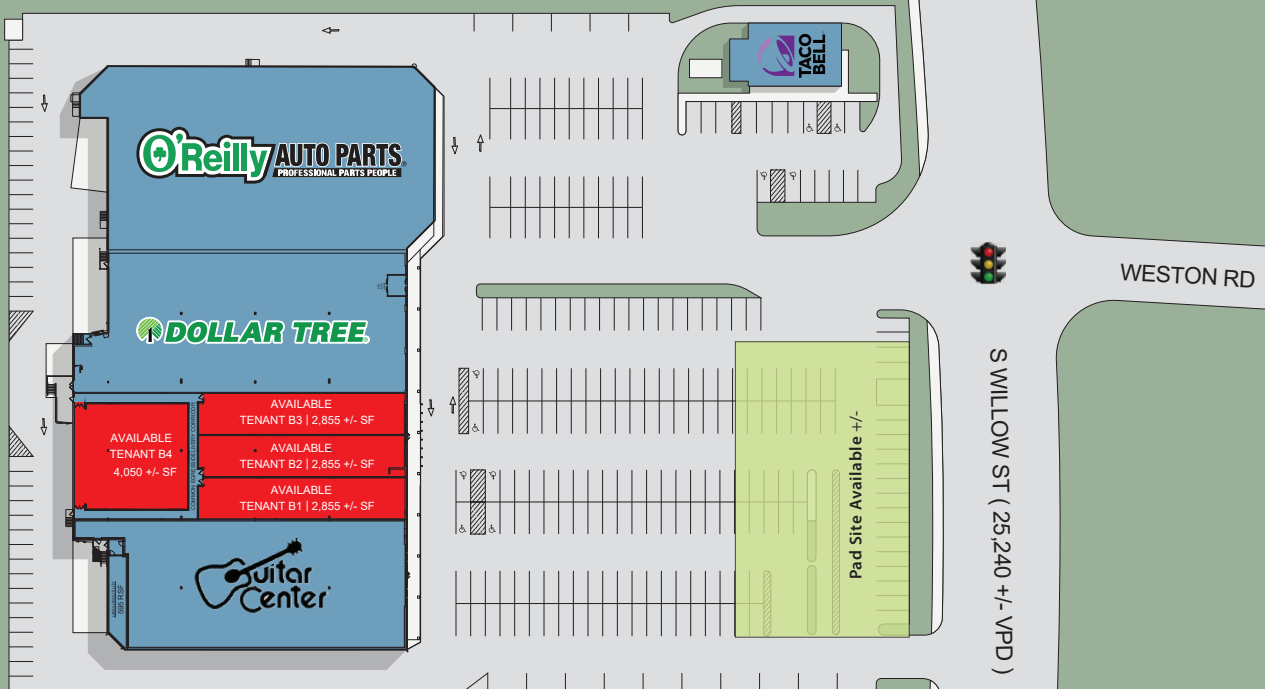
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Shopping Center Leasing Plan - Conceptual Demising Plan



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