



**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



717-719 South Willow Street

717-719 South Willow Street, Manchester, NH 03103

Exclusively Represented By:

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OFFERING MEMORANDUM

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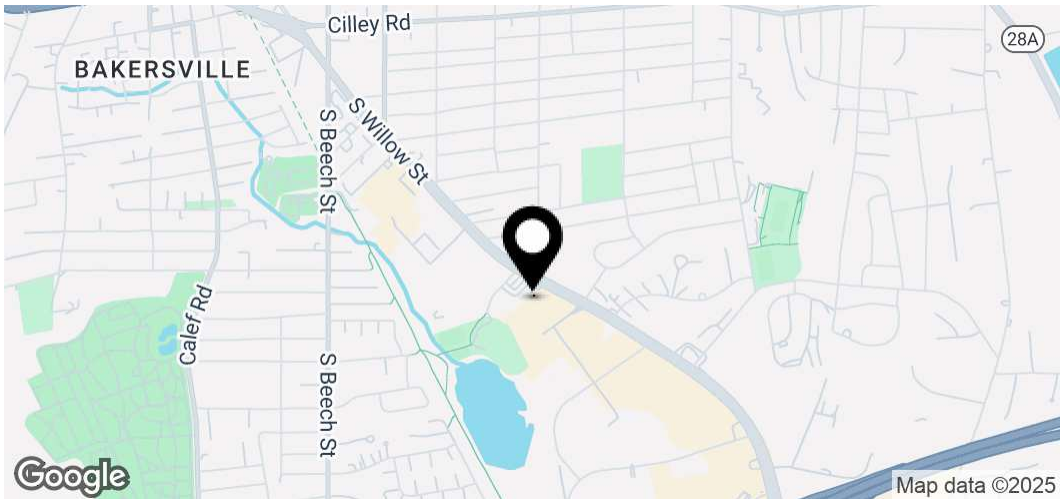
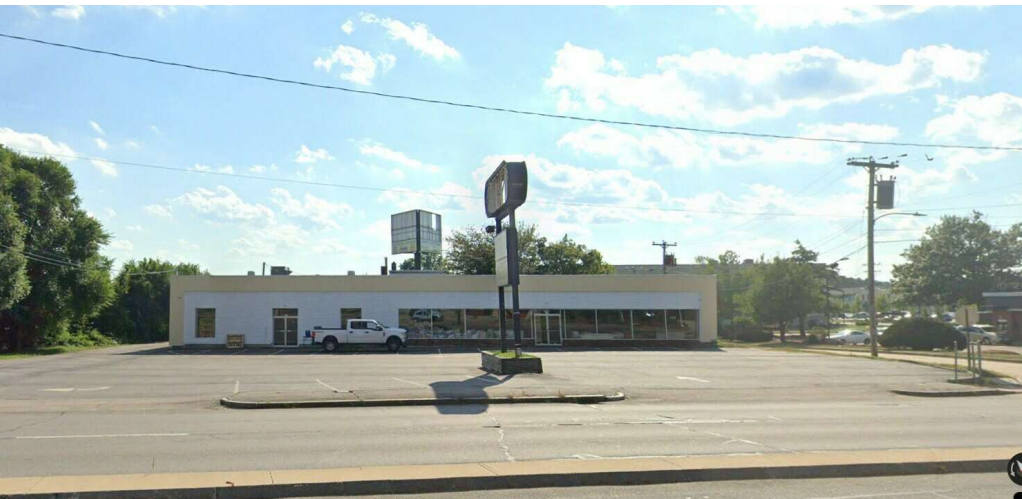


Property Information

Section 1

Executive Summary

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Offering Summary

Sale Price	\$2,700,000
Lease Rate	\$20-\$30
Existing building Sq Ft	8,758
Lease Terms	NNN
Lot Size	.7425

Property Overview

The property's prime location and characteristics make it an ideal candidate for redevelopment, presenting a compelling opportunity for investors seeking a retail location with great frontage, signage and visibility. With its versatile zoning, the property offers the potential for a transformative redevelopment project that can capitalize on the strong demand for retail space in the area. This redevelopment opportunity positions the property as an attractive option for investors seeking to unlock its full potential and create a standout retail destination in the thriving Manchester, NH market.

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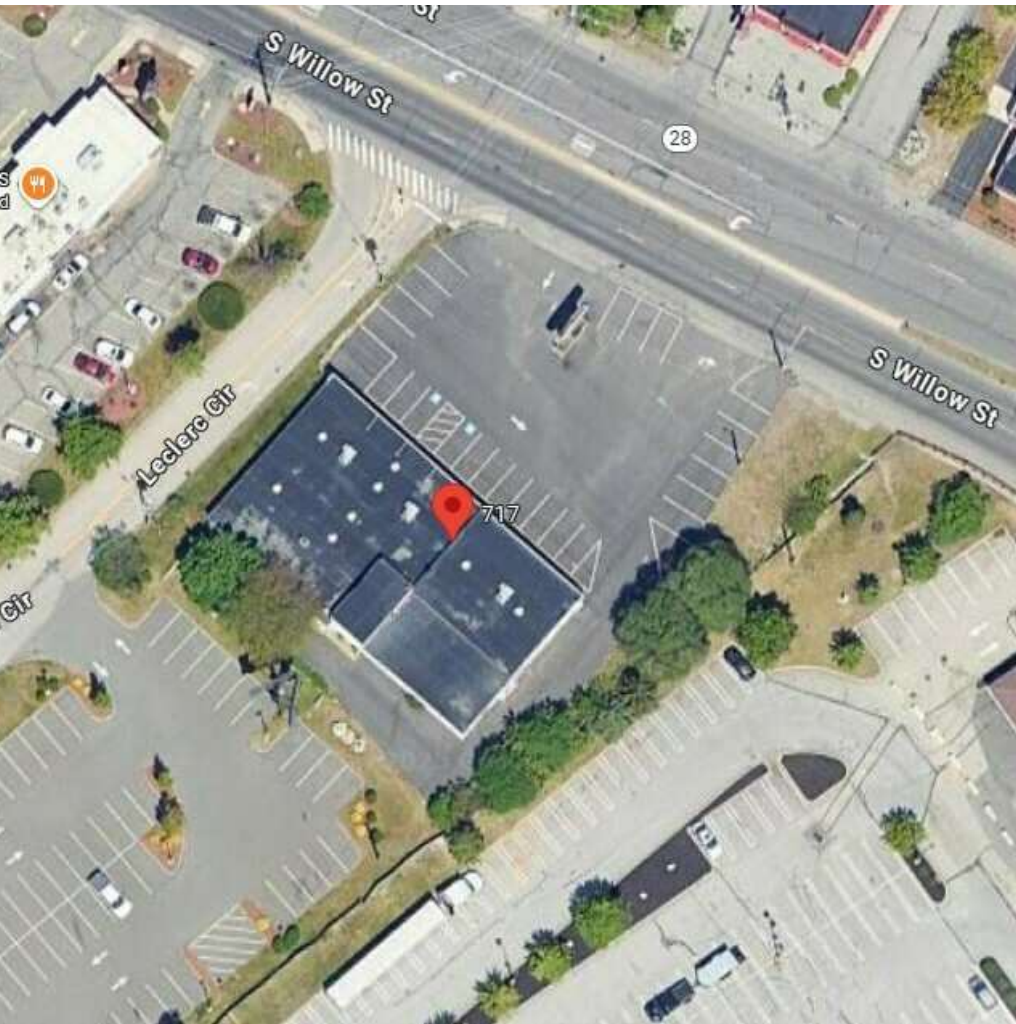
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Property Description

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Property Description

This Prime location and characteristics make it an ideal candidate for redevelopment, In the heart of the Retail hub of Manchester. Offering BC-2 zoning, sufficient square footage and potential for a transformative redevelopment project that will capitalize on the strong demand for retail space in the area. Investors can unlock this properties full potential and create a standout retail destination in the thriving Manchester, NH market.

Location Description

The property boasts exceptional signage and visibility, making it an attractive prospect for businesses looking to enhance their brand presence. Its prominent location in the bustling retail corridor on South Willow Street ensures that businesses have the opportunity to capture the attention of passing traffic and draw in potential customers. This high visibility, combined with the vibrant retail surroundings, positions the property as an ideal choice for businesses seeking to make a strong visual impact and establish a strong presence in the local market.

Site Description

Prime corner retail location on South Willow Street, the hub of Manchester NH Retail. Two curb cuts from South Willow. Perfect for a development opportunity for a Quick Serve restaurant, Bank or any small stand alone retail. There is an existing building containing 8,758 square feet in fair condition that could be used if it meet the users needs. Excellent Signage and visibility.

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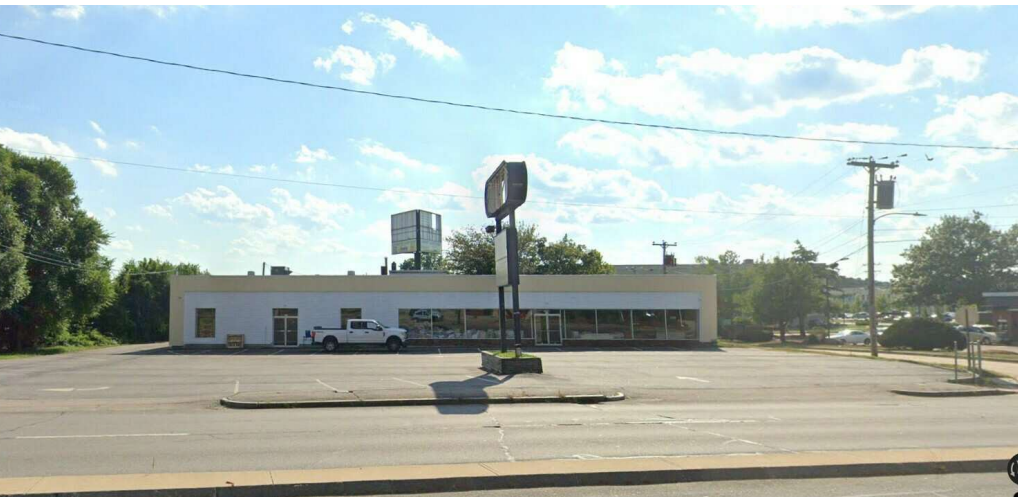
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Complete Highlights

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Property Highlights

- Easy Access Retail Corner
- High Visibility
- Prime location in the heart of Manchester's Retail corridor
- Zoned BC-2 for flexible use
- Great signage for maximum exposure
- Two curb cuts from South Willow Street
- Currently has 32+/-parking spaces
- Existing 8,758 SF building that could be renovated for user
- Building could be demised into 1-3 spaces

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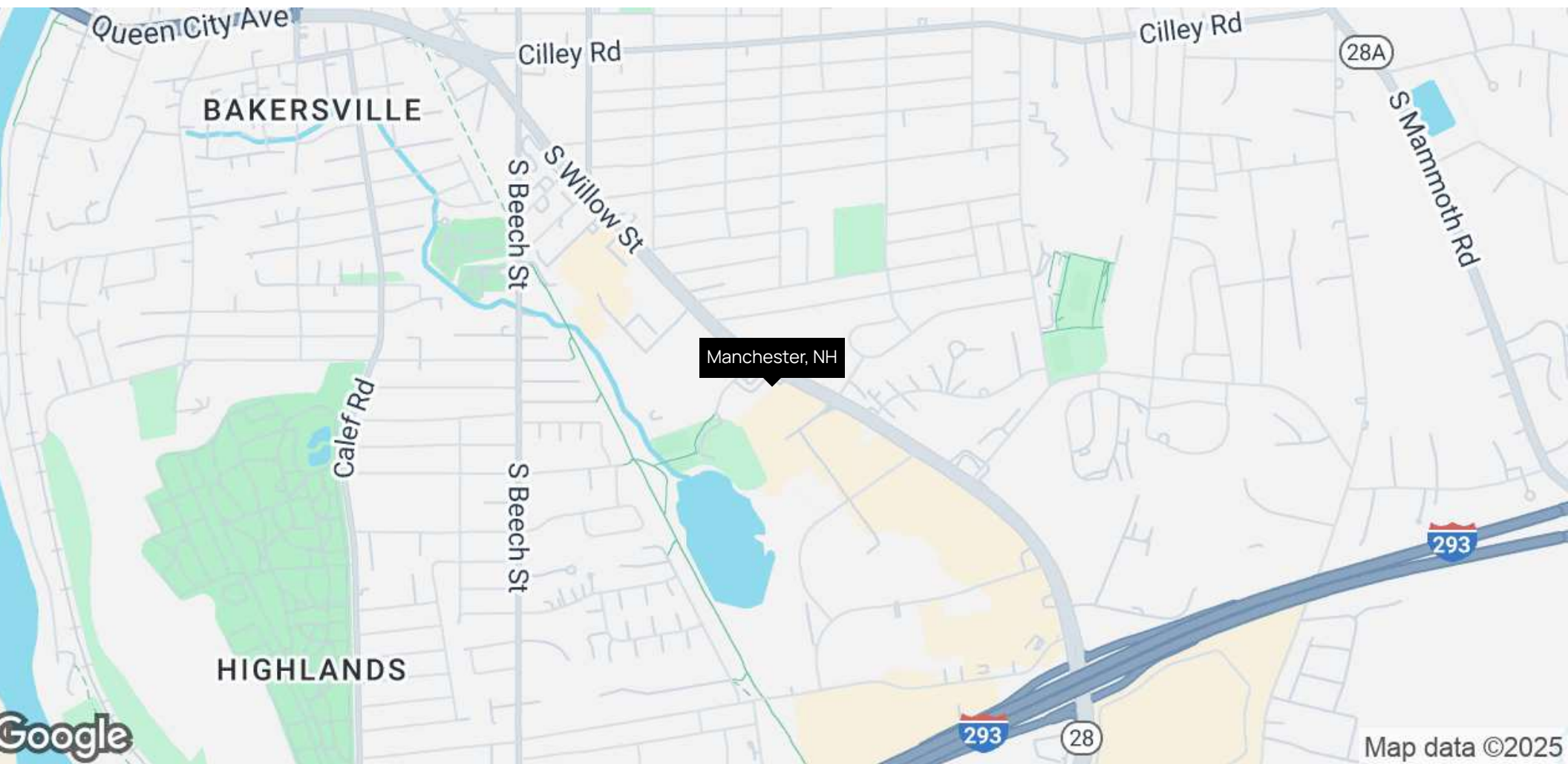
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Regional Map

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Retail Map

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Aerial View

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Demographics

Section 2

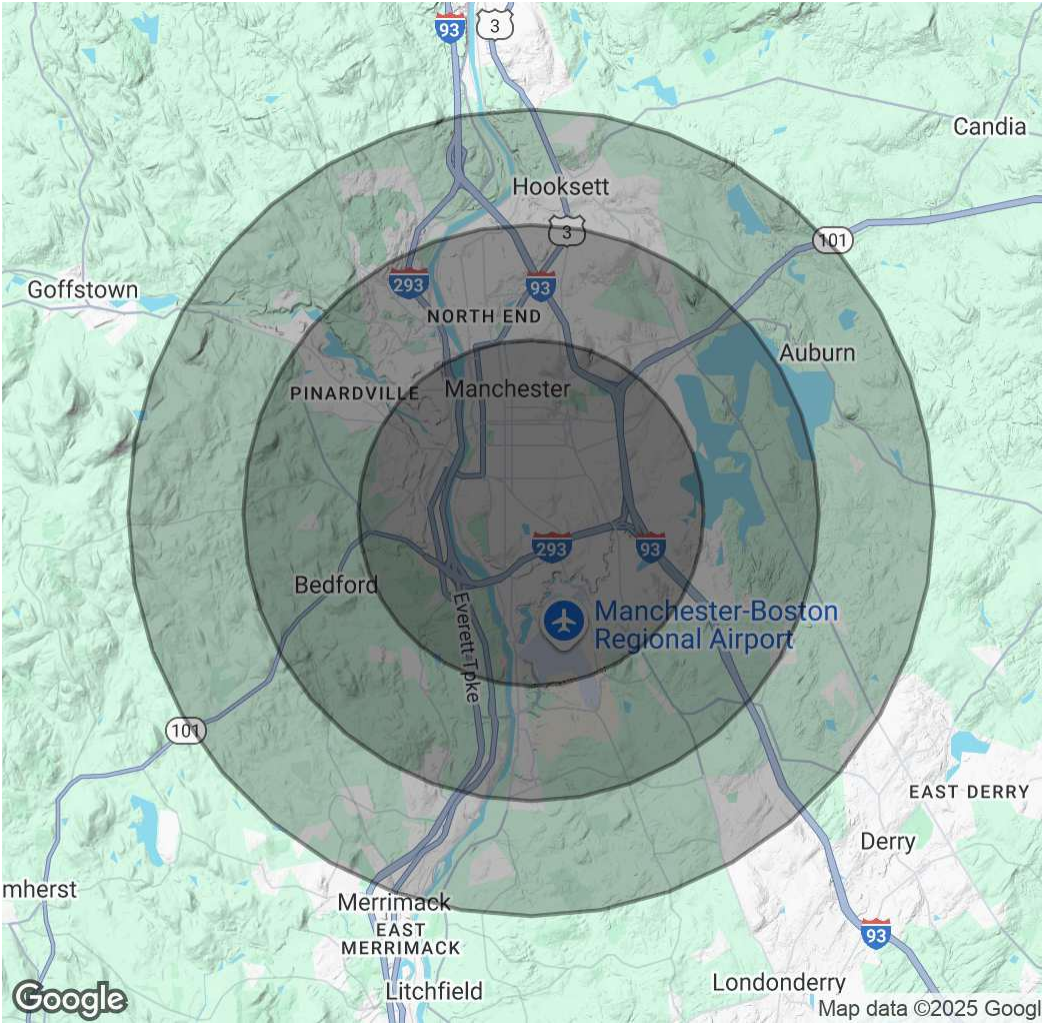
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	93,219	146,461	188,376
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	39,595	60,549	75,926
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,336	\$108,088	\$119,748
Average House Value	\$359,415	\$393,833	\$423,345

Demographics data derived from AlphaMap



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Meet The Team

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