



PROLMAN
REALTY, INC.

NAINorwood Group

Commercial Real Estate Services, Worldwide

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**INDUSTRIAL /
FLEX
DEVELOPMENT
OPPORTUNITY**

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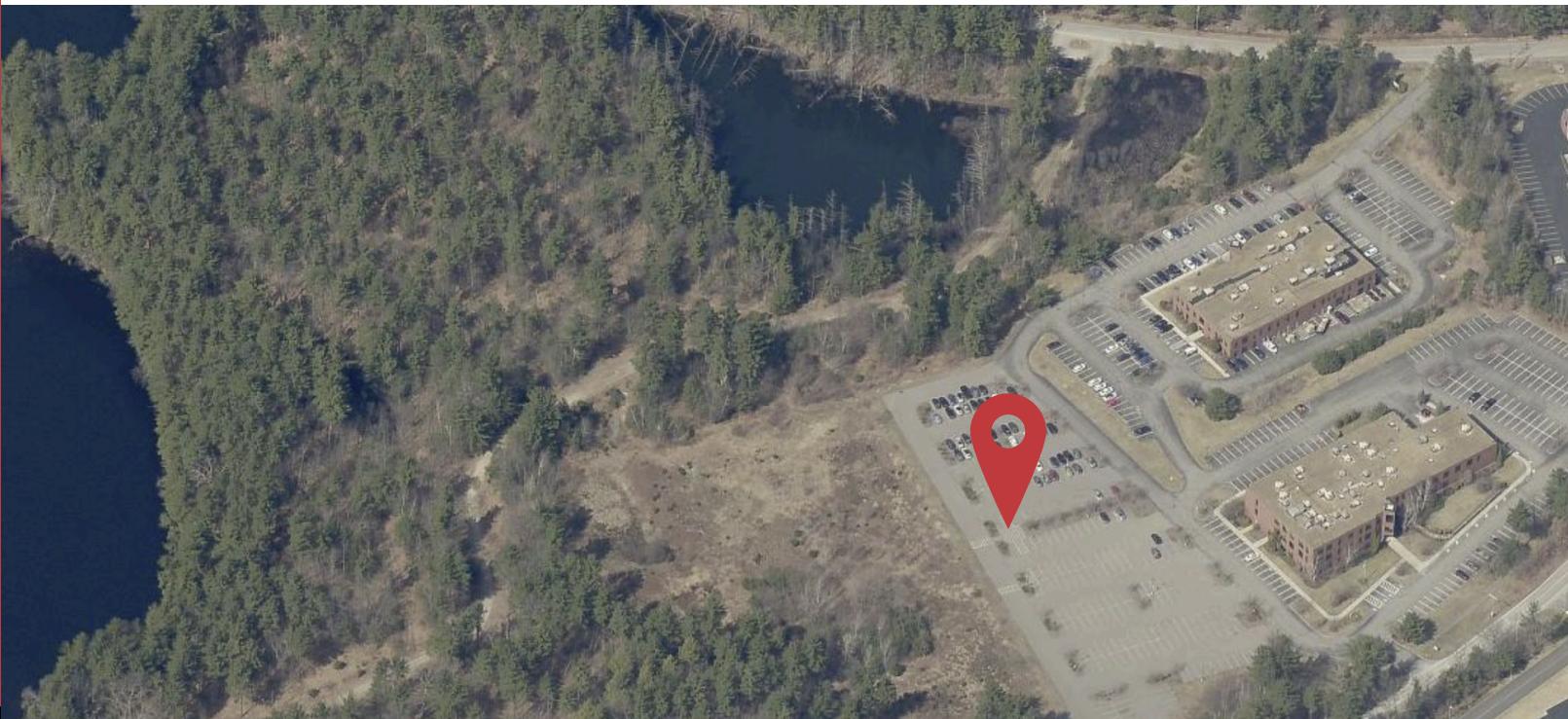


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PROPERTY INFORMATION



29 Manchester St, Merrimack, NH 03054

**4.72 ± Acres of Industrial Land for Sale with Approval
for a 39,000 SF Industrial/Flex Building**
\$1,880,000

DESCRIPTION:

29 Manchester Street is a 4.72-acre industrial parcel with conditional site plan approval for a 39,000 SF industrial/flex building. With utilities available and site readiness in place, the property is ideal for developers or users seeking new construction in a constrained industrial market.

PROPERTY FEATURES:

- Full Site Plan Approval
- Industrial Flex Zoning
- 39,000 ± SF Potential
- Ideal for Owner Occupant or Developer
- **Current Annual Property Taxes: \$11,309.27**

DEMOGRAPHICS



2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	14,969	105,150	267,901
Households	6,802	44,069	107,476
Families	4,127	27,981	73,474
Avg HH Size	2.18	2.36	2.47
Median Age	44.2	42.2	42.7
Median HH Income	\$118,816	\$111,687	\$125,207
Avg HH Income	\$140,516	\$136,853	\$154,170

BUSINESSES (10 MILE)



12,011

TOTAL BUSINESSES



147,981

TOTAL EMPLOYEES

INCOME (10 MILE)



\$125,207

MEDIAN HH
INCOME



\$61,878

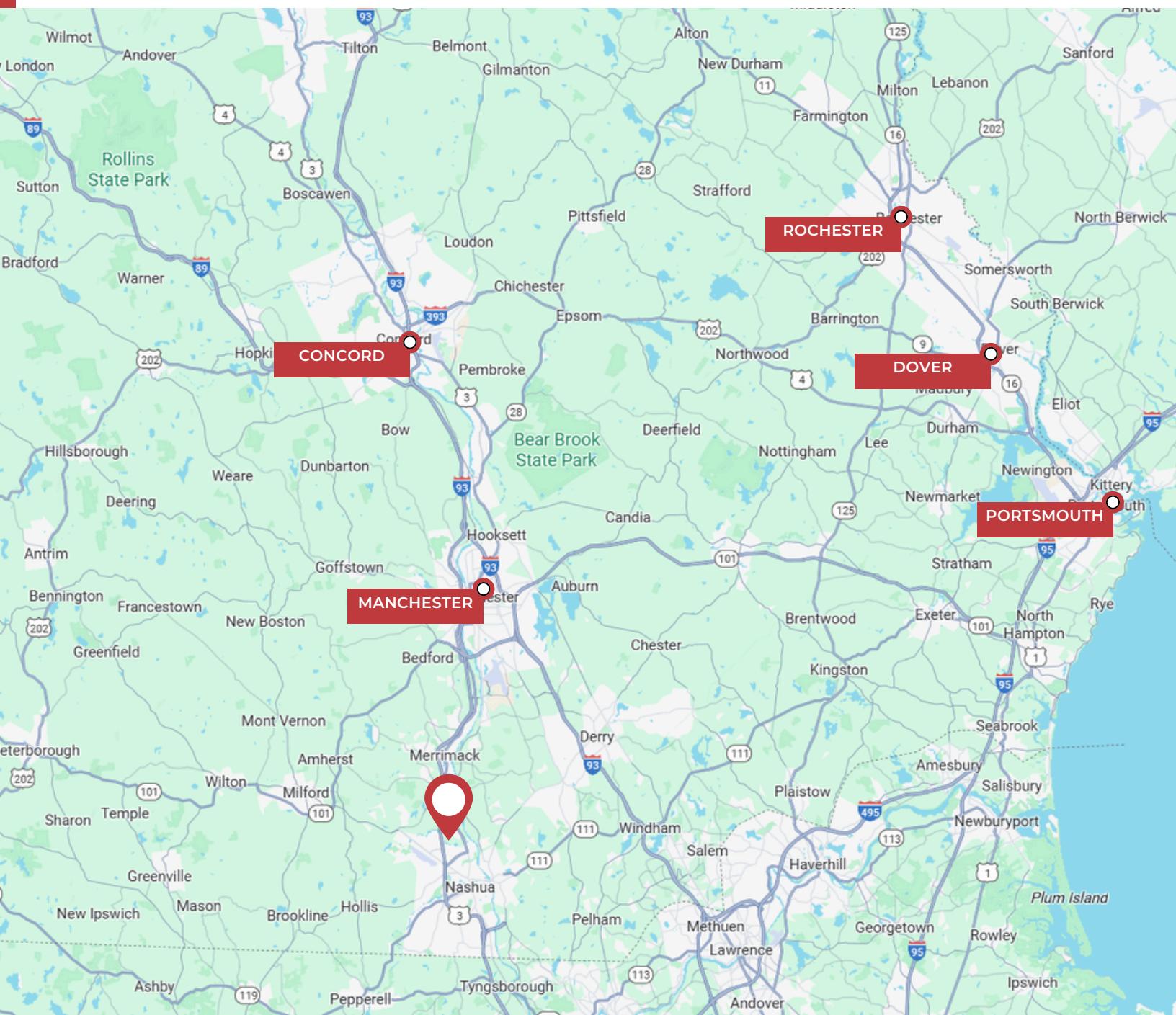
PER CAPITA
INCOME



\$559,632

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	20 mins	Dover, NH	1 hr 5 mins
Concord, NH	33 mins	Portsmouth, NH	1 hr 8 mins
Rochester, NH	1 hr 7 mins		

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:



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