NAI Norwood Group
Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325 Email:
info@nainorwoodgroup.com

PORTSMOUTH:
2 Greenleaf Woods Drive,
#301, Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122 Email:
info@nainorwoodgroup.com



PRIME MEDICAL OFFICE CONDO

FOR SALE OR LEASE

769 S. MAIN STREET UNITS #301 & #302
MANCHESTER, NH 03102

$18 PSF NNN OR
$945,000

LOUISE NORWOOD
(603) 496 4513
LOUISE@NAINORWOODGROUP.COM

JOE ROBINSON
(603) 714 4019
JROBINSON@nainorwoodgroup.com

nainorwoodgroup.com

PROPERTY INFORMATION



PRIME MEDICAL OFFICE FOR SALE OR LEASE (6,277 SF)

769 S. Main Street Units #301 & #302 MANCHESTER, NH 03102

$945,000 OR $18 PSF NNN

DESCRIPTION:

Dartmouth Commons is a combination of four self-contained structures all medical in nature offering convenient commuting to all highway points of entry. It also enjoys close proximity to major hospitals and specialty clinics, retail amenities and a wide selection of restaurant choices. The suites have a favorable window line around the perimeter giving natural light for employee occupants to enjoy. The medically themed suites are co-joined to accommodate one physician's practice or two independent healthcare providers. The layout in its current state lends itself to a wide spectrum of users whether for lease or for sale with a March 2026 occupancy date.

PROPERTY FEATURES:

- Central Air
- Ample Parking
- Town Water and Sewer
- Easy Highway Access
- Close to Hospitals
- 6,277 SF

NETS:

Taxes: $2.44 psf

CAM: $6.13 psf

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	10,553	112,354	295,775
Households	4,268	44,942	117,674
Families	2,878	28,433	76,387
Avg HH Size	2.44	2.47	2.46
Median Age	44.0	39.7	40.6
Median HH Income	$104,189	$87,117	$99,833
Avg HH Income	$137,336	$123,400	$136,476

BUSINESSES (10 MILE)

12,438
TOTAL BUSINESSES

146,693
TOTAL EMPLOYEES

INCOME (10 MILE)

$95,932
MEDIAN HH INCOME

$52,868
PER CAPITA INCOME

$318,933
MEDIAN NET WORTH

PHOTOS









VIRTUAL TOUR LINK

PHOTOS

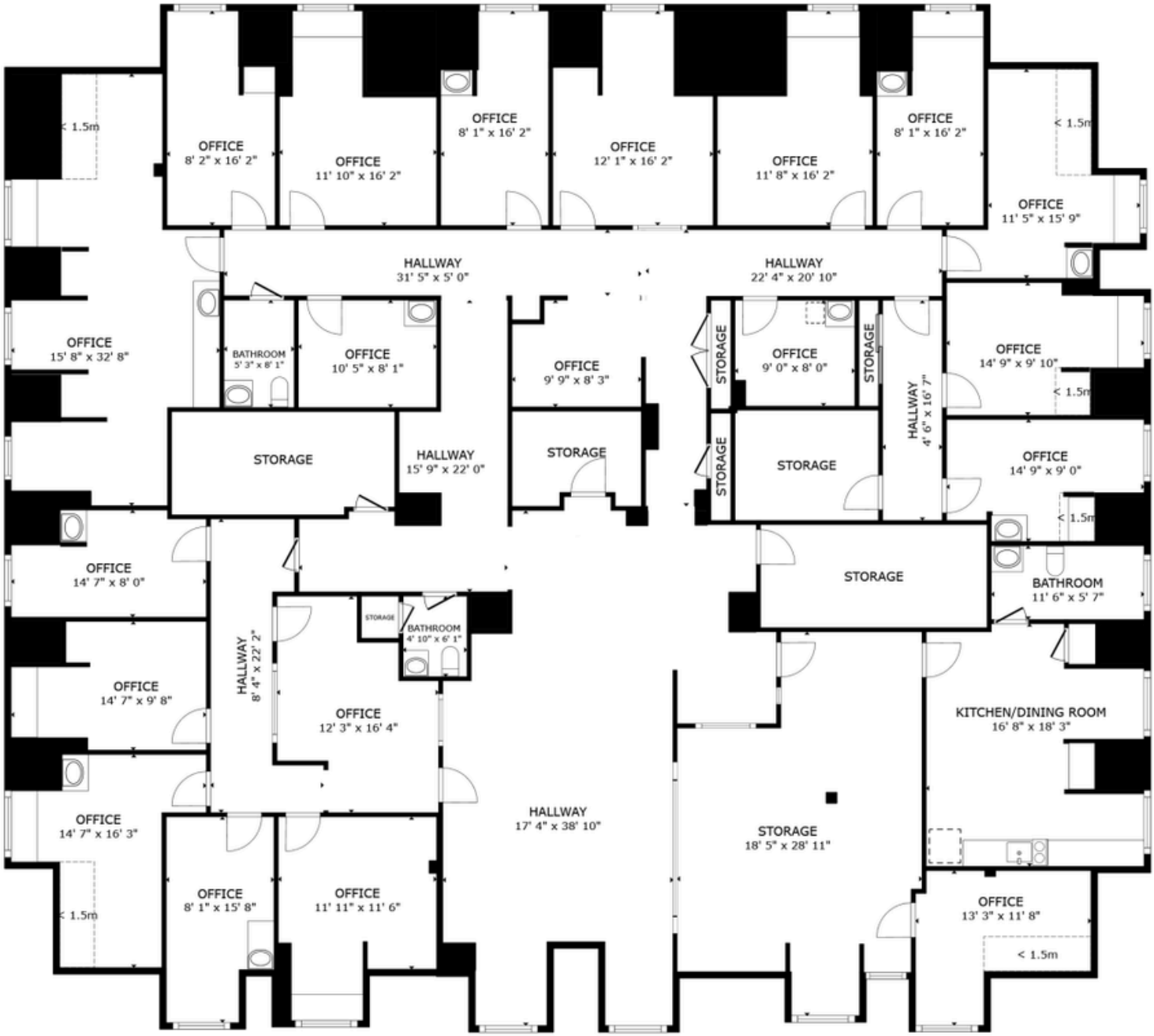

Hale St
DARTMOUTH COMMONS
765-779 South Main


RESTROOM




DARTMOUTH COMMONS
765-779 South Main

FLOOR PLAN



FLOOR PLAN

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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

LOUISE NORWOOD
(603) 496 4513
louise@nainorwoodgroup.com

JOE ROBINSON
(603) 714 4019
jrobinson@nainorwoodgroup.com

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