

# FOR LEASE RETAIL BUILDING 6,000± SF-13,478± SF

270 MAMMOTH ROAD, MANCHESTER, NH 03109



## PROPERTY HIGHLIGHTS

- 6,000± SF - 13,748± SF of prime retail space
- Great visibility in a heavy traffic area
- Zoned B-2 General Business
- Double drive-thru window service
- Shipping/receiving door with ramp
- 117± lined parking spaces
- Within walking distance to Elliot Hospital
- Less than a mile from Interstate 93 and Route 101



650 Elm Street, Suite 102, Manchester, NH 03101



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www.boulos.com

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## PROPERTY SUMMARY

The Boulos Company is pleased to present the availability of 270 Mammoth Road, Manchester, NH. Formerly the home of Rite Aid, this retail property offers 6,000± SF to 13,748± SF of versatile space in a high-traffic area with excellent visibility. Situated in a high visibility area, the property enjoys constant exposure, making it an ideal location for businesses seeking a strong presence in the market. Zoned B-2 General Business, the property accommodates a variety of retail uses, giving tenants the flexibility to tailor the space to their needs.

The property is also equipped with double drive-thru service windows, perfect for service-related businesses. A shipping and receiving door with ramp access provides added convenience for deliveries and storage needs. With 117± lined parking spaces, there is ample room for both customers and employees, ensuring ease of access and parking. Additionally, there are two convenient curb cut access points, one on Mammoth Road and another on Tarrytown Road, providing easy entry and exit for both customers and delivery vehicles.

Additionally, the property is within walking distance to Elliot Hospital, drawing traffic from hospital visitors and employees, and is less than a mile from both Interstate 93 and Route 101, offering easy connectivity to major highways.

## PROPERTY SPECIFICATIONS

ADDRESS	270 Mammoth Road, Manchester, NH 03109
AVAILABLE SF	6,000± SF to 13,478± SF
LAND AREA	2.05± acres
YEAR BUILT	1988
STORIES	Single
ZONING	B-2 (General Business)
CLEAR HEIGHT	12'
LOADING	Overhead door with ramp
PARKING	117 Spaces
HVAC	Gas FHA, 100% air-conditioned
UTILITIES	Municipal water, sewer, and electric: Eversource
LEASE RATE	\$15.00-\$17.00/SF NNN



## AERIAL VIEW



## LOCAL AREA OVERVIEW

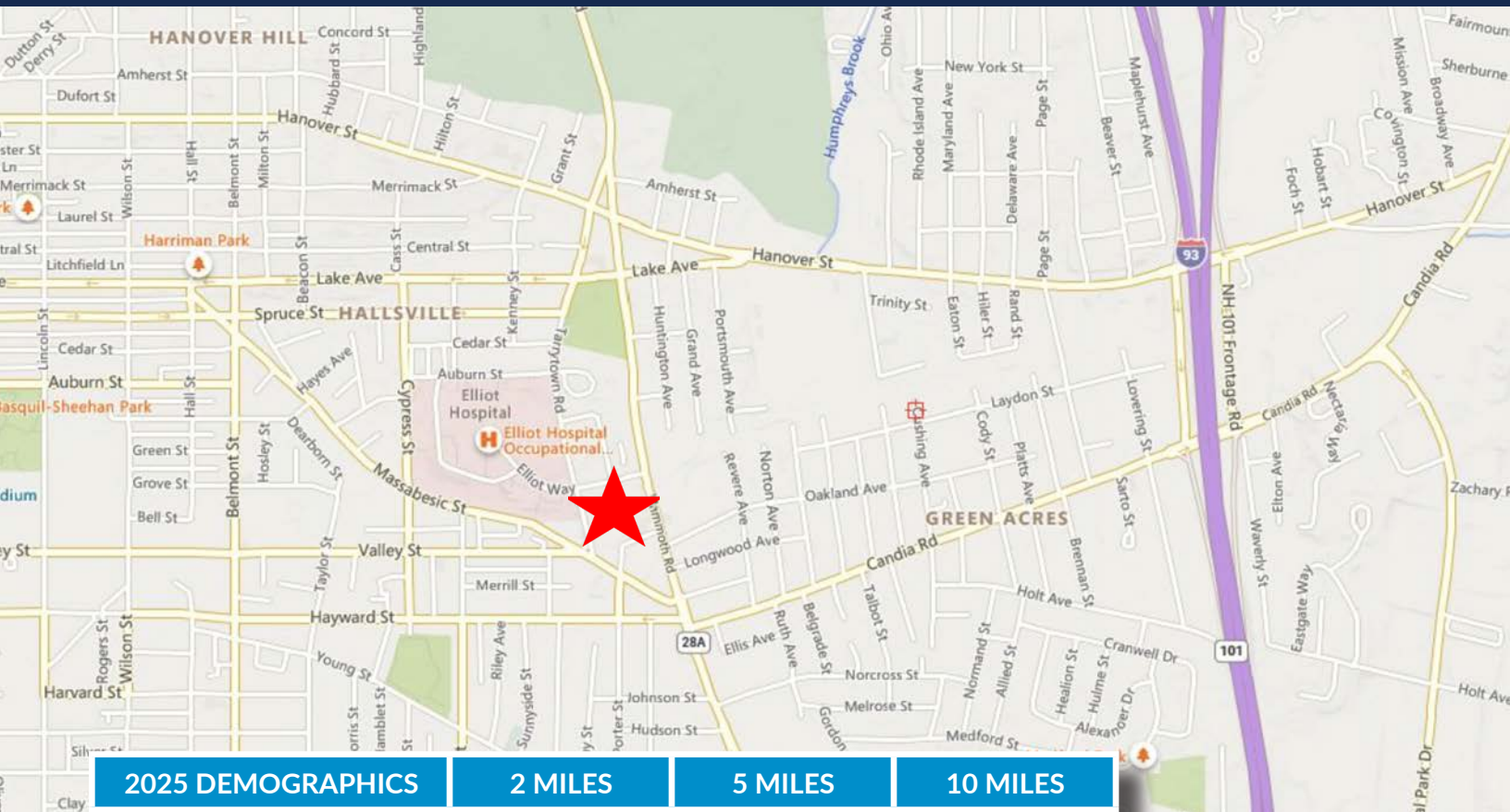
Nestled in the heart of New Hampshire, Manchester is the state's largest city and a vibrant hub for commerce, culture, and community. With its strategic location, diverse economy, and rich history, Manchester offers a unique blend of urban amenities and small-town charm, making it an ideal place for both businesses and residents.

Manchester offers residents an exceptional quality of life, blending urban conveniences with access to nature and outdoor activities. The city is home to a range of parks, trails, and recreational facilities, including the scenic Amoskeag Millyard and the Merrimack River, which provides opportunities for kayaking, fishing, and walking.

Manchester is a city that combines the best of both worlds—big-city opportunities with small-town charm. Its strategic location, diverse economy, and high quality of life make it an attractive destination for businesses, residents, and visitors alike.

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2025 DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
POPULATION	61,717	138,588	256,321
MEDIAN AGE	38.5	39.2	40.9
AVERAGE INCOME	\$97,362	\$109,569	\$126,079
NO. OF HOUSEHOLDS	26,163	56,858	101,291

## CONTACT US



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**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.