

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



85 Manchester Street

Concord, NH 03301

Exclusively Represented By:

Amelia Hosken

Advisor

603 552 8638

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$17.00 SF/yr
Lease Type	MG
SF Available	532 - 650 SF

Property Overview

Discover a superior leasing opportunity at 85 Manchester Street, Concord, NH. This modern commercial property offers two available units: a 532 sq ft retail space and a 650 sq ft+ versatile office area. Boasting a spacious open layout and abundant natural light, this location provides a professional and inviting environment for businesses. With ample parking and a convenient address, this property ensures accessibility and convenience for employees and visitors. Choose the ideal space for your business and be part of a thriving business community. Don't miss the opportunity to secure your place in this exceptional commercial property. Schedule a tour today and elevate your business to new heights.

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Property Description

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Location Description

Located in the heart of historic downtown Concord, this vibrant area is an ideal setting for retail businesses seeking a dynamic and thriving environment. The property is surrounded by a diverse mix of shops and services providing an inviting atmosphere for both local residents and visitors. Just steps away from the state capital building and Main Street, the area offers a strong sense of community and a high level of foot traffic. With its charming New England architecture and a variety of nearby businesses, the location provides an exciting opportunity for retail tenants to become part of this lively commercial district.

Property Highlights

- Commercial property with prime leasing opportunities
- Two available units: 532 sq ft retail space and a 650 sq ft versatile office area
- Spacious open layout with abundant natural light
- Ample parking for employees and visitors
- Convenient and accessible location
- Professional and inviting environment
- Ideal for businesses looking for a superior leasing opportunity

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Unit 6B: Two Rooms, Private Bathroom

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Unit 1B: 3 Rooms, Storage Closets, Private Bathroom

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Location Information

Section 2

Regional Map

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Demographics

Section 3

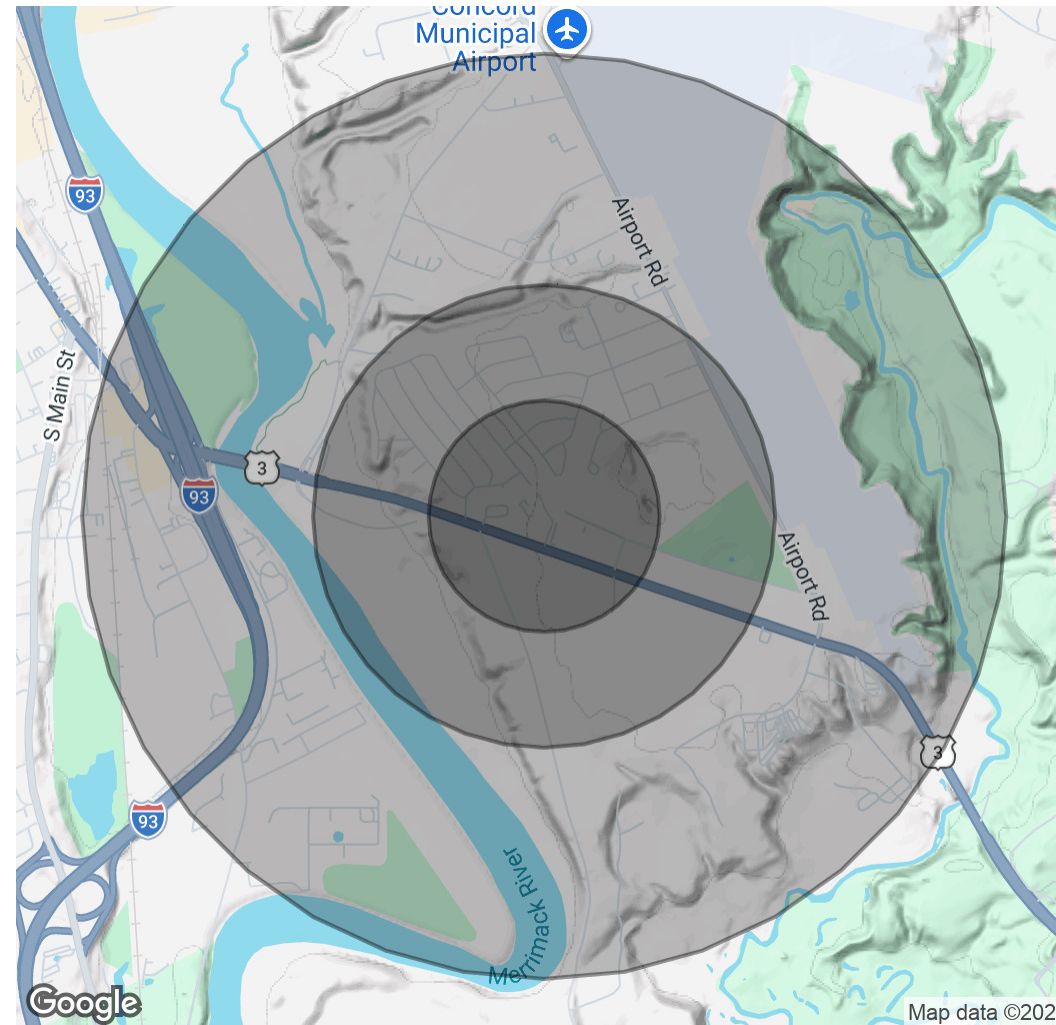
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	126	498	1,787
Average Age	39	39	36
Average Age (Male)	35.9	35.9	34.7
Average Age (Female)	47.2	47.1	40.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	61	242	760
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$75,659	\$75,282	\$79,389
Average House Value	\$80,236	\$80,849	\$137,774

2023 American Community Survey (ACS)



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Advisor Bios

Section 4

Advisor Bio 1

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Amelia Hosken

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Professional Background

As a commercial real estate agent, I combine my academic background and hands-on experience to offer clients strategic, data-driven solutions. I'm also a team lead for an undergraduate research project and co-authoring a publication currently under review, which fuels my passion for problem-solving and innovative thinking. Outside of real estate, I'm an adventurous spirit who loves hiking and exploring new challenges. I pride myself on building strong, personable relationships with clients, always bringing a mix of professionalism and humor to every interaction.

Education

Southern New Hampshire University
Bachelor of Science in Business Administration
Minor: Professional Sales | Concentration: Finance
Expected Graduation: 2025

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