

±1,349sf | STREET LEVEL NEW CONSTRUCTION RETAIL

75 CANAL STREET | MANCHESTER, NH 03101



FOR LEASE | \$18-\$22 PSF

**BERKSHIRE
HATHAWAY**
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One Verani Way
Londonderry, NH 03053
o. 603-845-2500
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 COMMERCIAL DIVISION™



JENNIFER GRAY
Commercial & Residential Advisor
c. 603.493.6277
jennifer.gray@verani.com

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OFFERING SUMMARY



ASKING PRICE:	\$18-\$22 PSF
UNIT SIZE:	1,349 sf
YEAR BUILT:	2024
ZONING:	CBD w/ Arena Overlay
LOCATION OF UNIT:	Canal Street
DELIVERY:	Vanilla Box or other

Discover an exceptional leasing opportunity at 75 Canal Street, nestled in the heart of Manchester's Gaslight District.

This newly constructed 1,349 sq. ft. retail unit is situated on the ground floor of a large 283 unit mixed use apartment building, ensuring a steady flow of potential customers. The prime location offers high visibility and easy access, perfect for a variety of retail businesses. Benefit from the dynamic mix of residential and commercial activity in the area, fostering a thriving business environment.

Secure your spot in one of Manchester's most sought-after locales today!

The space is currently under construction and is slated to be available mid-to late September 2024.



NEW CONSTRUCTION

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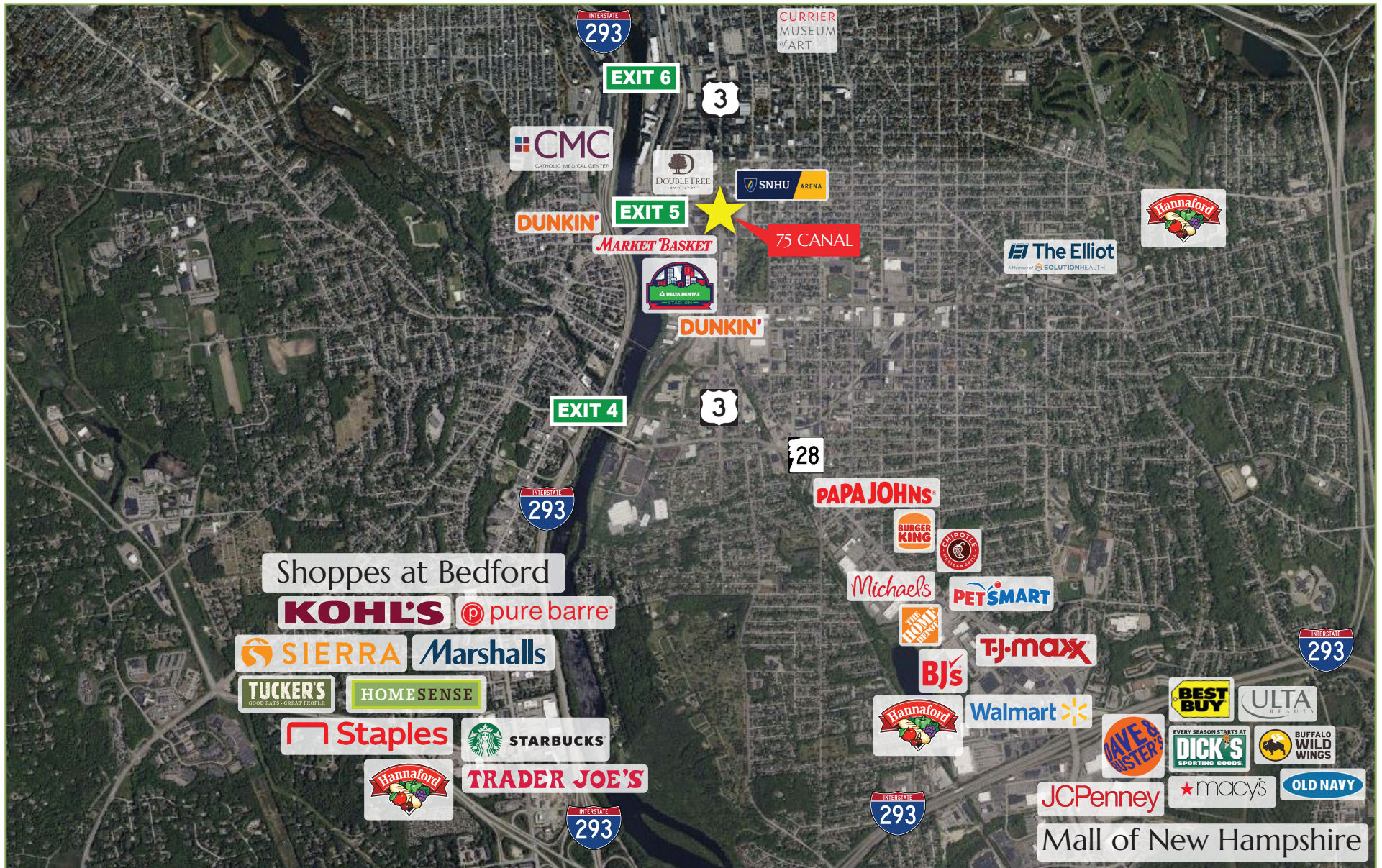
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AERIAL MAP



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DEMOGRAPHICS

2020 Census Summary

75 Canal St, Manchester, New Hampshire, 03101
Ring of 3 miles

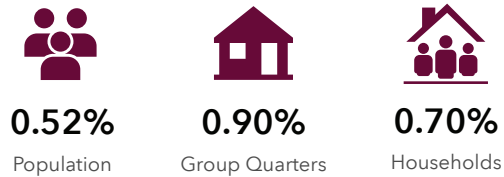


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

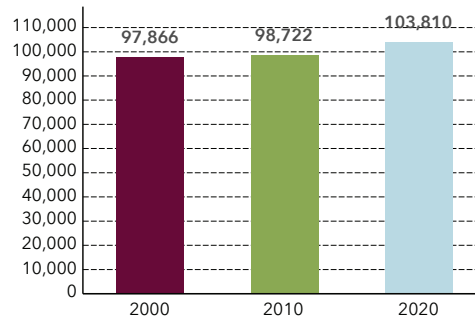
KEY FACTS

108,056 Total Population **47,697** Housing Units **3,822.6** Population Density **2.28** Average Household Size **45,457** Total Households **52.6** Diversity Index

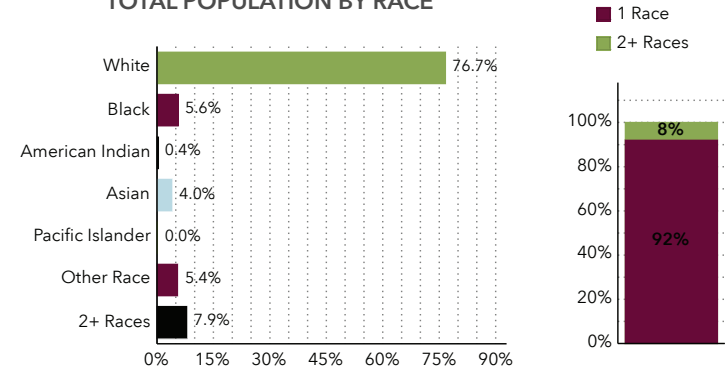
2010-2020 ANNUAL GROWTH RATE



HOUSEHOLD POPULATION

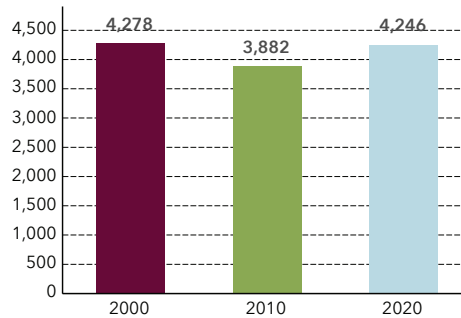


TOTAL POPULATION BY RACE



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	20,584	87,472
1 Race	17,634	81,848
White	12,933	69,896
Black	2,007	4,057
American Indian/Alaska Native	86	306
Asian	885	3,391
Pacific Islander	8	36
Some Other Race	1,716	4,162
2 or More Races	2,950	5,624



COMMUNITY

About Downtown Manchester

Downtown Manchester embodies a vibrant urban community filled with festivals, events at the SNHU Arena, dining and shopping experiences.

With a Walk Score of 93, Manchester is considered a walkers paradise where everything people desire is within reach. Convenient highway access to I-293 and I-93 make the morning commute and destinations such as the White Mountains to the north and Boston to the south an easy drive. No matter ones interests, 75 Canal is where one can enjoy the diverse activities and attractions Manchester has to offer.



What's in My Community?

Places that make your life richer and community better

75 Canal St, Manchester, New Hampshire, 03101
3 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

Source: This infographic contains data provided by Foursquare (April 2024).



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