

75-77 Fort Eddy Road, Concord, NH

1740-3532 SF AVAILABLE



NAINorwood 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



75-77 Fort Eddy Road

Year built: 2000

GLA: 16,156 SF

Available area: 1740-3532 SF

Unit frontage: ≤45 feet

Traffic count: 14,158 on Fort Eddy Rd,
18,112 on Loudon Rd, 65,821 on I-93

Signage: Monument sign, pylon sign

Ceiling Height: 11-12 feet

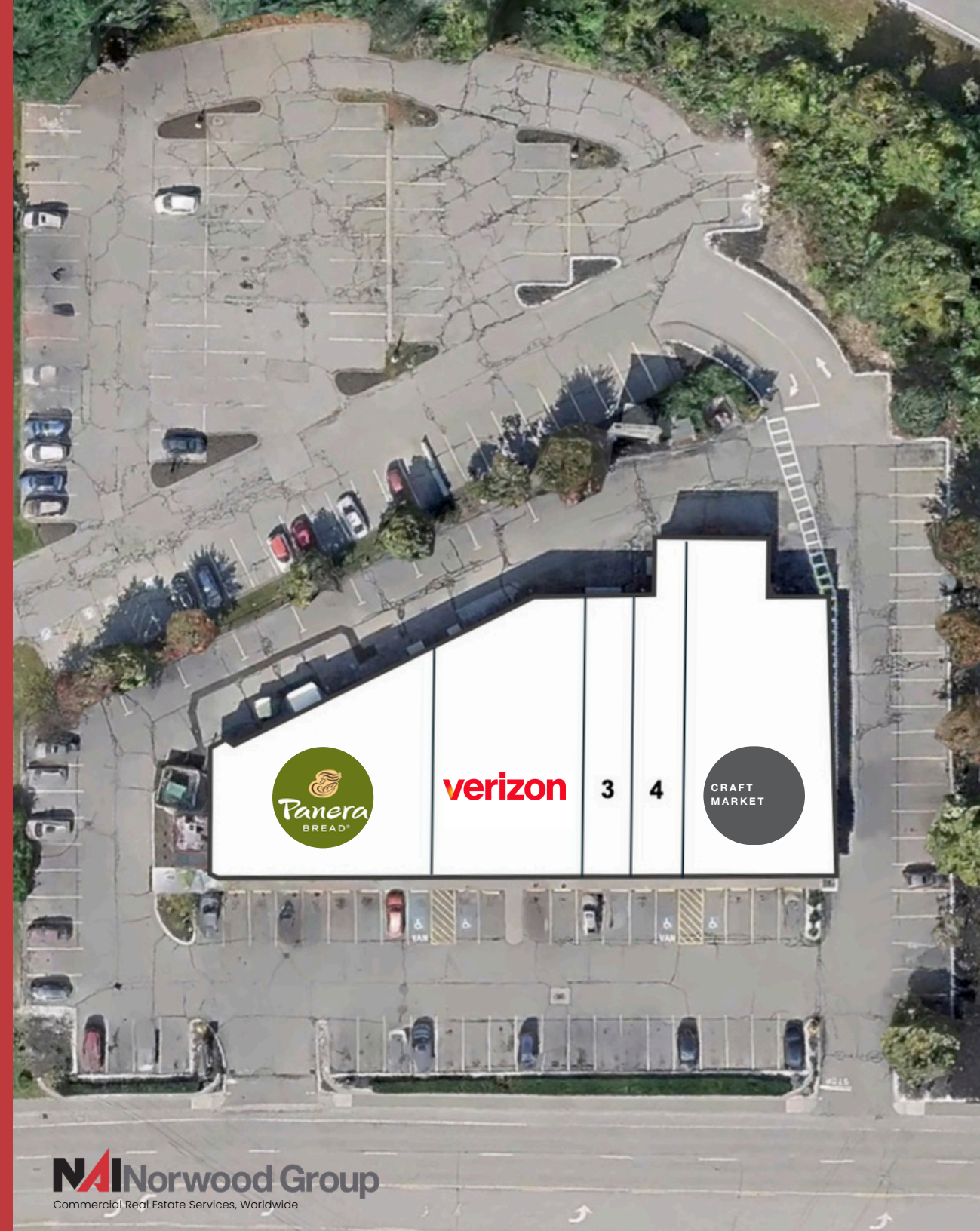
Location: Short distance to New Hampshire Technical Institute, NH State House of Representatives, McAuliffe-Shepard Discovery Center, and Grappone Conference Center

Parking ratio: ~8/1000

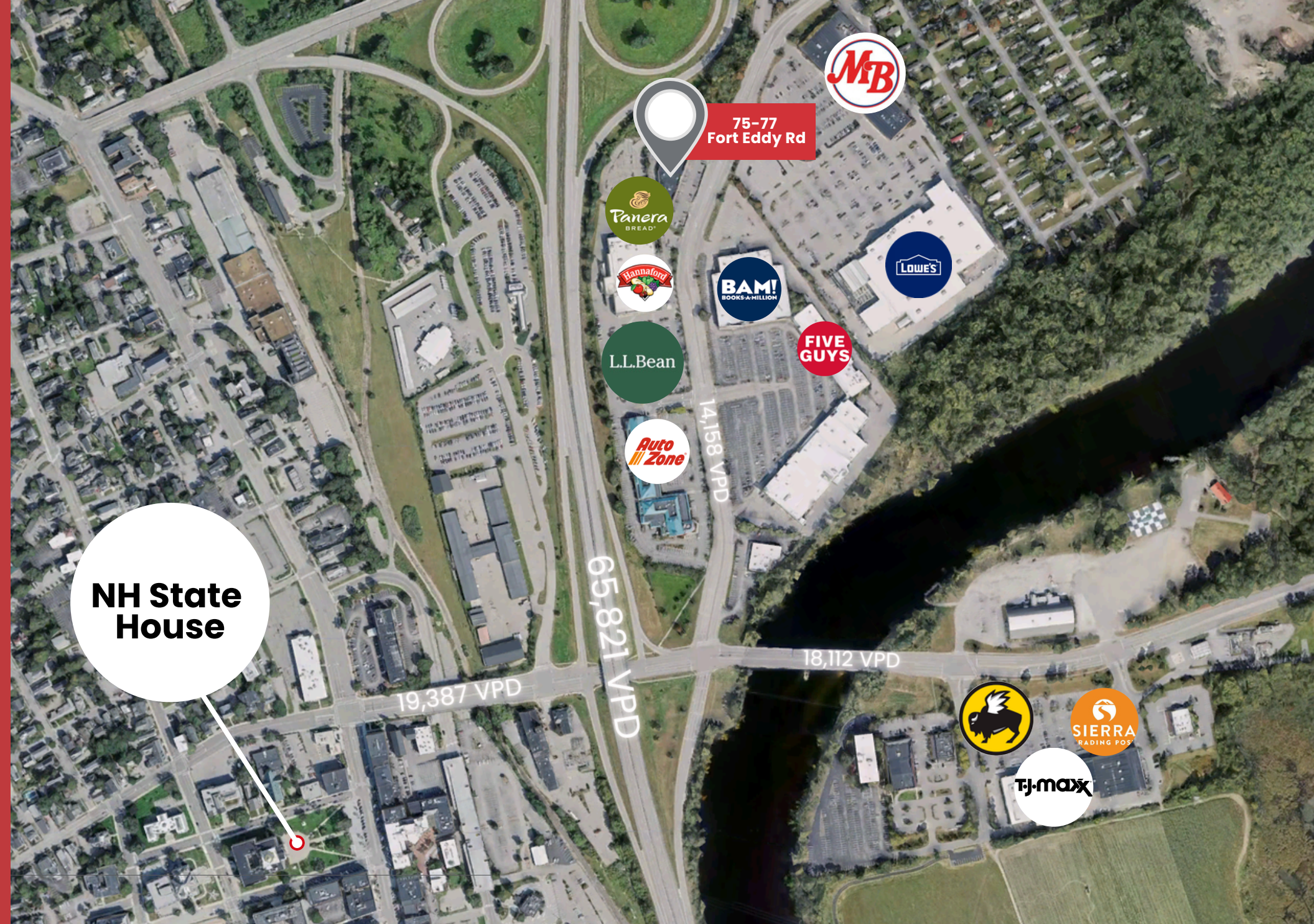
Lease rate: Call for details

verizon
Panera
B R E A D[®]

LEASING PLAN



	Area (SF)
Panera Bread	4000
Verizon	4209
AVAILABLE (3)	1740
AVAILABLE (4)	1792
Craft Market	4415



NH State House

75-77 Fort Eddy Rd



19,387 VPD

14,158 VPD


18,112 VPD




2025 SUMMARY **2 MILE** **5 MILE** **10 MILE**


Population	22,503	44,592	90,224
Households	9,715	18,892	37,639
Families	4,899	10,816	23,886
Avg HH Size	2.09	2.17	2.30
Median Age	42.8	43.6	43.9
Median HH Income	\$72,701	\$85,227	\$96,426
Avg HH Income	\$95,421	\$109,399	\$120,989


BUSINESSES (10 MILE)


 **5,297**
TOTAL BUSINESSES

 **67,582**
TOTAL EMPLOYEES

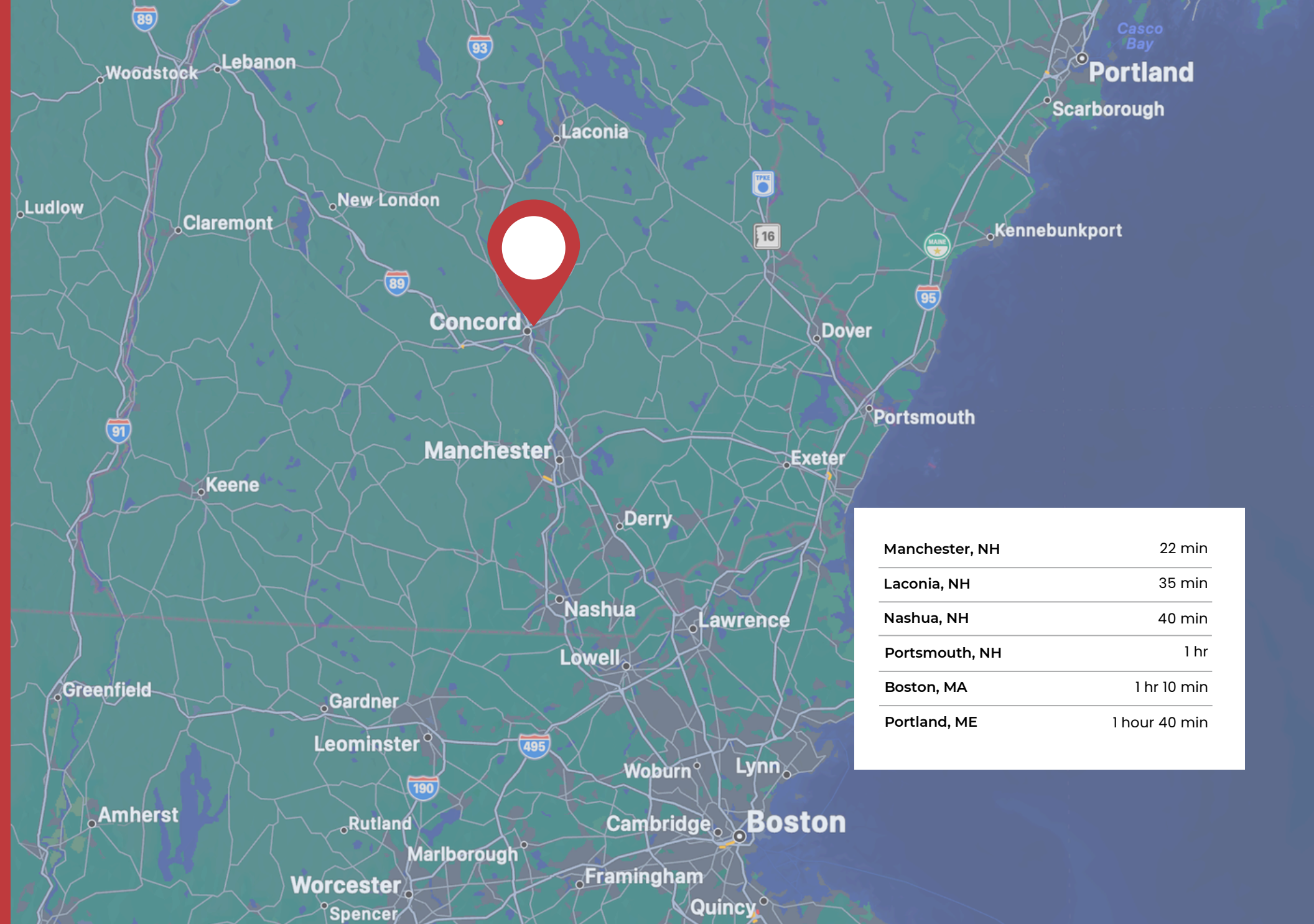
INCOME (10 MILE)

 **\$96,426**
MEDIAN HH INCOME

 **\$50,488**
PER CAPITA INCOME

 **\$321,363**
MEDIAN NET WORTH





Manchester, NH	22 min
Laconia, NH	35 min
Nashua, NH	40 min
Portsmouth, NH	1 hr
Boston, MA	1 hr 10 min
Portland, ME	1 hour 40 min

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 opinion 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:

JAY BROUSSEAU

ADVISOR

tel (603) 668-7000
mobile (603) 316-8777
jay@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 668-7000
mobile (603) 345-0202
nathan@nainorwoodgroup.com



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