



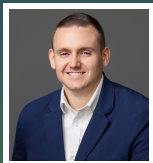
COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

FOR LEASE

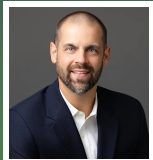
950 ELM STREET
MANCHESTER, NH 03101



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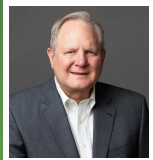
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Property Summary



OFFERING SUMMARY

Lease Rate:

Available SF:

Call Broker

3,364 SF

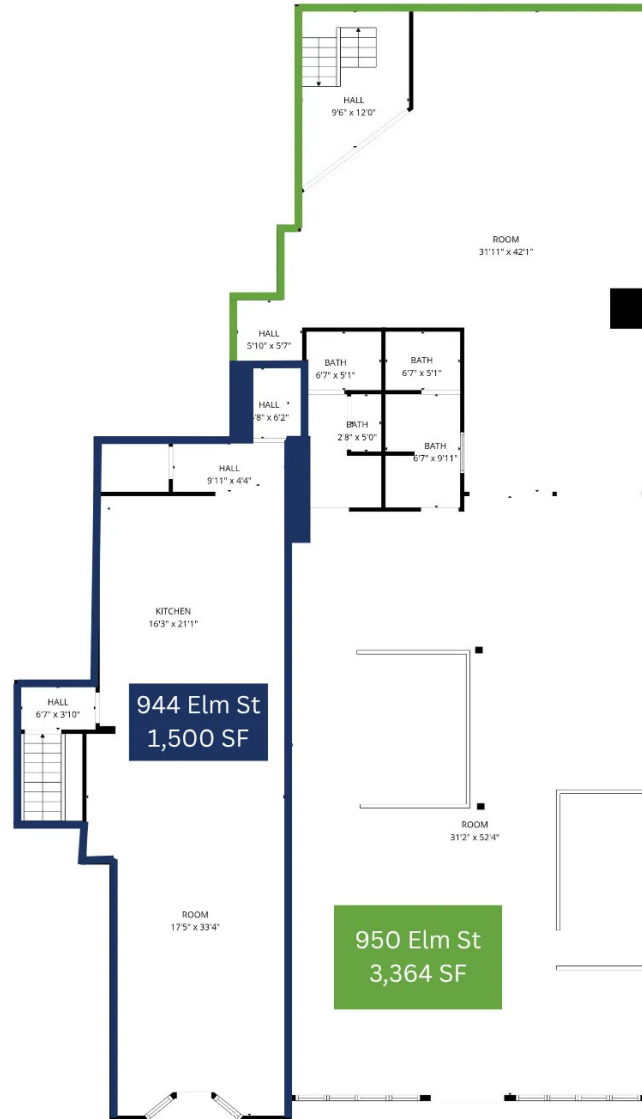
PROPERTY DESCRIPTION

950 Elm Street presents a rare opportunity to secure space in a highly visible downtown Manchester location, available for the first time in years. The 3,364 SF versatile retail space offers flexibility for a variety of commercial uses, including retail, boutique fitness, office, and other service-oriented businesses.

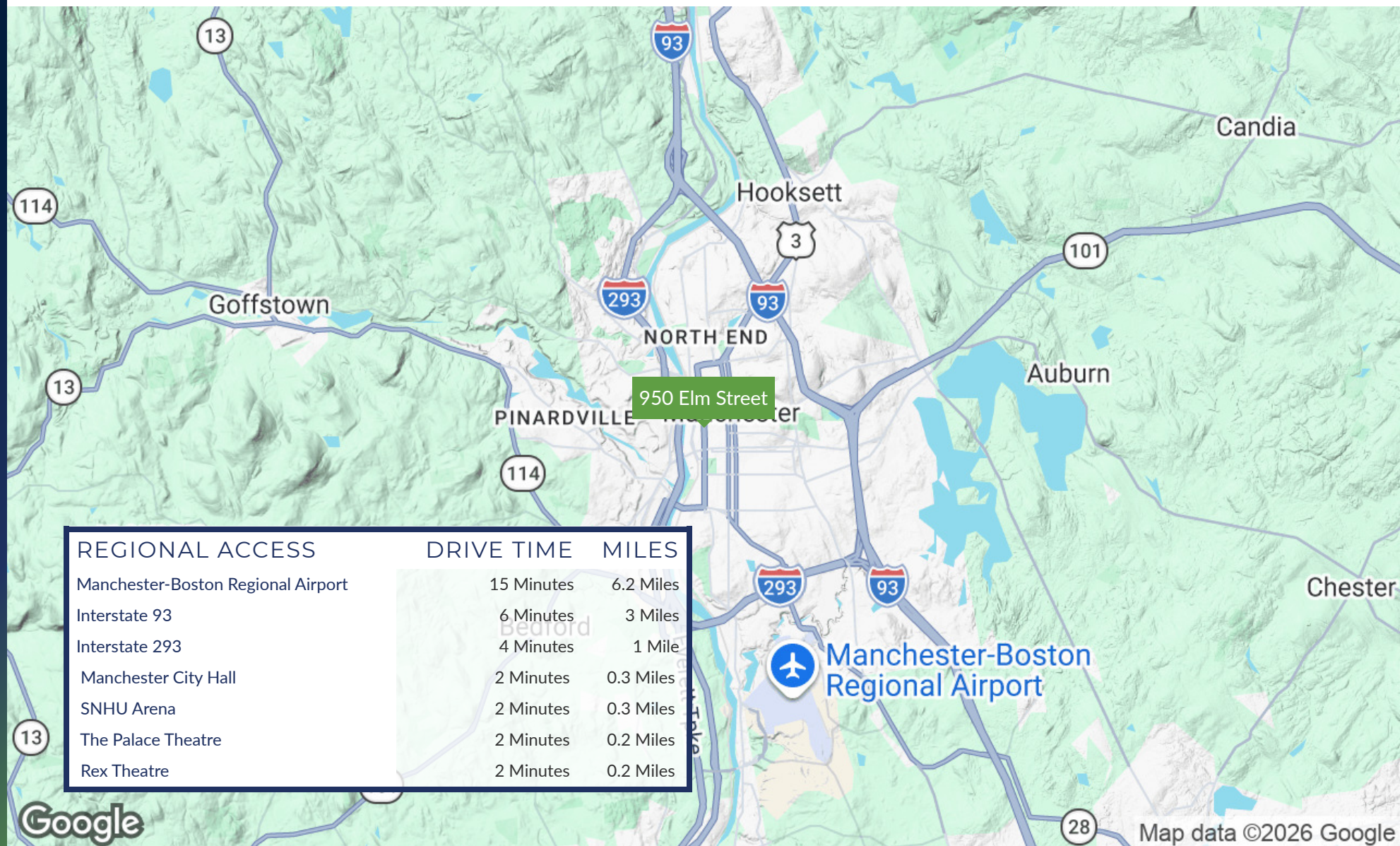
Located along the highly traveled Elm Street corridor, the property benefits from exceptional visibility, strong pedestrian and vehicle traffic, and convenient access to Interstate 293 and Route 3. Surrounded by restaurants, retailers, professional offices, and entertainment venues, 950 Elm Street offers an ideal location for businesses seeking a prominent downtown presence.

Please contact our brokers to explore how this space can support your next business location.

Floor Plan



Location Map



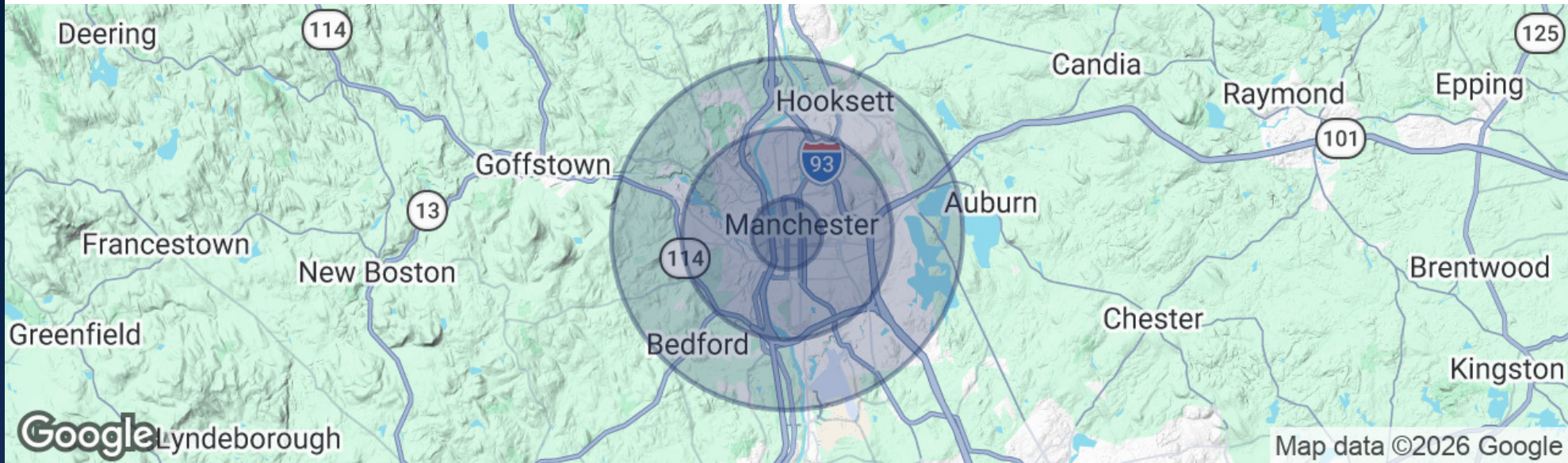
Retailer Map



Additional Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	31,472	109,171	142,681
Average Age	35.1	38.7	40.0
Average Age (Male)	34.5	37.8	39.3
Average Age (Female)	36.4	39.5	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	13,678	46,094	58,810
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$76,307	\$96,694	\$107,134
Average House Value	\$321,178	\$333,876	\$363,029

2023 American Community Survey (ACS)