75-77 Fort Eddy Road
Concord, NH

1740-8000 SF AVAILABLE



NAI Norwood Group
Commercial Real Estate Services, Worldwide

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75-77 Fort Eddy Road

Year built: 2000

GLA: 16,156 SF

Available area: 1740-8000 SF

Unit frontage: ~90 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

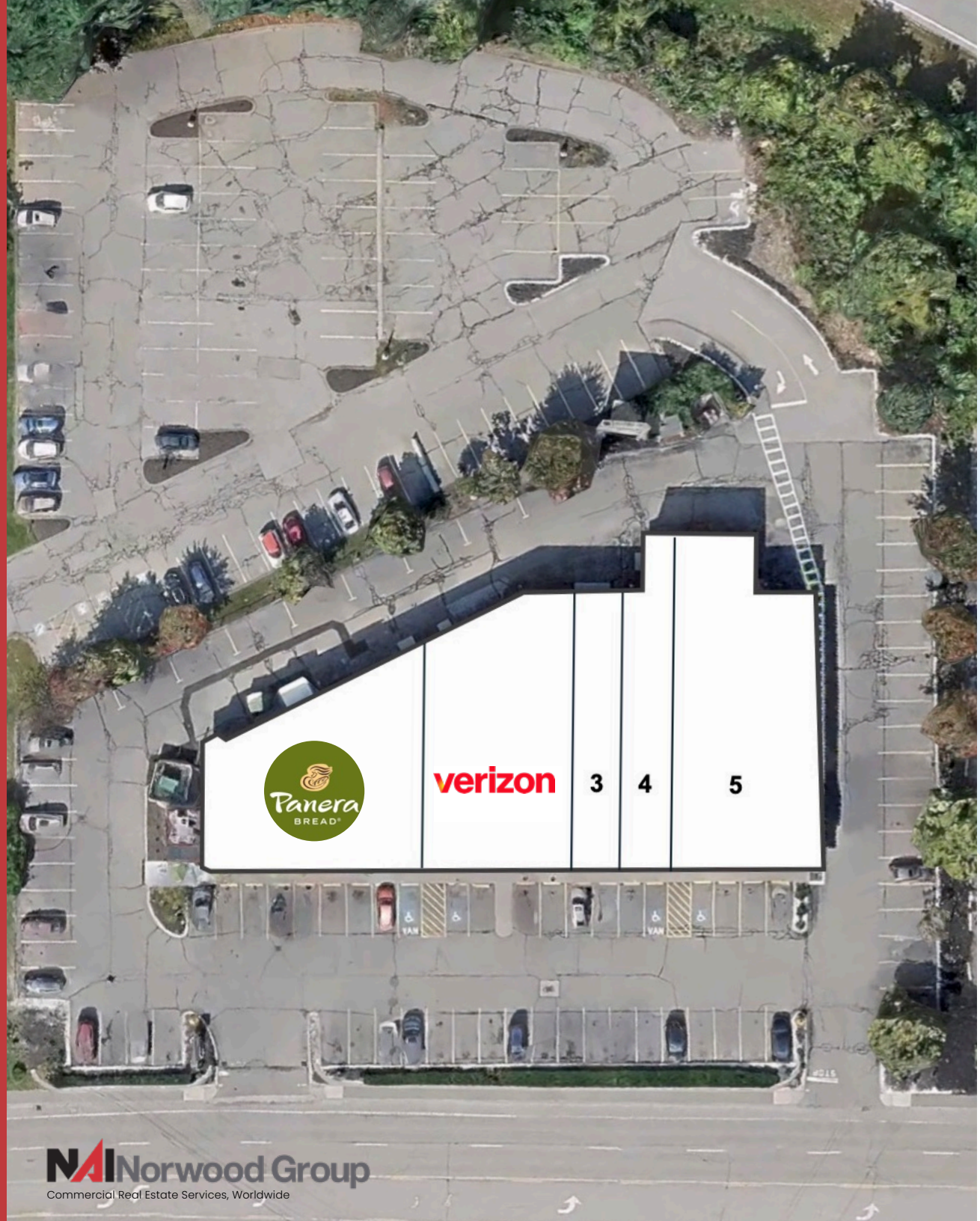
Parking ratio: ~8/1000

Lease rate: Call for details

verizon

Panera BREAD®


Hannaford
LOWE'S
crumbl cookies
MARKET BASKET
Auto Zone
petco
PIZZERIA UNO est. 1943
L.L.Bean
the paper store
Jersey Mike's SUBS
FIVE GUYS
AAA
BAM! BOOKS-A-MILLION
Staples
NH State House
14,158 VPD
65,821 VPD
18,112 VPD
19,387 VPD
BAR HARBOR BANK & TRUST
ConvenientMD URGENT CARE
T.J.maxx
SIERRA TRADING POST



LEASING PLAN

	Area (SF)
Panera Bread	4000
Verizon	4209
AVAILABLE (3)	1740
AVAILABLE (4)	1792
AVAILABLE (5)	4415



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)

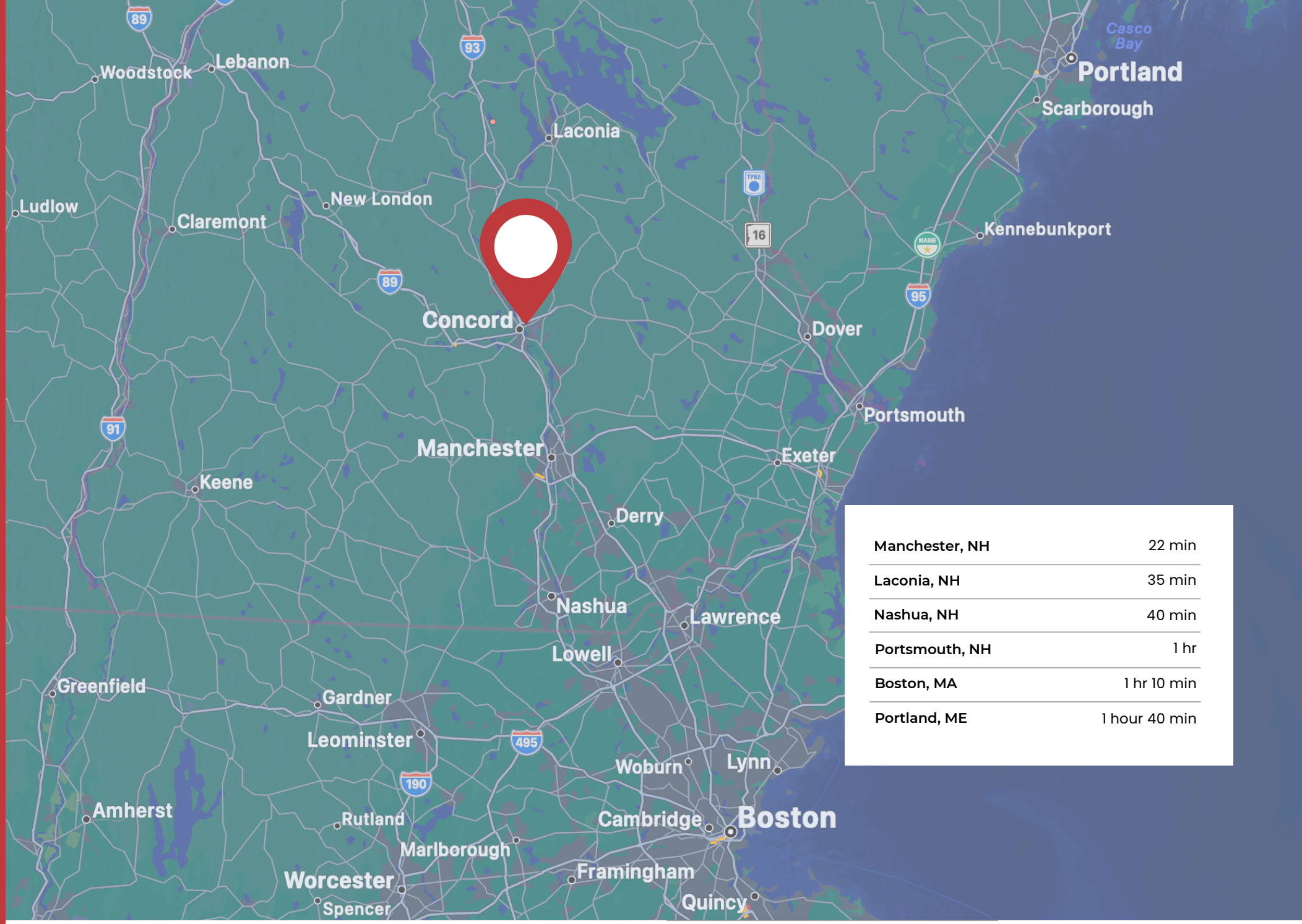
$96,426
MEDIAN HH INCOME

$50,488
PER CAPITA INCOME

$321,363
MEDIAN NET WORTH



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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

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 option 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.

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