SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

FOR LEASE

944 ELM STREET

MANCHESTER, NH 03101



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Property Summary

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PROPERTY DESCRIPTION

Second-generation restaurant space totaling 1,500± SF, fully equipped with an existing hood system, grease trap, and walk-in coolers—providing a turnkey opportunity for restaurant or food service operators.

944 Elm Street offers a rare opportunity to establish your business in one of downtown Manchester's most visible and sought-after locations. Available for the first time in years, this well-positioned property features a fully equipped second-generation restaurant space, allowing for a streamlined and cost-effective opening. Contact our brokers today to learn more about this exceptional leasing opportunity.

OFFERING SUMMARY

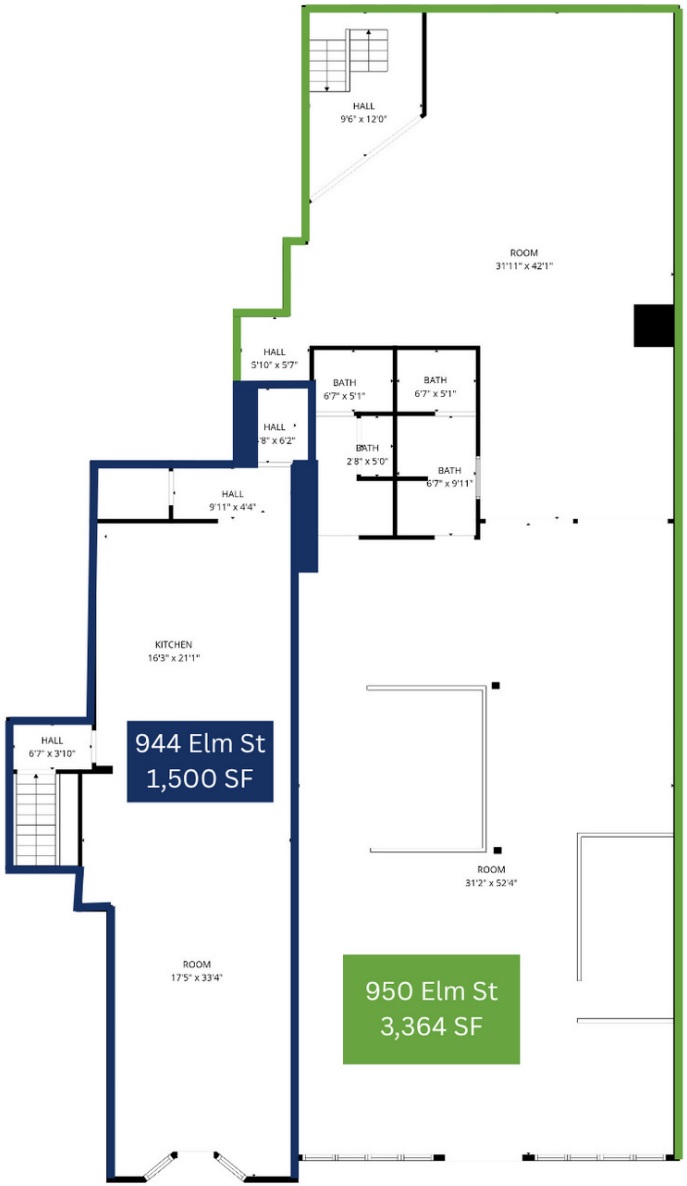
Lease Rate:	Call Broker
Available SF:	1,500 SF



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Floor Plan

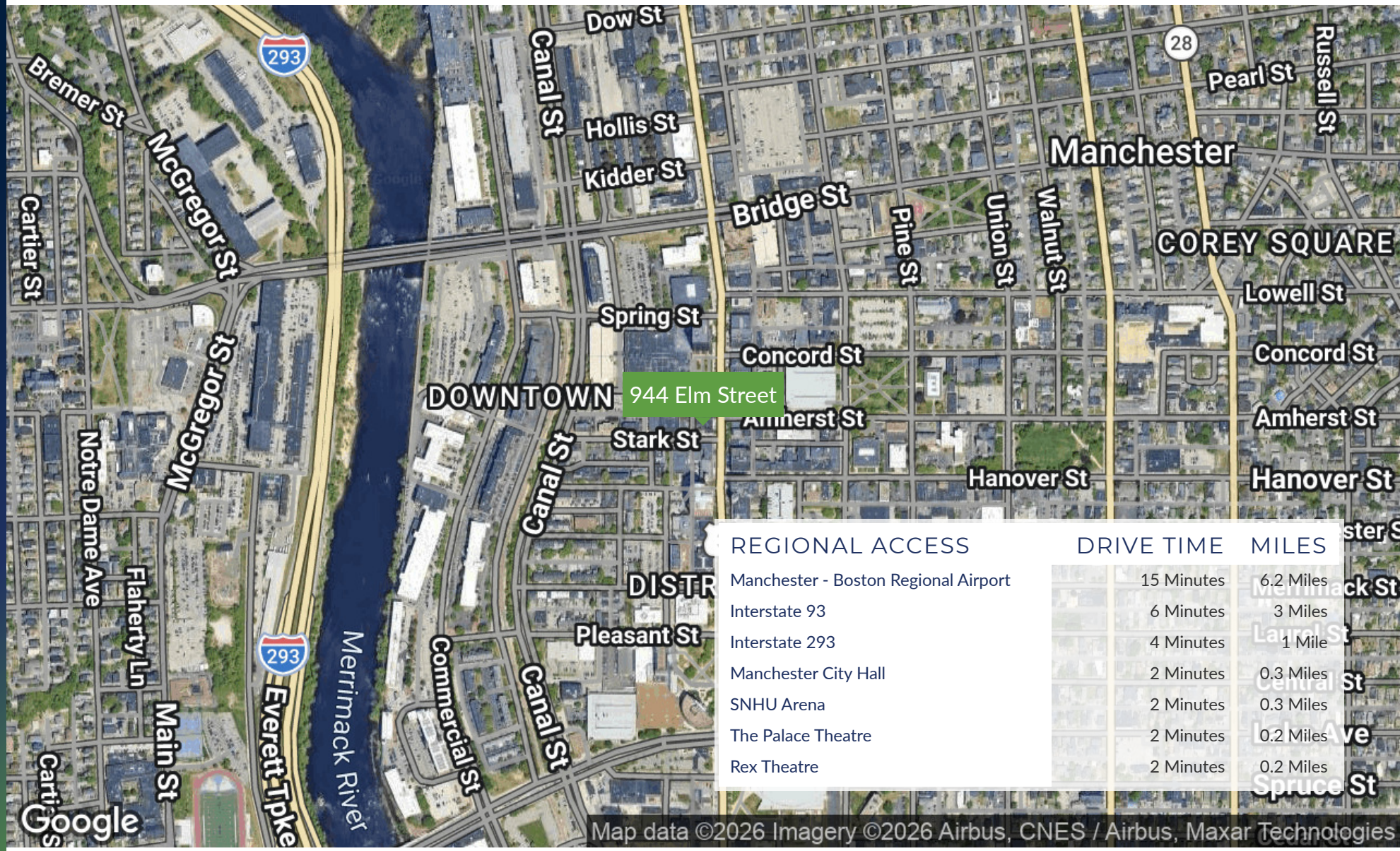
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Location Map

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REGIONAL ACCESS	DRIVE TIME	MILES
Manchester - Boston Regional Airport	15 Minutes	6.2 Miles
Interstate 93	6 Minutes	3 Miles
Interstate 293	4 Minutes	1 Mile
Manchester City Hall	2 Minutes	0.3 Miles
SNHU Arena	2 Minutes	0.3 Miles
The Palace Theatre	2 Minutes	0.2 Miles
Rex Theatre	2 Minutes	0.2 Miles

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Retailer Map

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Additional Photos

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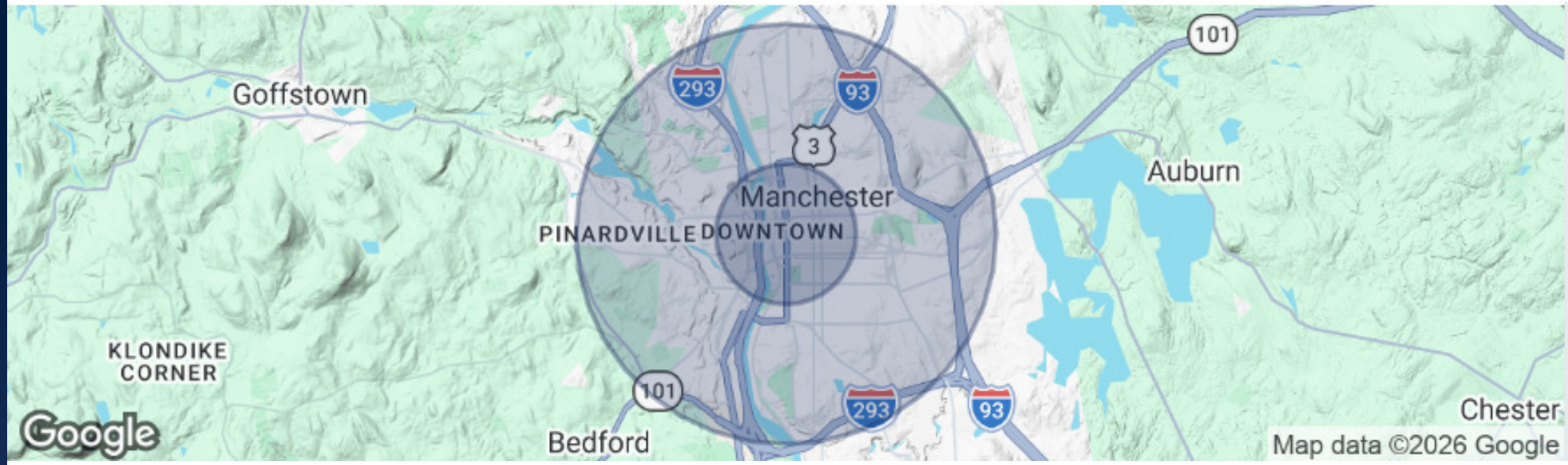




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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,449	109,148	142,700
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	13,665	46,077	58,817
# of Persons per HH	2.3	2.4	2.4
Average HH Income	$76,208	$96,702	$107,151
Average House Value	$320,065	$333,896	$363,101

2023 American Community Survey (ACS)

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