



PROLMAN
REALTY, INC.

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



**HIGH VISIBILITY
RESTAURANT
AND EVENT
SPACE**

FOR LEASE

**21 FRONT STREET,
MANCHESTER, NH 03102**

11,700+/- SF Available

JOE ROBINSON
(603) 714 4019
jrobinson@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON
(603) 345 0202
nathan@nainorwoodgroup.com

MATT ROBINSON
(603) 714 3426
mrobinson@nainorwoodgroup.com

MARK PROLMAN
(603) 880-6655
mark.prolman@prolmanrealty.com



WWW.PROLMANREALTY.COM



WWW.NAINORWOODGROUP.COM

PROPERTY INFORMATION



11,700+/- SF AVAILABLE FOR LEASE

21 FRONT STREET, MANCHESTER, NH 03102

\$17.50 NNN

DESCRIPTION:

This expansive $\pm 11,700$ SF former Falls Event Center offers a rare opportunity to lease a fully built-out event and hospitality venue. Directly adjoining the Hampton Inn & Suites, the property benefits from built-in guest traffic, convenient accommodations, and strong visibility.

The space features multiple large function rooms with high ceilings, flexible layouts, and abundant natural light; ideal for weddings, corporate events, conferences, or entertainment uses. A sizeable commercial kitchen space equipped with a hood system supports high-volume food service operations.

Additional highlights include a welcoming lobby/reception area, private event suites, modern restrooms, and nearby parking. The layout allows for single-tenant use or potential subdivision for multiple concepts.

The site benefits from easy access to I-293 and regional highways, making this property perfectly suited for operators seeking a prominent venue in Southern New Hampshire's largest city.

PROPERTY FEATURES:

- **High Traffic Count: ~22,000 VPD (2025)**
- **Existing Commercial Kitchen**
- **Fully Built-Out**
- **Proximity to Hotel**
- **Easy Access to I-293**

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	49,273	121,944	280,942
Households	21,171	51,951	111,834
Families	12,137	32,291	76,272
Avg HH Size	2.29	2.32	2.49
Median Age	39.8	41.9	42.8
Median HH Income	\$87,653	\$110,080	\$124,145
Avg HH Income	\$111,497	\$137,326	\$153,129

BUSINESSES (10 MILE)



11,066

TOTAL BUSINESSES



127,689

TOTAL EMPLOYEES

INCOME (10 MILE)



\$124,145

MEDIAN HH INCOME



\$61,087

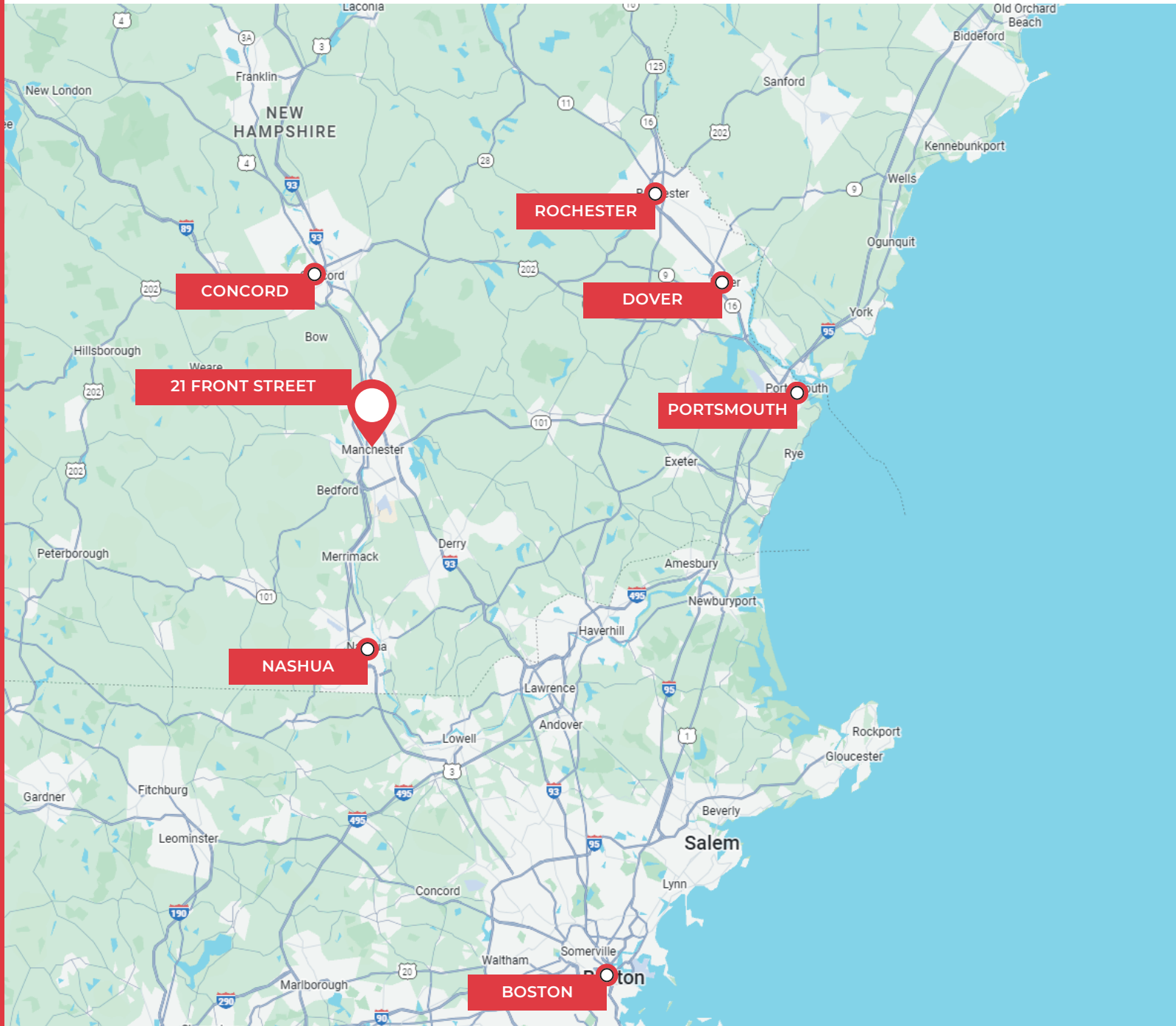
PER CAPITA INCOME



\$560,416

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Boston, MA	1 hr 18 mins
Concord, NH	19 mins
Nashua, NH	22 mins

Rochester, NH	1 hr 3 mins
Dover, NH	59 mins
Portsmouth, NH	52 mins

PHOTOS



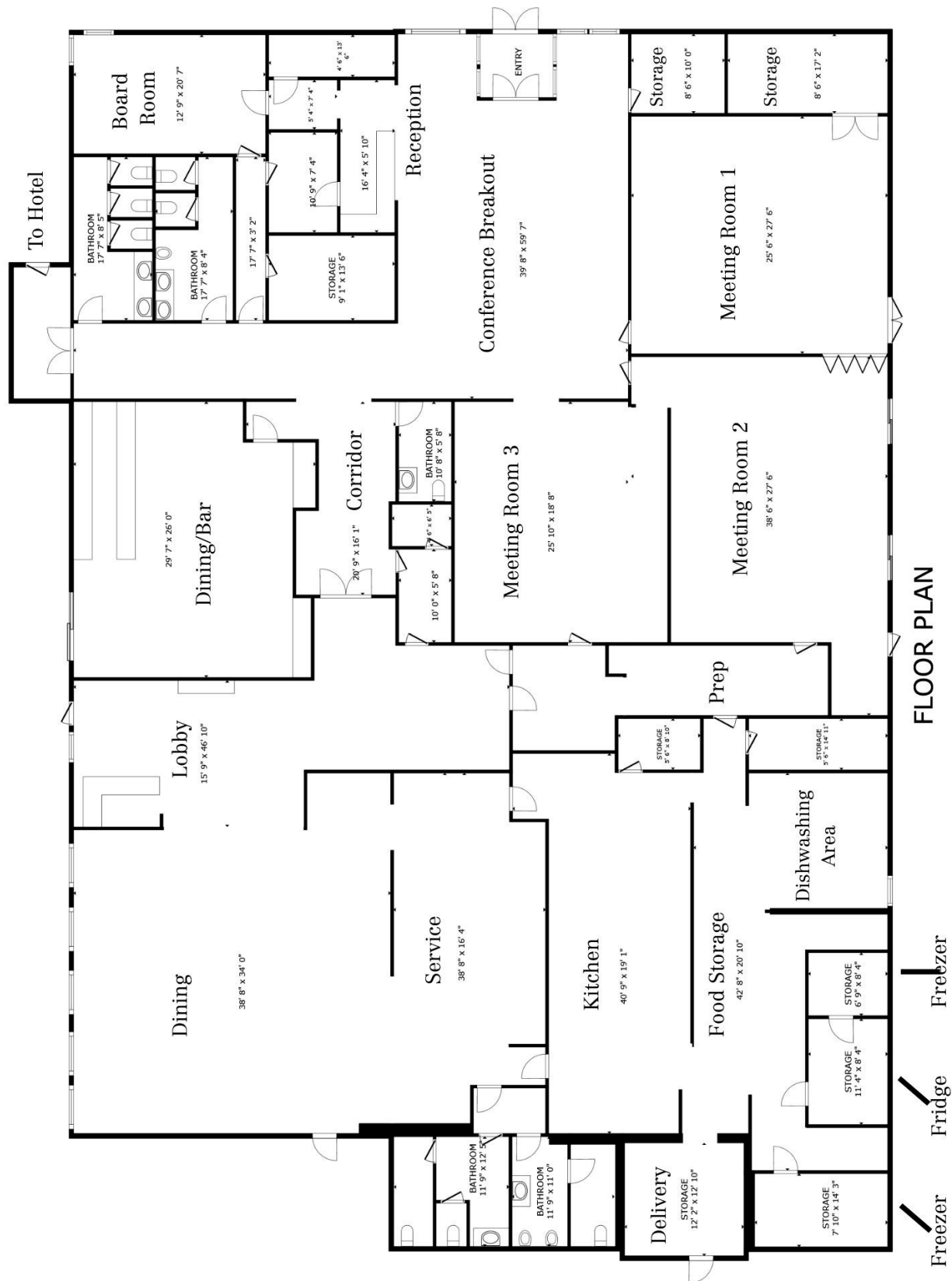
[Virtual Tour Link](#)

PHOTOS



[Virtual Tour Link](#)

FLOOR PLAN



FLOOR PLAN

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:



JOE ROBINSON

ADVISOR

tel (603) 637-2012

mobile (603) 714-4019

jrobinson@nainorwoodgroup.com

MATT ROBINSON

ADVISOR

tel (603) 637 - 2247

mobile (603) 714 - 3426

mrobinson@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 637 - 2248

mobile (603) 345 - 0202

nathan@nainorwoodgroup.com

NAI Norwood Group

116 South River Road

Bedford, NH 03110

www.nainorwoodgroup.com



PROLMAN
REALTY, INC.

MARK PROLMAN

tel (603)-880-6655

mark.prolman@prolmanrealty.com

PROLMAN REALTY

100 Elm Street Nashua

Nashua, NH 03060

www.prolmanrealty.com

&