



SPERRY

COMMERCIAL REALTY ASSOCIATES

**8025 SOUTH WILLOW
STREET
MANCHESTER, NH**

**OFFICE SPACE FOR
LEASE**



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Property Summary

Office space consisting of 4,000 sf. This property features two well-maintained buildings with on-site property management. Buildings offer elevator access and exterior lighting packs for enhanced visibility. Conveniently located on South Willow Street, the property provides easy access to I-293 (Exit 1) and I-93 (Exit 5). It is surrounded by a wide range of amenities, including Manchester-Boston Regional Airport, the Mall of New Hampshire, the US Post Office, numerous restaurants, and other services.

Highlights

- Property consists of 2 well-maintained buildings with on site management
- Unit 206/207 is 4000+ SF of office space on the second floor
- Units can be reconfigured to meet tenant needs
- Building has elevator access and lighting packs to highlight the exterior
- Ideal location on South Willow Street with access to I-293, via exit 1, or I-93, via exit 5
- Surrounded by many retailers and services including Manchester-Boston Regional Airport, Mall of New Hampshire, US Post Office, multiple restaurants, and more

Space Available

Unit 206/207; total of 4,000sf /
\$12.50 NNN

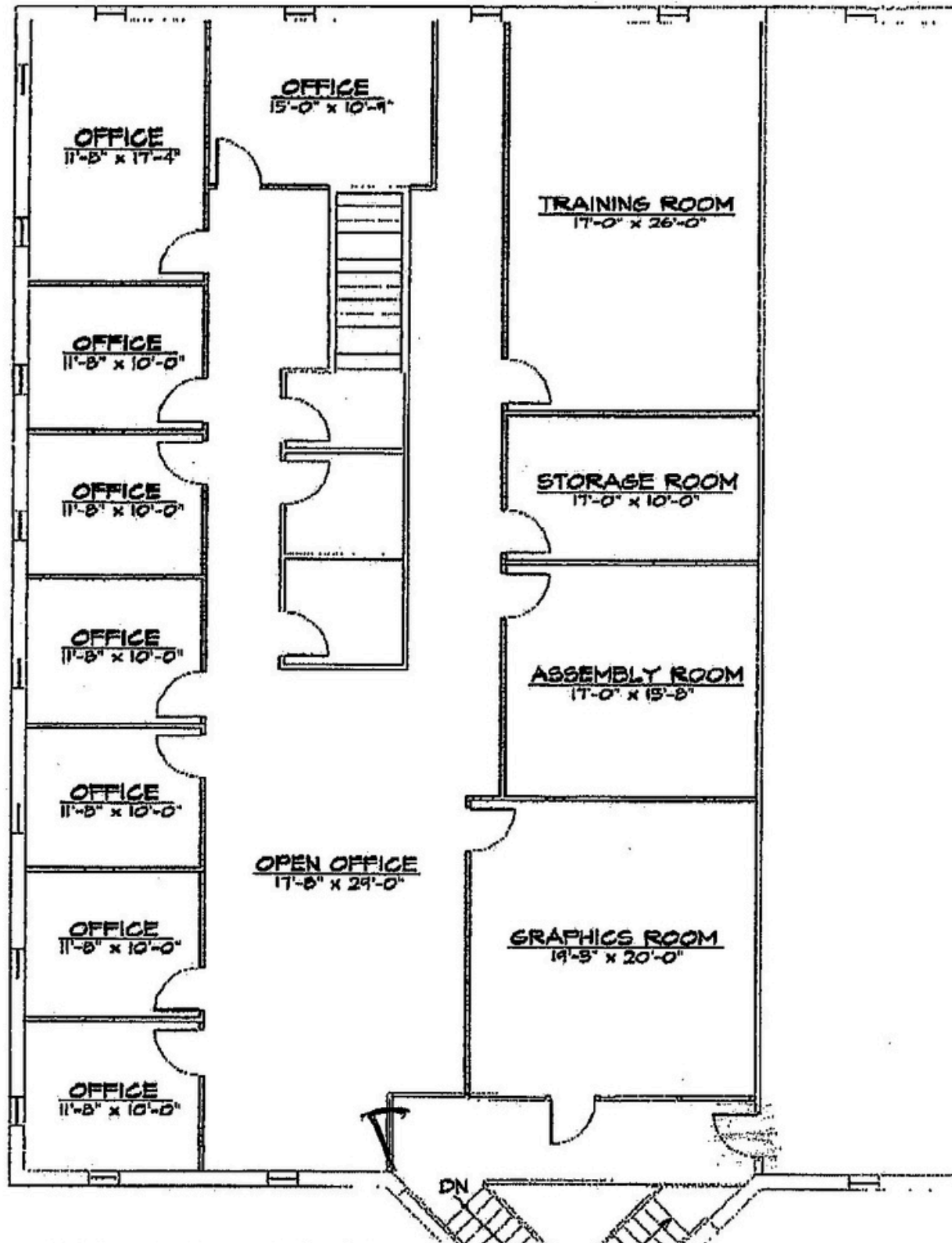


Exterior Photos

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Floor Plan



Area Map

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Demographics



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	1 Mile	3 Miles	5 Miles
Population ^			
2022	8,383	101,386	192,095
2021	7,598	100,560	190,809
2020	7,166	98,933	187,822
2019	6,547	99,855	191,092
2018	7,354	99,527	189,628
Household Income ^			
2022 Median Income	\$108,888	\$83,974	\$86,260
Under \$25k	352	4,779	8,814
\$25k - \$50k	311	5,957	11,757
\$50k - \$100k	894	13,306	23,188
\$100k - \$150k	805	7,145	14,698
Above \$150k	971	8,697	17,566