Concord, NH - Loudon Road Retail Center

240 Loudon Road, Concord, NH 03301

Retail Property For Lease



PROPERTY DESCRIPTION

240 Loudon Road is a 17,900± SF neighborhood retail center located on Loudon Road, Concord's premier retail corridor, in the heart of the densely populated Concord Heights trade area. The property is shadow anchored by Shaw's Supermarket and the former Steeplegate Mall, which is slated for a transformative mixed-use redevelopment including a Costco. Surrounded by national retailers including Walmart, Target, Home Depot, Sam's Club, Dick's Sporting Goods, and Best Buy, the center offers outstanding visibility, strong traffic counts, and a proven customer base. Co-tenants include Mattress Firm, LensCrafters, Tropical Smoothie Cafe, H&R Block, and Starbucks. Concord is the capital of New Hampshire, located in the center of the state, 20 miles north of Manchester and 60 miles west of Portsmouth / Newington.

PROPERTY HIGHLIGHTS

- Prime retail location positioned along Concord's premier retail corridor within the densely populated Concord Heights trade area.
- Features strong regional draw as it is shadow anchored by Shaw's Supermarket and the former Steeplegate Mall site, which is planned for a transformative mixed-use redevelopment featuring Costco.
- Surrounded by major national retailers; Walmart, Target, Home Depot, Sam's Club, Dick's Sporting Goods, and Best Buy, the center benefits from exceptional visibility, strong traffic counts, and a built-in customer base.
- Established tenant mix including Mattress Firm, Lens Crafters, Tropical Smoothie Cafe, H&R Block, and Starbucks.

Property Details

Property Type	Retail
Property Subtype	Strip Center
Available Space	2,772 SF
Building Size (Total GLA)	17,900 SF
Total Lot Size	2.94 Acres
Traffic Count	23,000
Parking Spaces	107
Parking Ratio	5.94
Utilities Description	Water & Sewer: Public
Zoning	Gateway Performance
Year Built	2006
Lease Rate	Negotiable

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The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.

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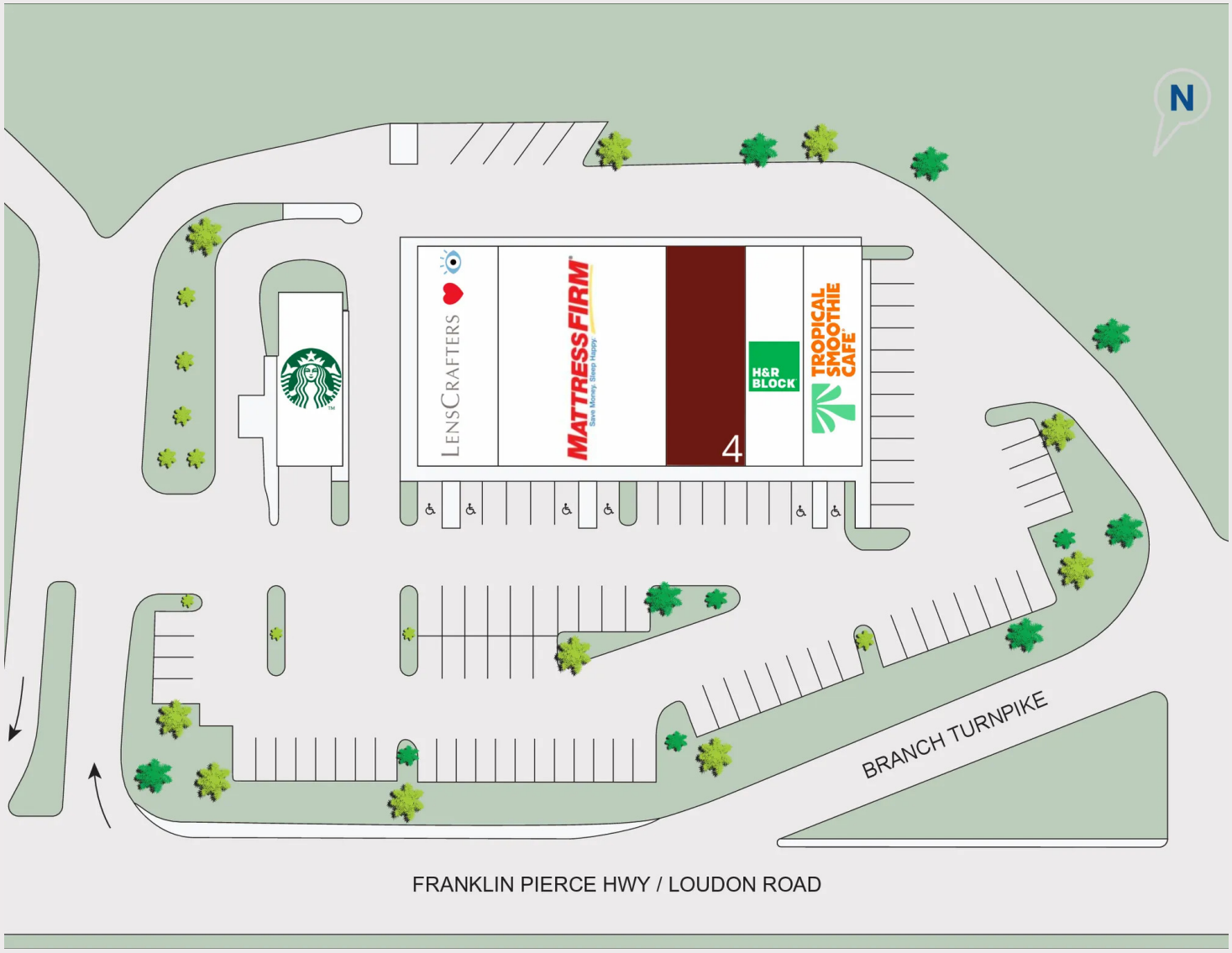
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SPACES

Suite	Tenant	Size
1	Starbucks	0 SF
2	LensCrafter	0 SF
3	Mattress Firm	0 SF
4	Available	2,772 SF
5	H&R Block	0 SF
6	Tropical Smoothie Cafe	0 SF



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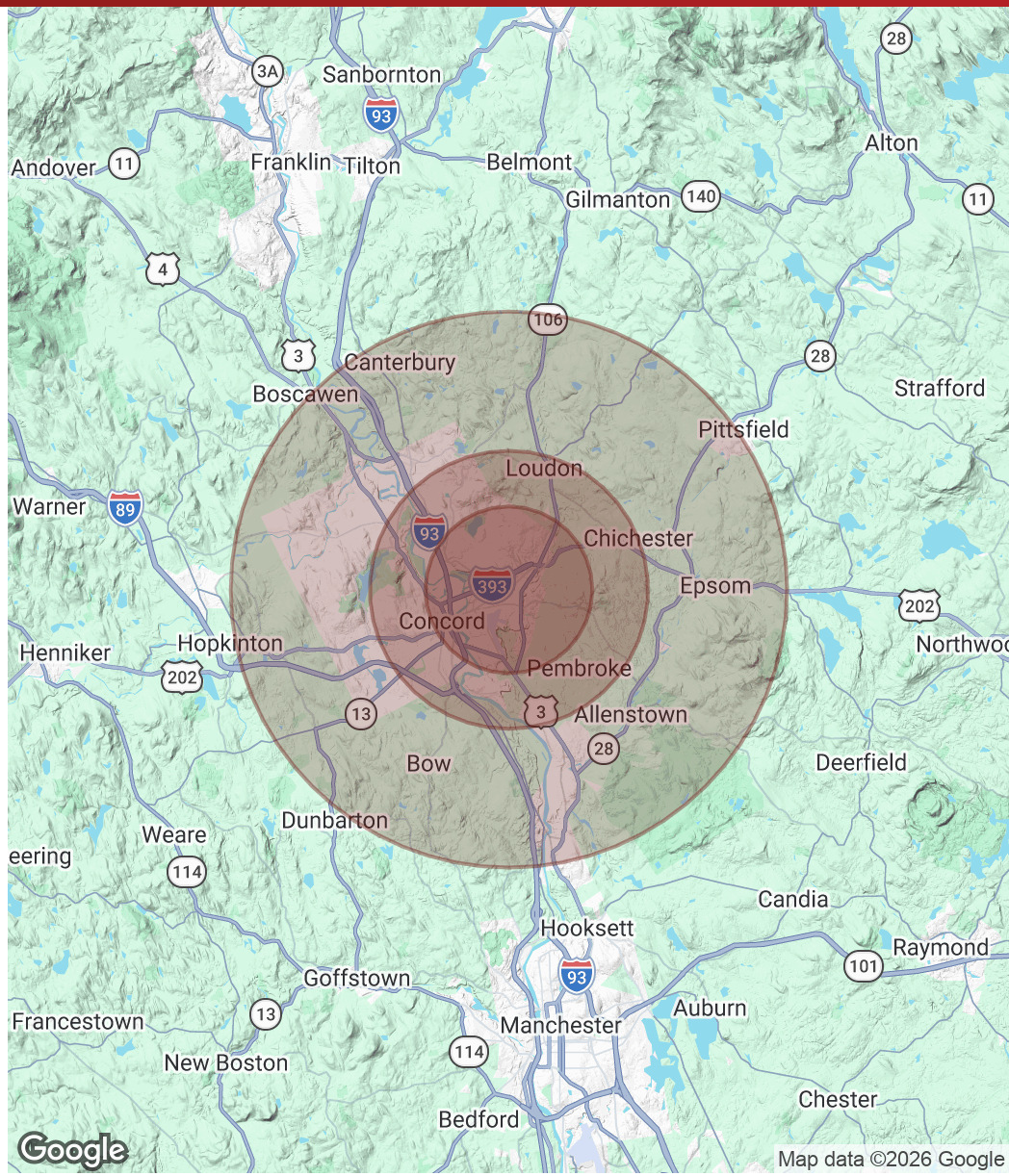
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Retail Property For Lease

Population	3 Miles	5 Miles	10 Miles
Total Population	19,887	40,615	89,205
Average Age	37.9	40.5	42.1
Average Age (Male)	38.0	39.8	41.3
Average Age (Female)	42.1	43.6	43.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	8,790	16,474	35,366
# of Persons per HH	2.3	2.5	2.5
Average HH Income	$89,328	$106,539	$117,917
Average House Value	$298,017	$327,368	$345,829

2023 American Community Survey (ACS)



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