



**MULTI-PARCEL
COMMERCIAL
PROPERTY**

FOR LEASE

**304/308/310 NORTH STATE STREET,
CONCORD, NH 03301**

2,148 +/- SF (310) AVAILABLE (EXISTING BUILDING)

168,141 +/- SF AVAILABLE (LAND LEASE)

PROPERTY INFORMATION



MULTI-PARCEL COMMERCIAL PROPERTY FOR LEASE **304/308/310 NORTH STATE STREET, CONCORD, NH 03301** **\$1.25/SF NNN (Land Lease) and** **\$15/SF NNN (Building Lease – 310 N State Street)**

DESCRIPTION:

This outstanding lease opportunity features three contiguous lots along heavily trafficked N. State Street in Concord, offering flexible leasing options for the land across all parcels plus the existing single-tenant building on 310 N. State Street. Ideal for retailers, restaurants, service businesses, offices, showrooms, or other commercial users seeking high visibility and strong accessibility in New Hampshire's capital city.

Key Highlights Include:

- 310 N State Street: 0.94-acre lot improved with an existing 2,148 +/- SF single-story commercial building.
- 308 N State Street: 1.12-acre vacant lot – ready for immediate development or expansion.
- 304 N State Street: 1.80-acre lot with an existing 3,144 +/- SF single-family home.
- Total Assemblage: 3.86 acres.
- Flexible Leasing Options: Lease the combined land across all three lots for ground-up development, expansion, or additional parking/outdoor use. The existing ~2,148 +/- SF building at 310 N. State Street is also available for lease—providing immediate occupancy.
- Strategic Location: Prime exposure on a busy arterial route with high daily traffic counts. Just minutes from downtown Concord, government buildings, retail corridors, residential neighborhoods, and easy access to I-93 for regional connectivity.
- Building Features at 310 N. State Street: Approximately 2,148 SF single-level commercial building (built circa 1970), handicap-accessible with no stairs. Offers a versatile blank canvas perfect for customization. Includes ample on-site parking, and a functional layout suitable for retail, restaurant, professional office, or service uses.
- Site Advantages: Generous parking capacity across the assembled parcels, level topography, and access to public utilities (water, sewer, etc.). The combined lots provide scalability for larger operations, additional parking, or phased development while leasing the building separately or together.
- Possible residential housing available: For the right user, occupying 308 & 310 N. State Street, the single-family home on 304 N. State Street could be available to rent for the business owner or their employees.

Whether you need immediate space in the building, land for expansion/new construction, or a full-site lease, this property delivers exceptional visibility, customer traffic potential, and operational flexibility in a proven commercial corridor. This is a rare chance to secure a high-traffic location on N. State Street through a tailored lease arrangement tailored to your business needs.

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	11,500	46,068	86,325
Households	4,378	19,765	36,045
Families	2,353	11,117	22,696
Avg HH Size	2.09	2.16	2.29
Median Age	42.0	43.2	44.1
Median HH Income	\$86,605	\$82,855	\$96,312
Avg HH Income	\$112,205	\$107,395	\$120,605

BUSINESSES (10 MILE)



5,194

TOTAL BUSINESSES



66,602

TOTAL EMPLOYEES

INCOME (10 MILE)



\$96,312

MEDIAN HH INCOME



\$50,498

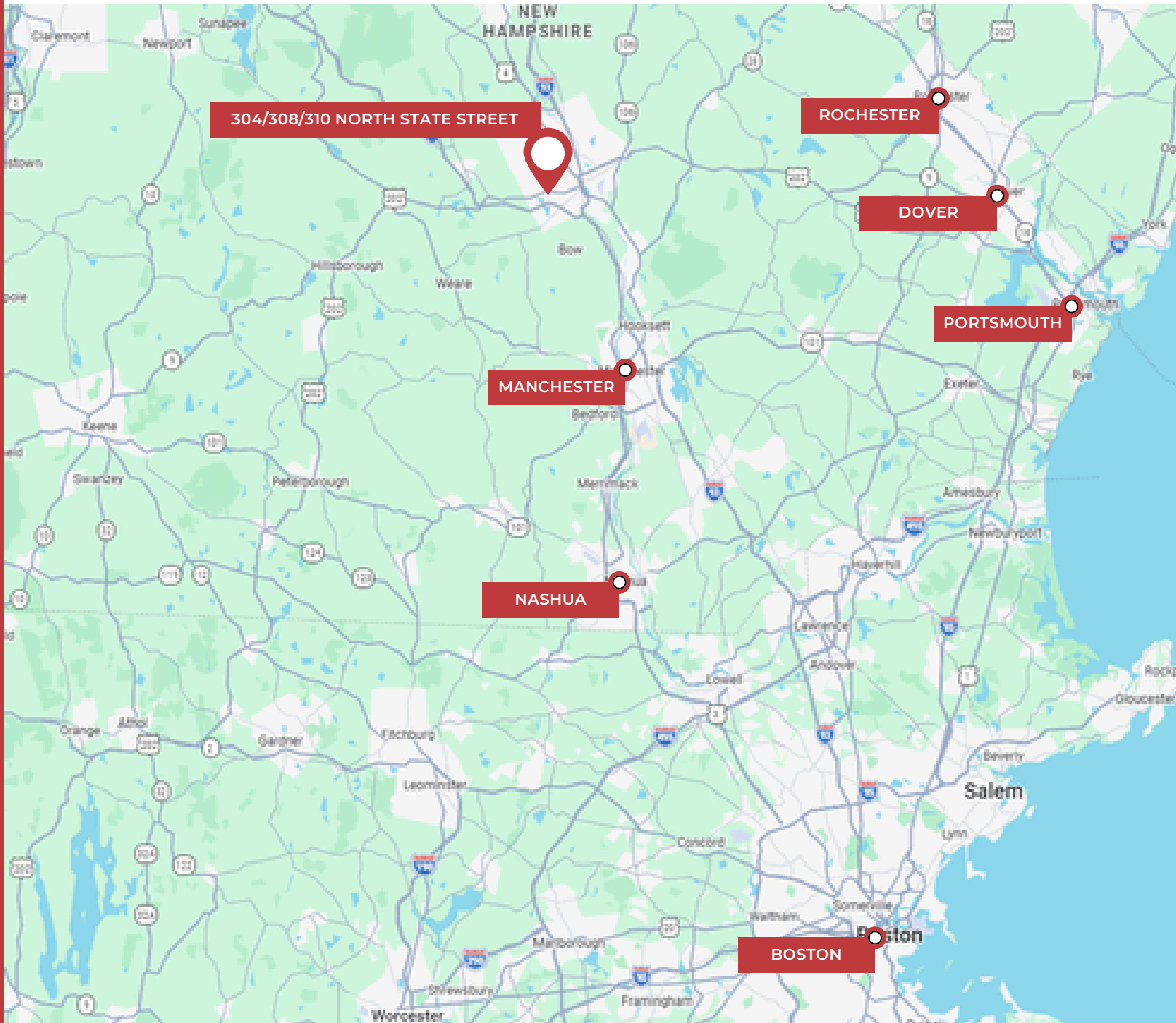
PER CAPITA INCOME



\$316,163

MEDIAN NET WORTH

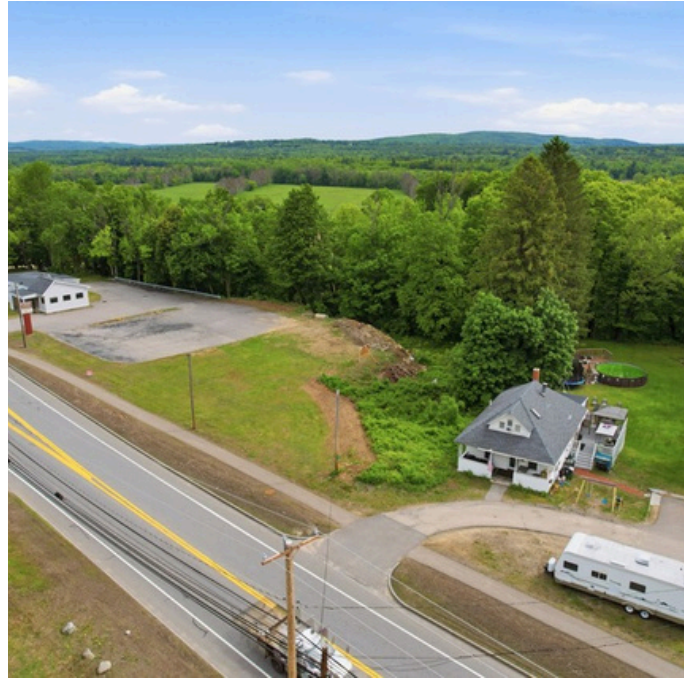
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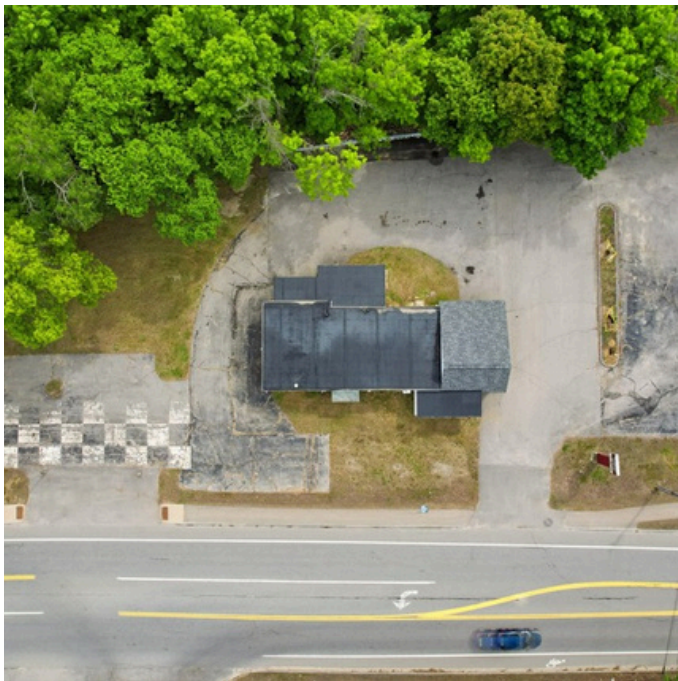
DRIVE TIMES TO:

Boston, MA	1 hr 37 mins	Rochester, NH	1 hr 2 mins
Manchester, NH	26 mins	Dover, NH	1 hr 6 mins
Nashua, NH	42 mins	Portsmouth, NH	1 hr 4 mins

PHOTOS



PHOTOS



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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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

MATT ROBINSON

ADVISOR

tel (603) 637-2237

mobile (603) 714-3426

mrobinson@nainorwoodgroup.com

NAI Norwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com