

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Freestanding Building for Lease

85 Manchester St, Concord NH, 03301

Exclusively Represented By:

Amelia Hosken

Advisor

603 552 8638

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$14 SF/yr
Lease Type	MG
SF Available	4,200 SF

Location Description

Located in the heart of historic downtown Concord, this vibrant area is an ideal setting for retail businesses seeking a dynamic and thriving environment. The property is surrounded by a diverse mix of shops and services providing an inviting atmosphere for both local residents and visitors. Just steps away from the state capital building and Main Street, the area offers a strong sense of community and a high level of foot traffic. With its charming New England architecture and a variety of nearby businesses, the location provides an exciting opportunity for retail tenants to become part of this lively commercial district.

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Property Description

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Property Overview

This 4,200 ± SF freestanding commercial building offers a highly functional and adaptable layout in Concord's Commercial Highway (CH) District, a zoning designation that supports a wide range of retail, office, medical, fitness, and service-oriented uses. Previously operated as a gym, all fitness equipment will be removed prior to occupancy. Existing wall-mounted mirrors, turf, and floor mats will remain, providing a turnkey opportunity for another fitness or wellness user while still allowing flexibility for many other commercial uses. The space features a large open area measuring approximately 65'9" in length, three private offices, a break room with kitchenette, two ADA-compliant restrooms, and a private shower. Numerous windows provide excellent natural light throughout the building, creating a bright and inviting interior. The property also offers 19 dedicated on-site parking spaces and 8'8" ceiling heights. This is an excellent opportunity for owner-users or tenants seeking a standalone building with strong visibility, ample parking, and a versatile layout in one of Concord's established commercial corridors.

Property Highlights

- **4,200 ± SF freestanding commercial building**
- **Located in the Commercial Highway (CH) District**
- **Wide range of permitted uses, including retail, office, medical, fitness, and service businesses**
- **19 dedicated on-site parking spaces**
- **Former gym/fitness facility**
- **All gym equipment to be removed prior to occupancy**
- **Existing mirrors, turf, and floor mats to remain**
- **Three (3) private offices**
- **Break room with kitchenette**
- **Two (2) ADA-compliant restrooms**
- **One (1) private shower**
- **Natural light throughout**

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Pembroke Place - Standalone Building

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Interior Photos - Equipment To Be Removed

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Amenities: 1 Shower

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Amenities: 2 ADA Bathrooms

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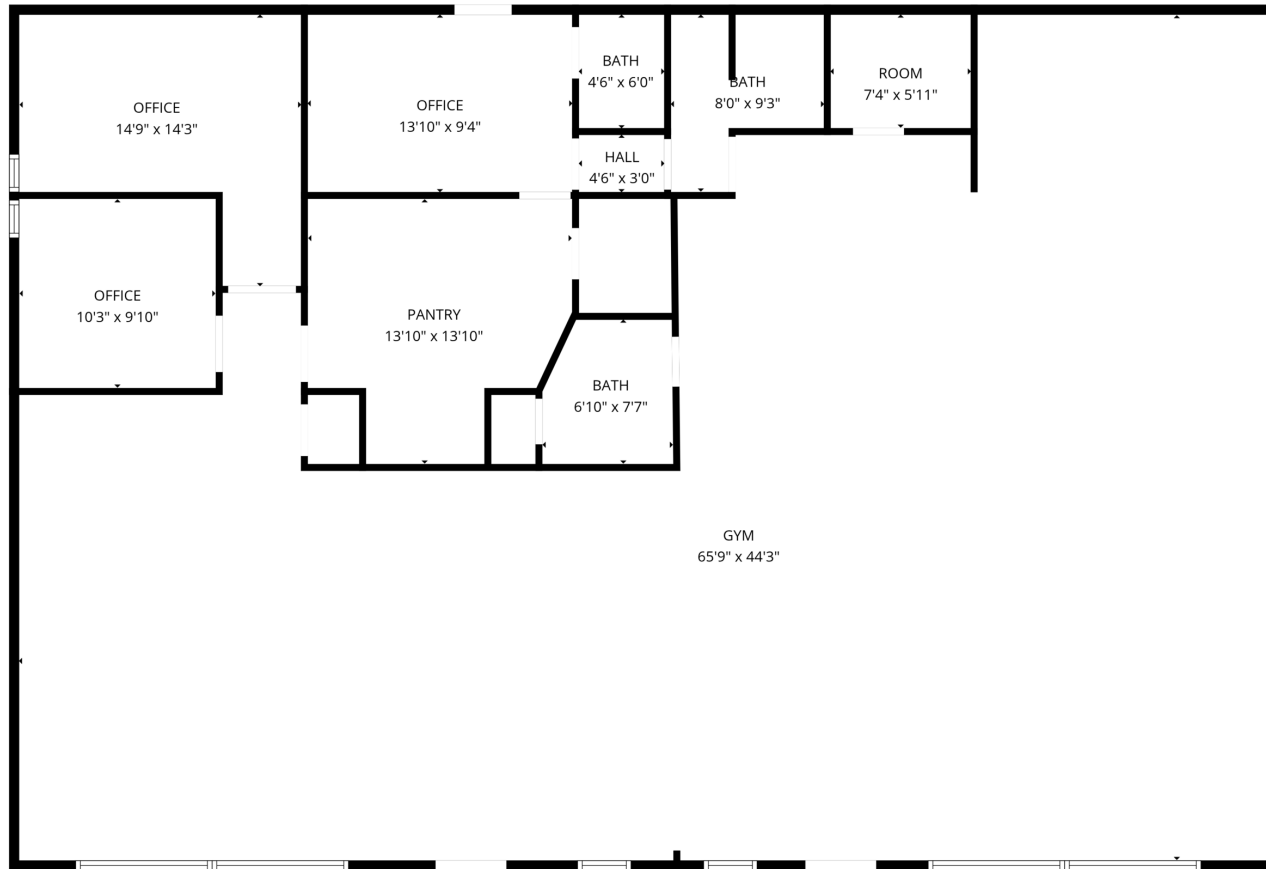
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Floor Plans - Rough Estimate

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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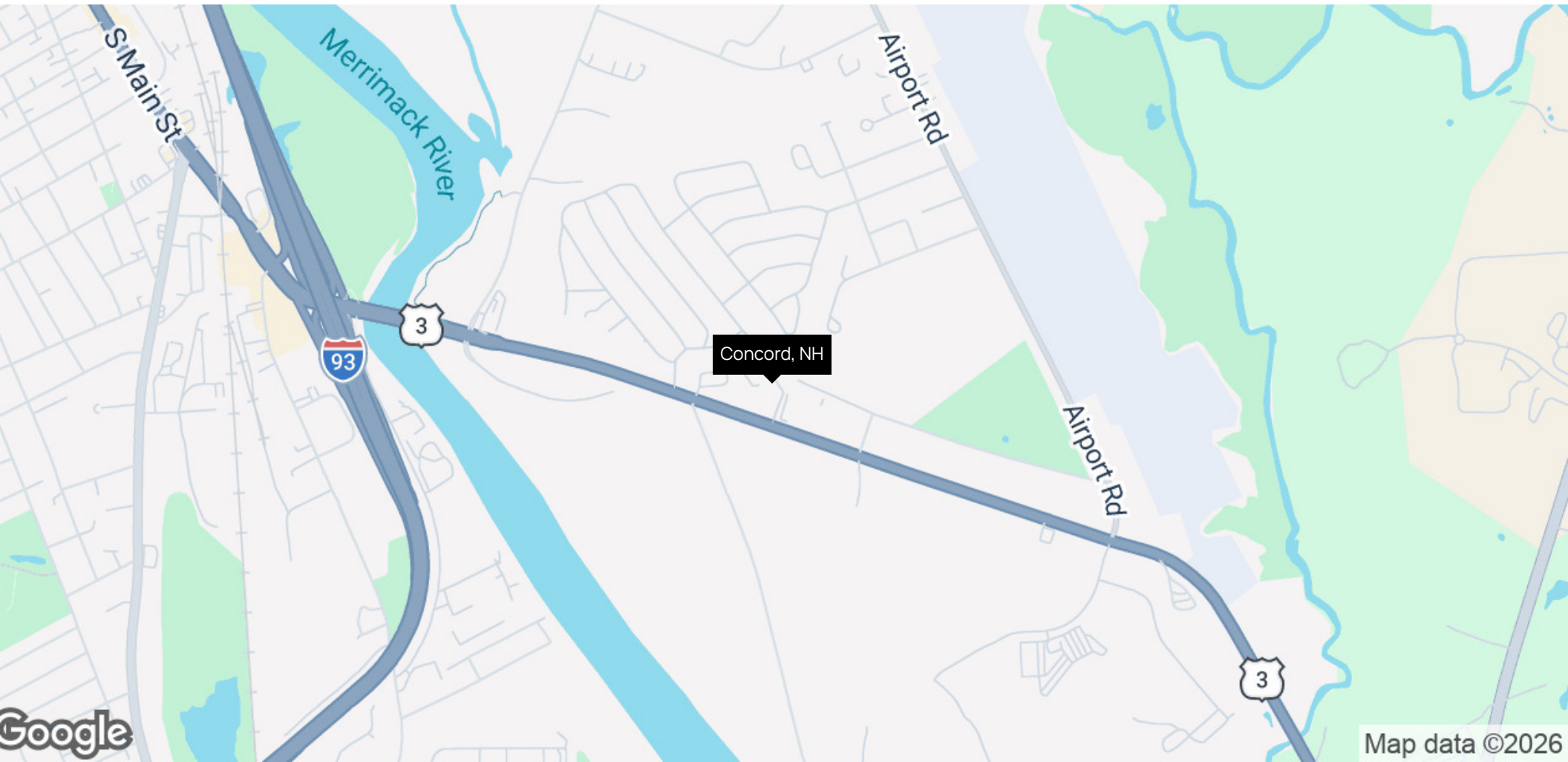
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Location Information

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Regional Map

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Demographics

Section 3

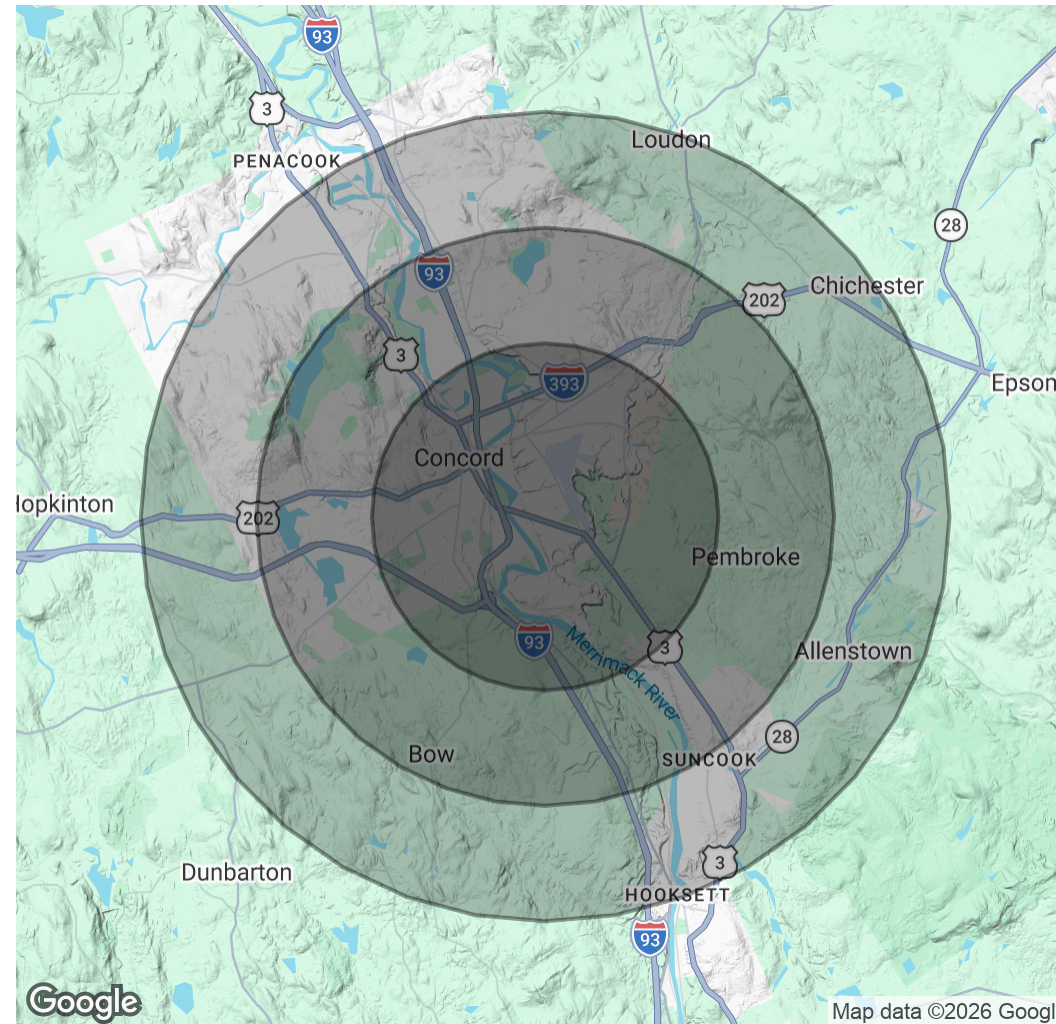
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	25,573	41,763	65,929
Average Age	38.2	39.7	41.3
Average Age (Male)	37.5	39.5	40.6
Average Age (Female)	42	42.8	43.5

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	10,920	16,641	26,284
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$96,704	\$112,500	\$117,148
Average House Value	\$308,720	\$349,578	\$349,489

2023 American Community Survey (ACS)



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Advisor Bios

Section 4

Advisor Bio 1

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Professional Background

As a commercial real estate agent, I combine my academic background and hands-on experience to offer clients strategic, data-driven solutions. I'm also a team lead for an undergraduate research project and co-authoring a publication currently under review, which fuels my passion for problem-solving and innovative thinking. Outside of real estate, I'm an adventurous spirit who loves hiking and exploring new challenges. I pride myself on building strong, personable relationships with clients, always bringing a mix of professionalism and humor to every interaction.

Education

Southern New Hampshire University
Bachelor of Science in Business Administration
Minor: Professional Sales | Concentration: Finance

- Team Lead for Undergraduate Research Project

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