

# Sale Leaseback

72 & 80 Old Granite Street, Manchester, NH 03101



**\$2,000,000**

## Property Features:



Two strong tenants



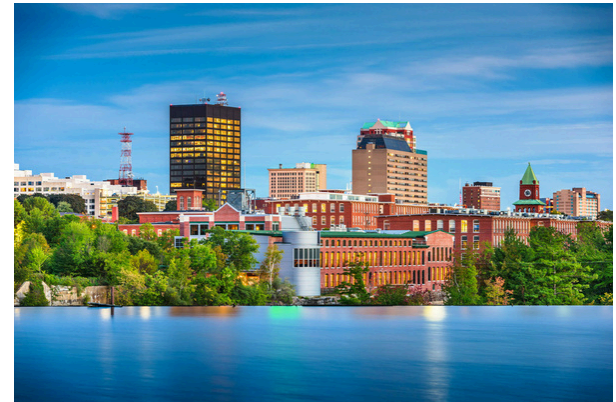
Exceptional accessibility



Prime Location

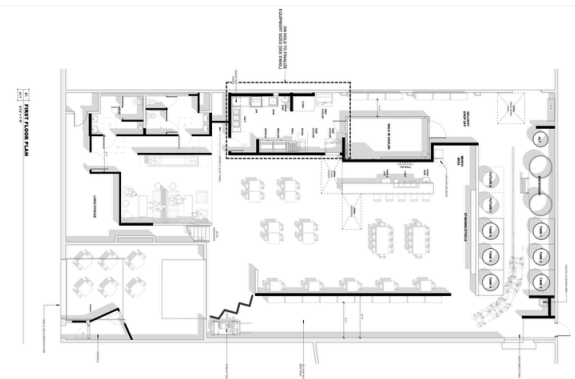


Flexible lease terms



## About:

Sales leaseback of two local institutions. Hometown Coffee Roasters and Republic Brewing. Leaseback will commence upon sale. Situated on Old Granite Street, this property enjoys a prime downtown address in the heart of New Hampshire's largest city. The location places you at the nexus of vibrant residential and commercial activity putting a ready customer and workforce base within steps of your door. Seamless connections to major highways including I-293, US 3, and I-93.



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## Property Details:



### Population

.5 mile: 5,981  
1 mile: 31,890  
1.5 miles: 58,181



### Median Income

.5 mile: \$80,152  
1 mile: \$73,648  
1.5 miles: \$81,868



### Median Age

.5 mile: 38 years  
1 mile: 37 years  
1.5 miles: 39 years

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**SALES PRICE** // \$2,000,000

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**SQUARE FOOTAGE** // 10,908

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**BUILDINGS INCLUDED** // 2

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**YEAR BUILT** // 1900

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**LOT SIZE** // .35 Acres

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