

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

1193 Hooksett Rd

Hooksett, NH 03106

Exclusively Represented By:

Amelia Hosken

Advisor

603 552 8638

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OFFERING MEMORANDUM

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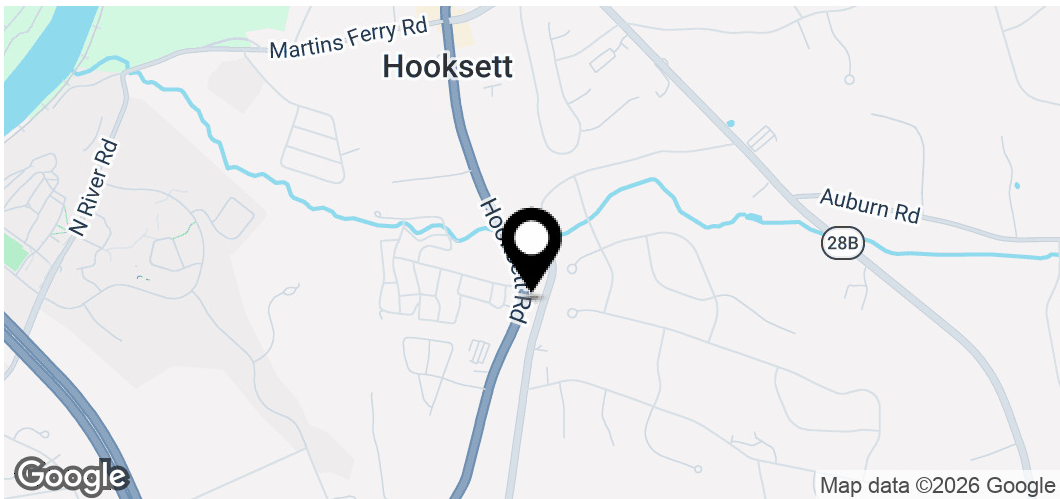
Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

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Offering Summary

Lease Rate	\$13 SF/yr
Lease Type	MG
GSF	8,892 SF
SF Available	3,000 SF
Zoning	PZ

Property Overview

Discover the unparalleled potential of this prime property in Hooksett, NH. Boasting a strategic location with high visibility and convenient access, the property offers an ideal setting for retail or street retail tenants seeking to capitalize on a high-traffic area. With a spacious layout and versatile floor plan, the property provides ample space to accommodate various retail concepts. Modern facilities and amenities ensure a comfortable and efficient operational environment, while ample parking further enhances the appeal for both tenants and customers. Don't miss the opportunity to establish your business in this sought-after location, where the perfect blend of location and features awaits to elevate your retail venture.

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Property Description

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Location Description

Discover the thriving community surrounding this prime location in Hooksett, NH. Situated in a vibrant retail district, the area offers high visibility and easy access for potential retail tenants. Just a stone's throw away from major highways, this bustling neighborhood draws in a steady flow of local and commuter traffic. Nearby businesses, including popular retailers, restaurants, and entertainment venues, create a bustling atmosphere that promises high foot traffic and ample exposure for your retail venture. With its convenient location and dynamic surroundings, this area is the perfect setting for retailers looking to establish a strong presence and attract a steady stream of customers.

Property Highlights

- Versatile layout with 9 separate rooms
- Spacious open area for flexible use
- 2 ADA-compliant bathrooms
- Convenient employee parking at the rear
- Front and back entrances for easy accessibility
- Modern facilities for a comfortable operational environment
- High visibility in a high-traffic retail area
- Ample space to accommodate various retail concepts

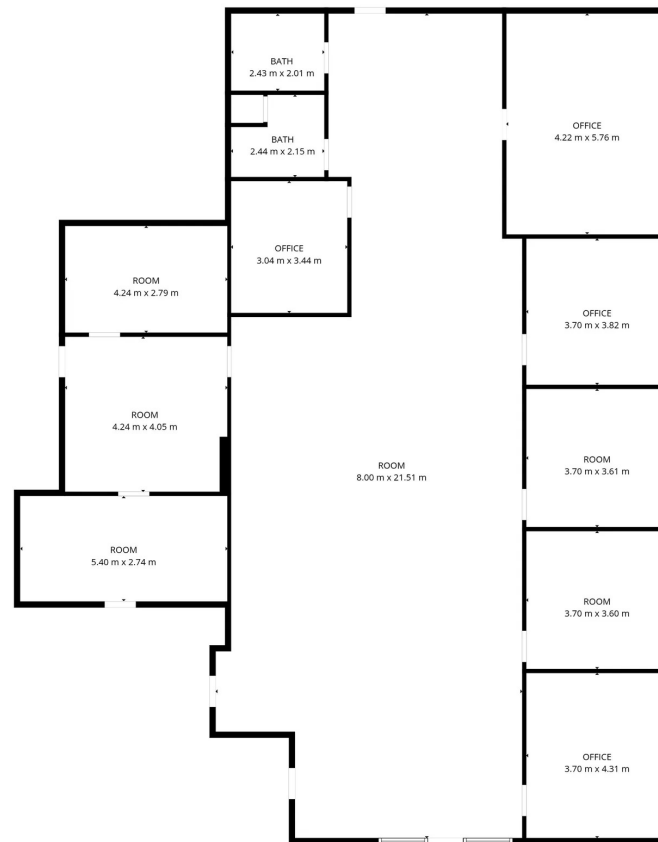
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Floor Plans

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

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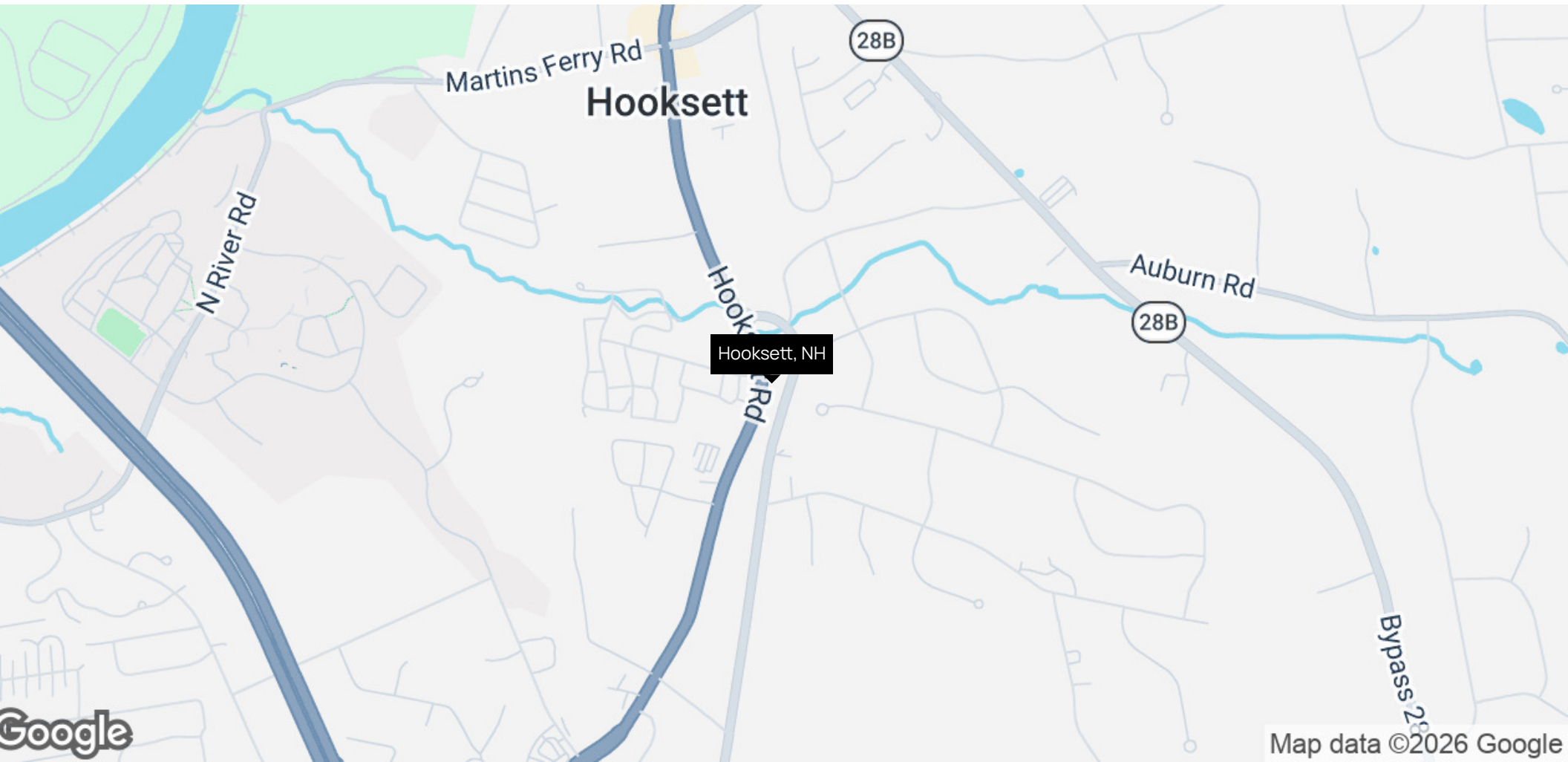
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Location Information

Section 2

Regional Map

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Demographics

Section 3

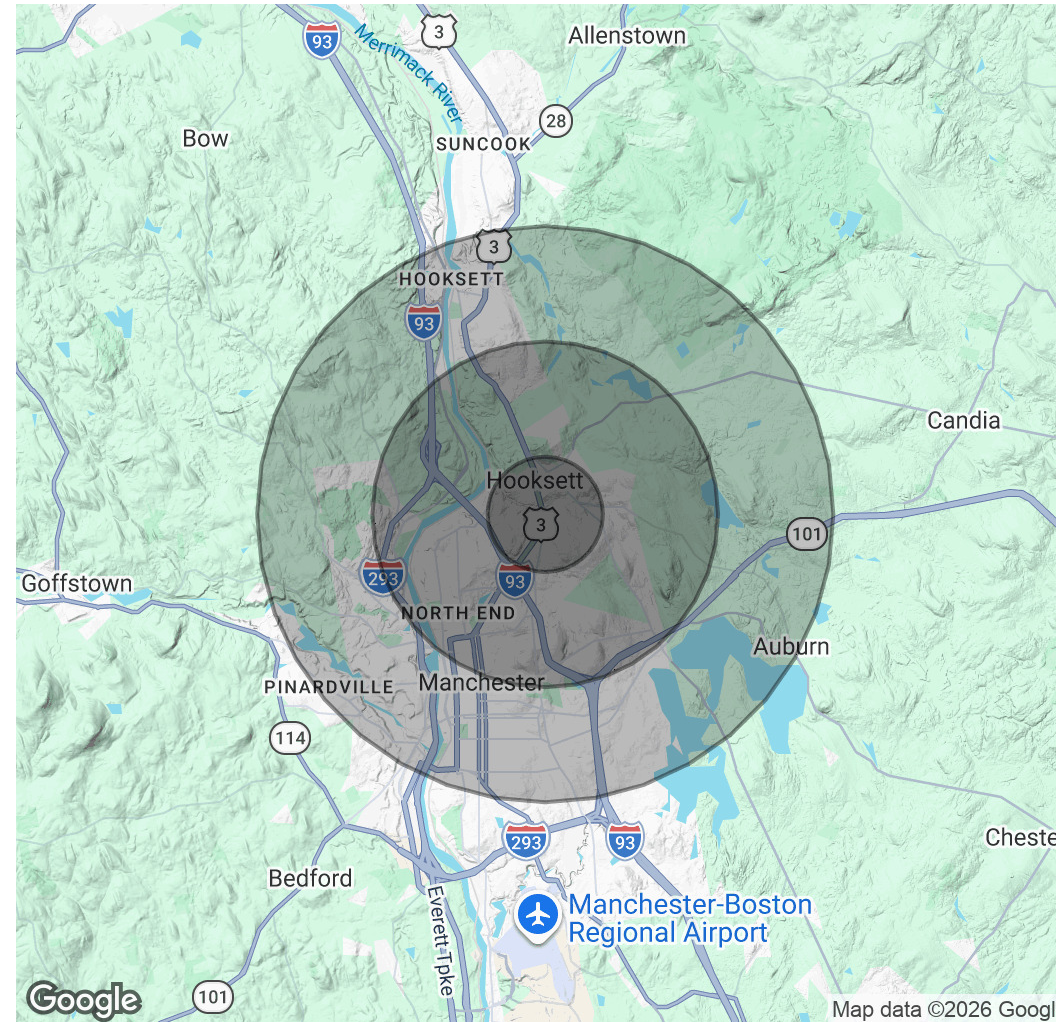
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	2,482	38,771	116,270
Average Age	37.4	39.5	39.4
Average Age (Male)	36.9	37.8	38.3
Average Age (Female)	38.4	41.2	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	846	15,958	48,663
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$128,982	\$123,158	\$103,227
Average House Value	\$387,683	\$377,647	\$354,392

2023 American Community Survey (ACS)



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Advisor Bio

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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

- Lead Team for Undergraduate Research Project

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