

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



81 South Broadway

Salem, NH 03079

Exclusively Represented By:

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OFFERING MEMORANDUM

Table Of Contents

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Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
REGIONAL MAP	8
LOCATION MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
LISTING TEAM	12

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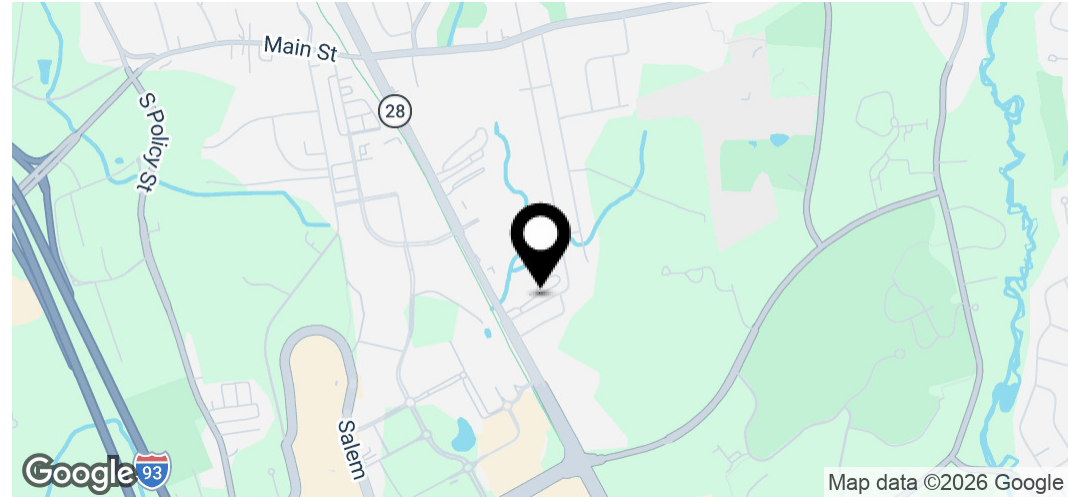
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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$30 SF/yr
Lease Type	NNN
SF Available	1,418 SF
Zoning	R

Property Overview

\$30.00 SF NNN

Property Highlights

- Generous parking for customers and clients
- Highly visible location for maximum exposure
- Attractive storefronts with expansive windows
- Highly visible signage opportunities to showcase your brand
- Versatile layout to accommodate various retail concepts
- Ample interior space for storage needs

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Property Description

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Property Description

\$30.00 SF NNN

Location Description

Located in the heart of Salem, NH, this bustling area offers a vibrant backdrop for your retail business. The surrounding community provides a mix of residential and commercial establishments, creating significant foot traffic and potential customer base. Just minutes away, the Tuscan Village serves as a major shopping and dining destination, drawing in a steady stream of visitors. The location's proximity to major highways ensures convenient access for both locals and commuters. With its blend of local charm and strategic positioning, the area offers an ideal environment for retailers looking to establish a strong presence and capitalize on a diverse and active consumer market.

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Complete Highlights

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Property Highlights

- Generous parking for customers and clients
- Highly visible location for maximum exposure
- Attractive storefronts with expansive windows
- Highly visible signage opportunities to showcase your brand
- Versatile layout to accommodate various retail concepts
- Ample interior space for storage needs
- Handicap-accessible for enhanced customer accessibility
- Easy access for patrons and delivery services
- Updated heating system for comfort and efficiency
- Freshly painted interior for a modern, welcoming atmosphere

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Additional Photos

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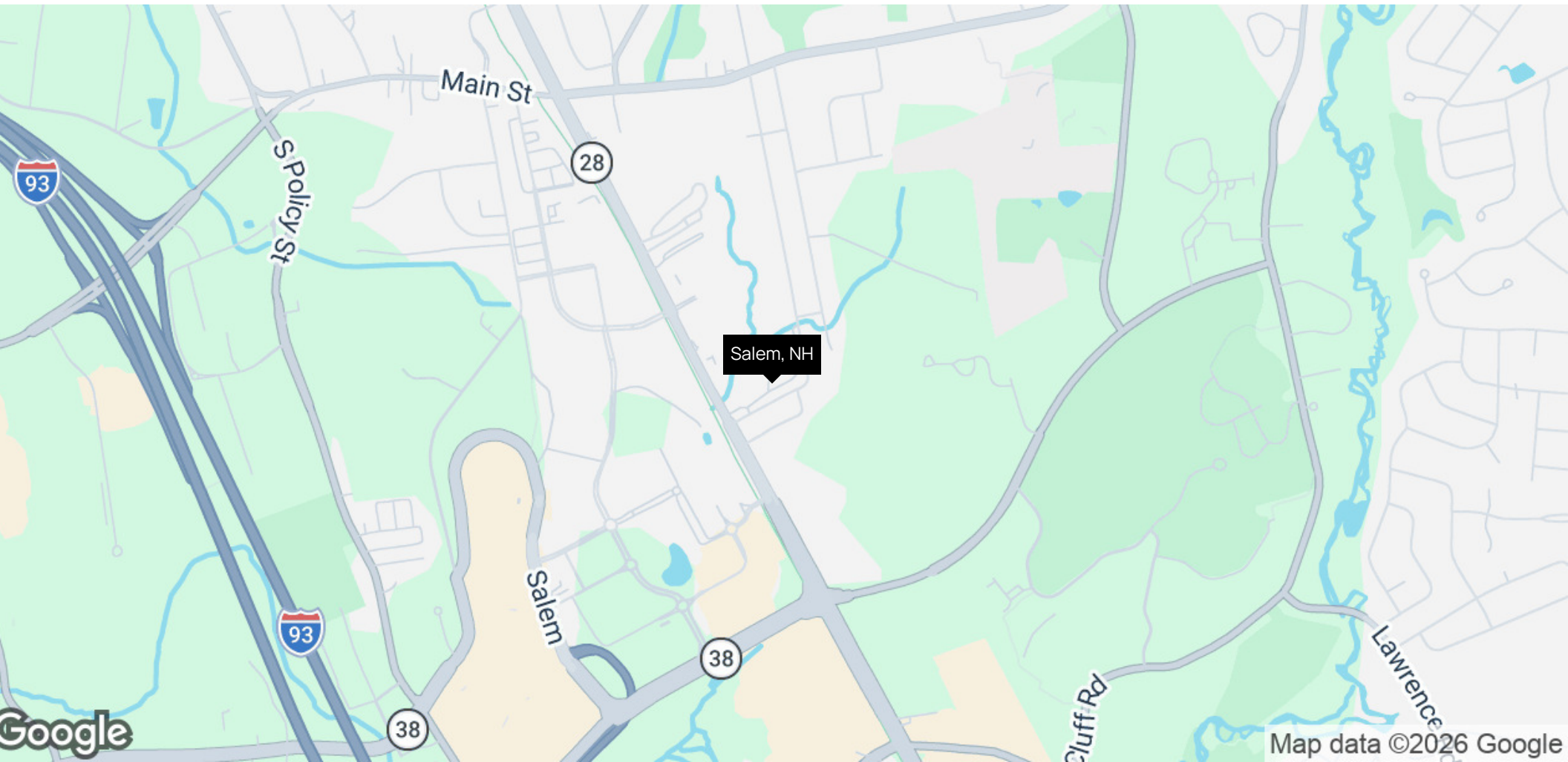
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Regional Map

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Location Map

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Demographics

Section 2

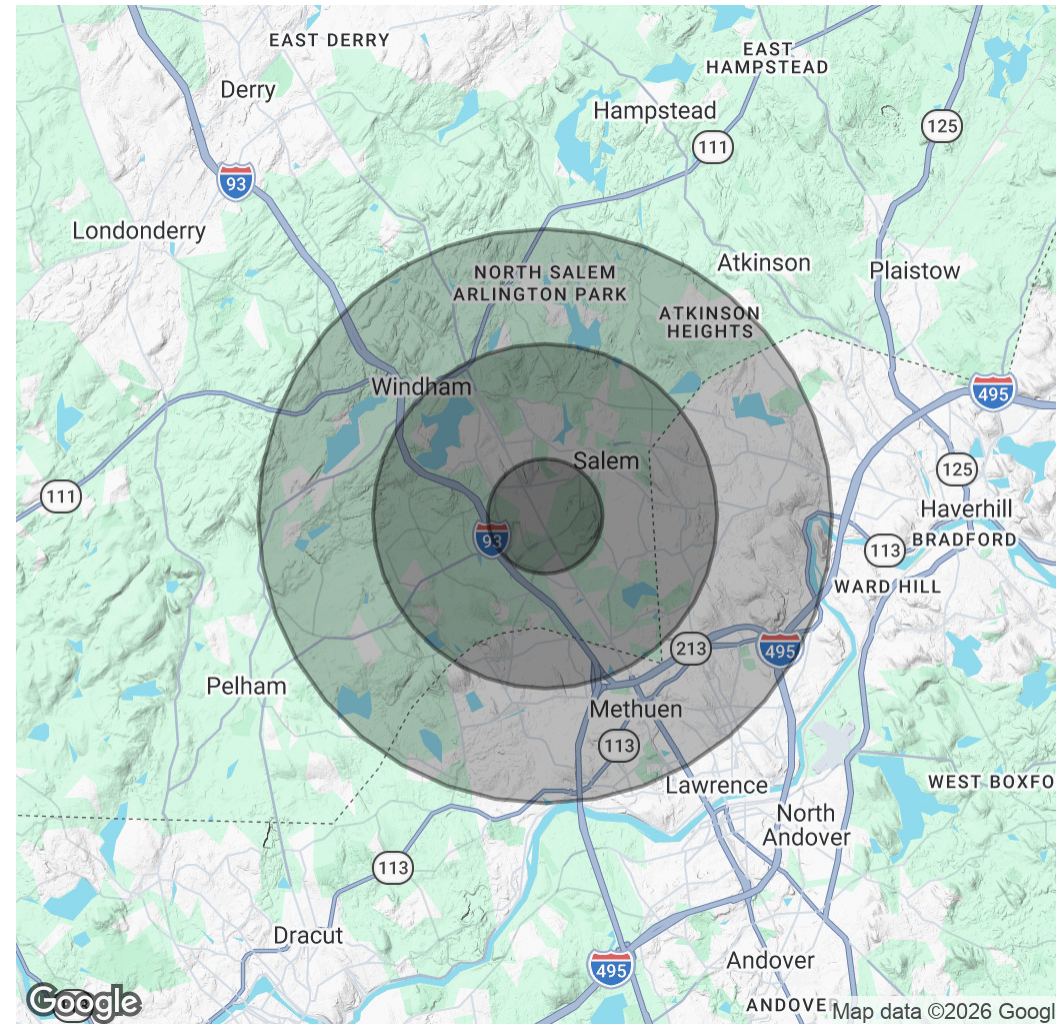
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,871	33,562	110,723
Average Age	45.7	44.6	41.5
Average Age (Male)	42.4	42.8	40.1
Average Age (Female)	49.3	46.8	42.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,778	13,510	40,353
# of Persons per HH	2.1	2.5	2.7
Average HH Income	\$99,638	\$134,498	\$128,451
Average House Value	\$364,210	\$474,082	\$491,030

2023 American Community Survey (ACS)



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Listing Team

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