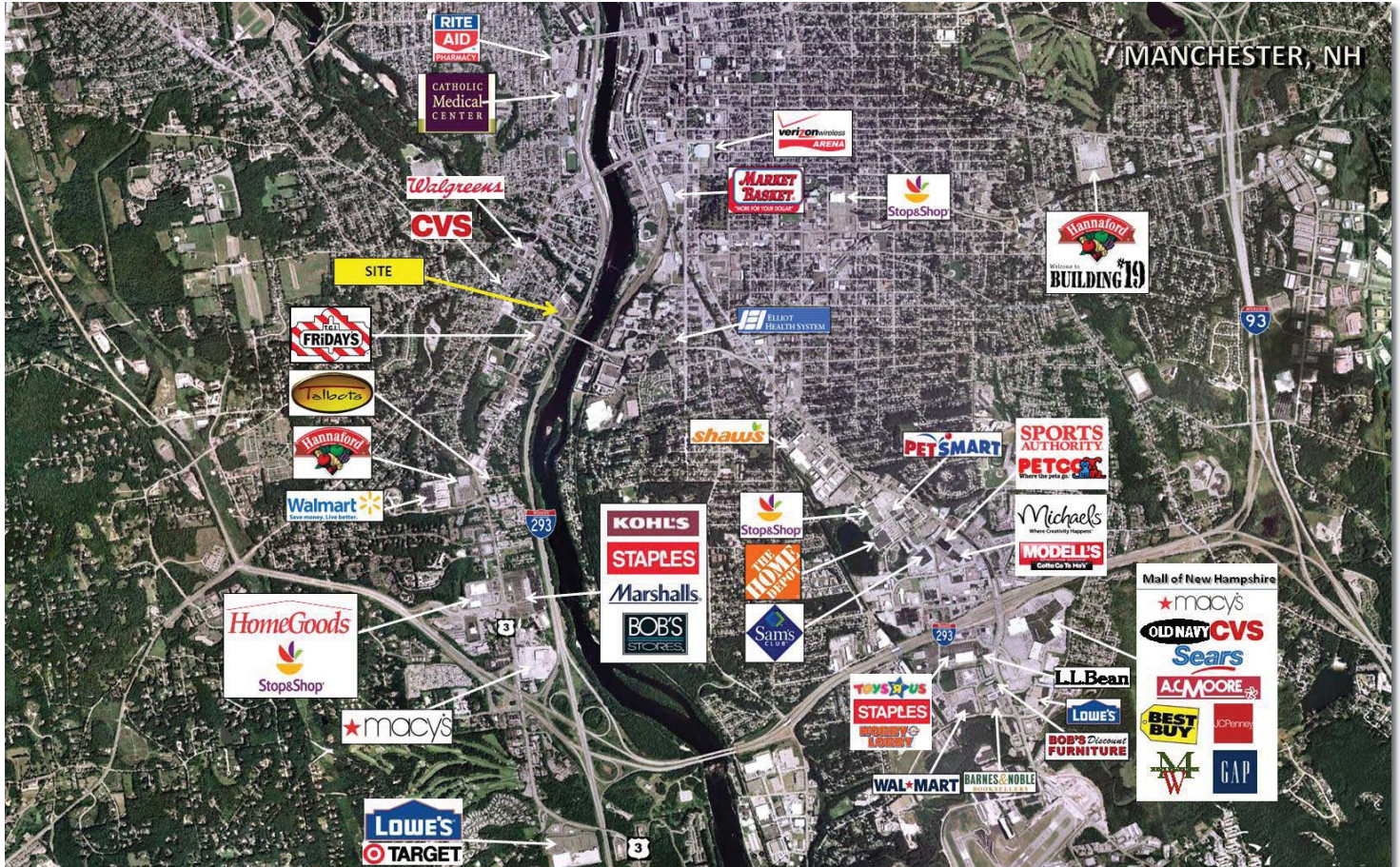


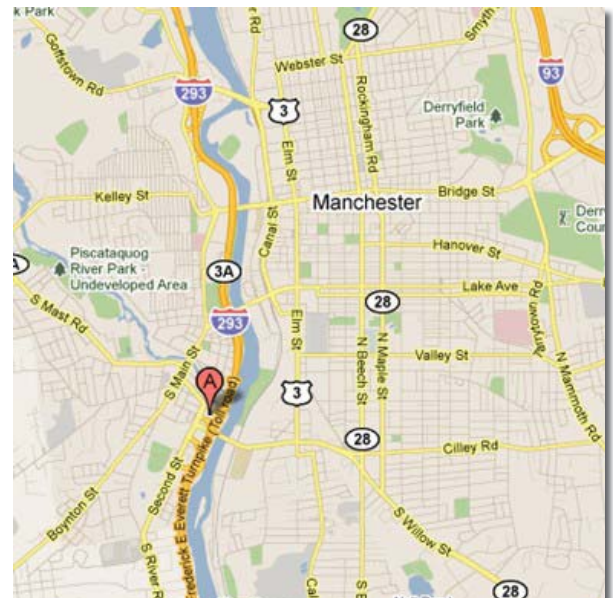
## 420 Second St. - Manchester, NH 03102

### 28,000 SF on 2.4 acres



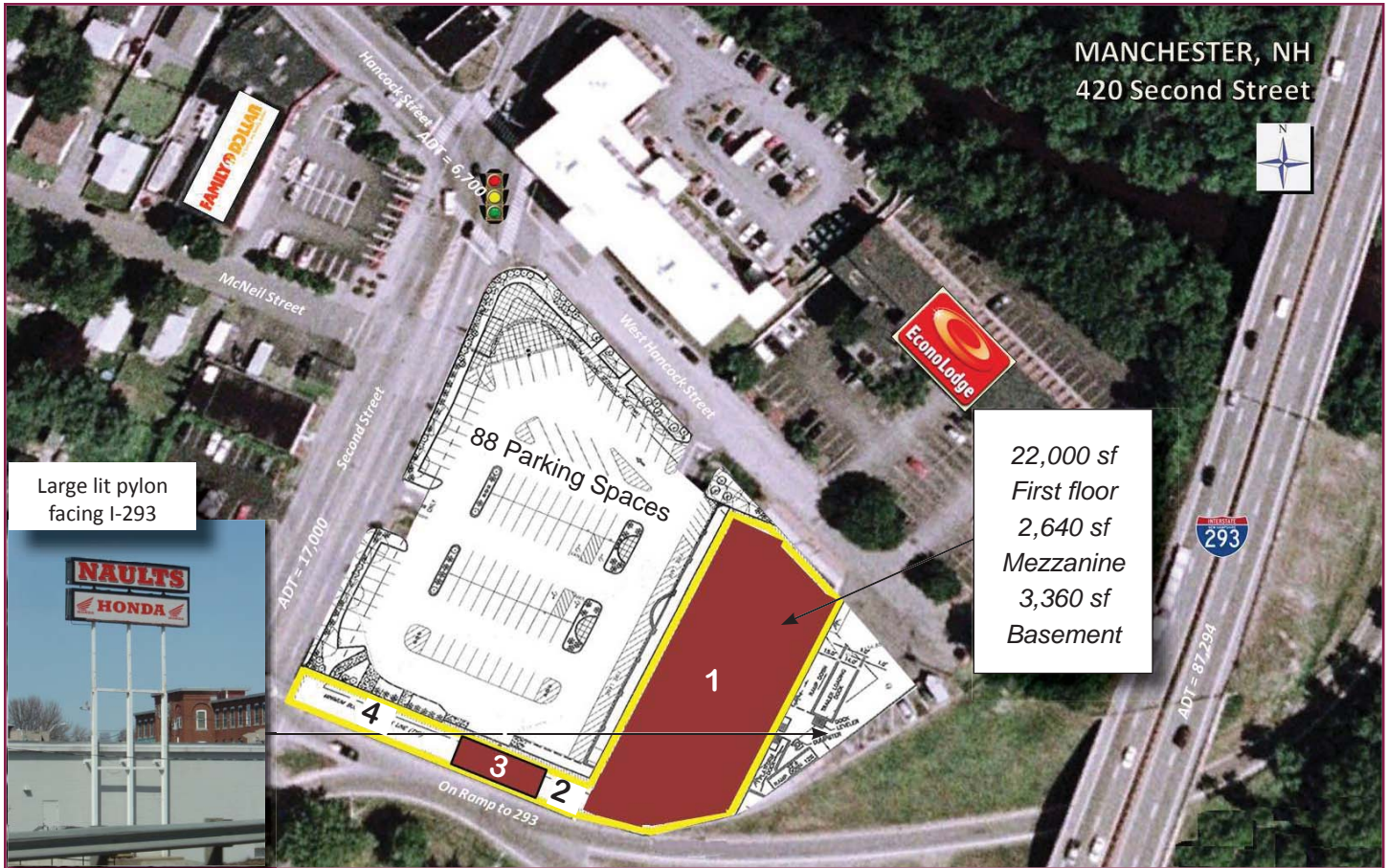
### Property Information

- 22,000 sf & 1,500 sf available immediately, zoned B-2 (General Business Zoning District)
- Excellent access just off I-293 with easy connection to I-93
- Large lit pylon sign facing I-293 for superior exposure
- Combined ADT of I-293, Rt. 3, and Rt. 114A = 110,994 vpd
- Located at signalized intersection of Rt. 3 & Rt. 114A
- 16' ceilings in anchor unit



## 420 Second St. - Manchester, NH 03102

### 28,000 SF on 2.4 acres



22,000 sf  
First floor  
2,640 sf  
Mezzanine  
3,360 sf  
Basement

### DEMOGRAPHICS

Radius	Population	Households	Med HH Income
1 mile	17,030	6,631	\$47,414
3 miles	97,314	39,816	54,544
5 miles	139,021	55,843	61,456

Drive Time	Population	Households	Med HH Income
5 min	37,524	12,449	\$39,683
10 min	55,667	19,035	40,060
15 min	83,414	28,913	43,939

### AVAILABILITY

Unit	Tenant	Sq. Ft.
1	Available	22,000
2	Awesome Pizza	850
3	Available	1,500
4	Blue Steel Cyclery	4,592



FOR MORE INFORMATION:  
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