

590 SECOND STREET, MANCHESTER, NH

18,450 +/- SF RETAIL BUILDING FOR SALE

- 10,225 +/- SF GROUND FLOOR
- 8,255 +/- SF SECOND FLOOR
- GREAT VISIBILITY
- MORE THAN 22,000 VPD
- ZONED GENERAL BUSINESS



CB Richard Ellis is pleased to present the sale of this 18,450 +/- SF retail showroom situated on .687 +/- acres. The site is conveniently located on Second Street off Exit 4 of Interstate 293.

This highly visible location is zoned B-2, general business district, and boasts traffic counts exceeding 22,000 vehicles per day. It is ideally suited for a variety of retail uses.

For more information, or to schedule a showing, please contact Mike Harrington at 603.792.2601.

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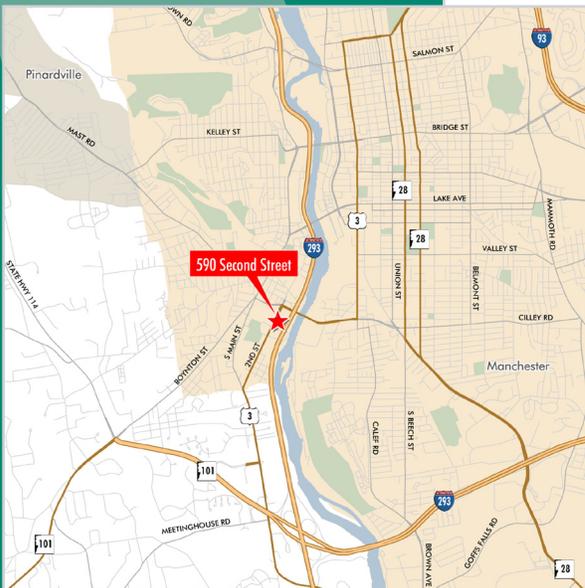
www.cbre.com/manchester

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590 SECOND STREET, MANCHESTER, NH

18,450 +/- SF RETAIL BUILDING FOR SALE



SPECIFICATIONS

Building Size:	18,450 +/- SF
Ground Floor:	10,225 +/- SF
Second Floor:	8,255 +/- SF
Lot Size:	.687 +/- acres
Zoning:	B-2 (General Business District)
Uses:	Automotive, retail or commercial
Year Built:	1970/Renovated in 1995
Access:	Second Street
HVAC:	Oil heat/forced hot air Pad mounted AC units
Construction:	Steel frame/metal clad
Traffic Count:	22,000 VPD in 2004
Parking:	54 cars
Ground Level Doors:	One (1) 8' x 10' One (1) 8' x 8'
2006 RE Taxes:	Approx. \$16,408.53
Sale Price:	The property is being offered without a formal asking price Each offer will be considered on a "rolling" basis.

DEMOGRAPHIC INFO

<u>(Est. 2008)</u>	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	14,471	95,488	139,810
# of Households	5,505	39,145	56,065
Ave. HHI	\$39,725	\$44,930	\$50,750

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