

OFFICE FOR LEASE



699 New Hampshire 3A, Bow, NH 03304



PROPERTY DESCRIPTION

Welcome to an exceptional commercial space that boasts the perfect blend of convenience, visibility, and versatility! This freestanding, single-story building, located just 0.5 miles from the I-89 and I-93 junction, offers an unrivaled opportunity for your business to thrive in a high-traffic zone with a traffic count exceeding 11,000 vehicles daily.

As a freestanding, single story, you'll enjoy the exclusivity of your own space in a well designed building. Being fully renovated, the interior has a modern and updated finish for a polished professional image. Formerly home to a successful real estate firm, this fully renovated building allows for numerous allowable uses, making it suitable for a variety of businesses. Whether you're in retail, professional services, or any other industry, this space can accommodate your unique needs. Take advantage of the flexible leasing options - rent half of the building for half the price.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Lot Size:	0.73 Acres
Building Size:	1,159 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	598	7,379	18,195
Total Population	1,290	16,786	42,524
Average HH Income	\$80,641	\$89,075	\$88,109

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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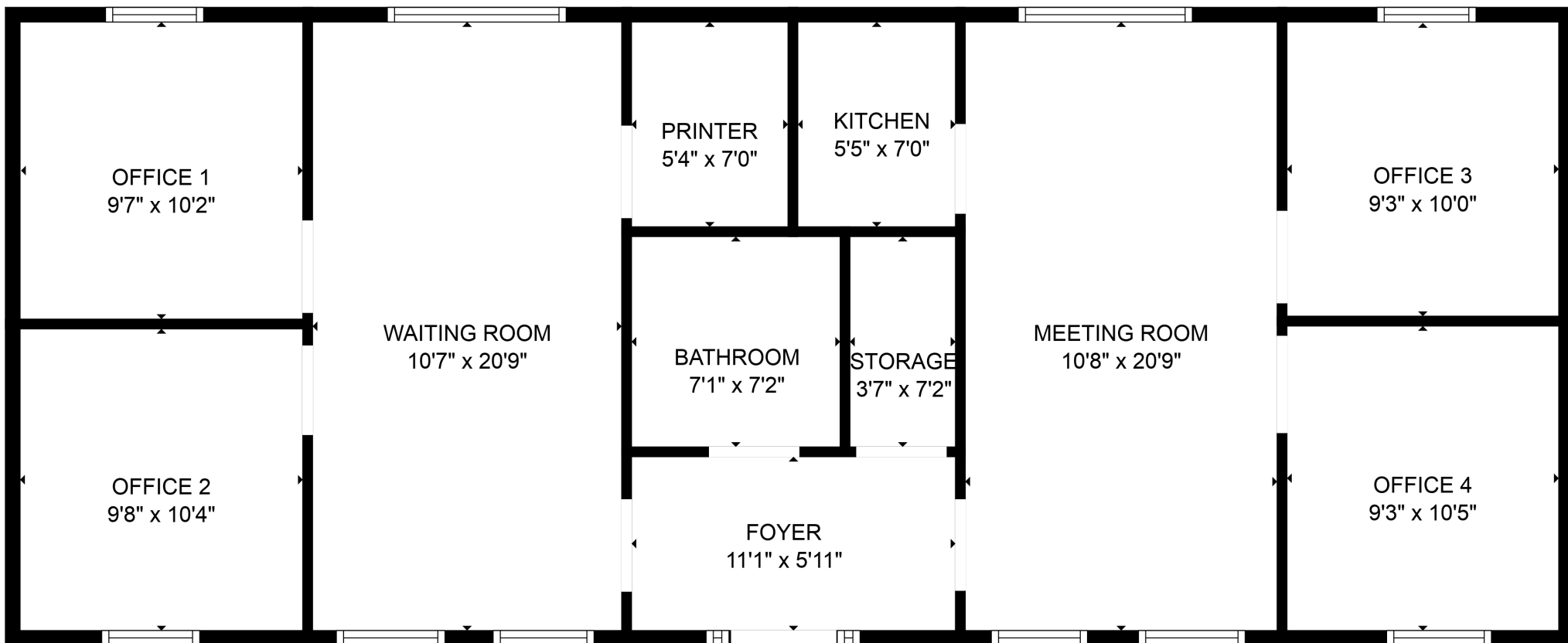
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TOTAL: 1064 sq. ft
FLOOR 1: 1064 sq. ft
EXCLUDED AREAS: STORAGE: 26 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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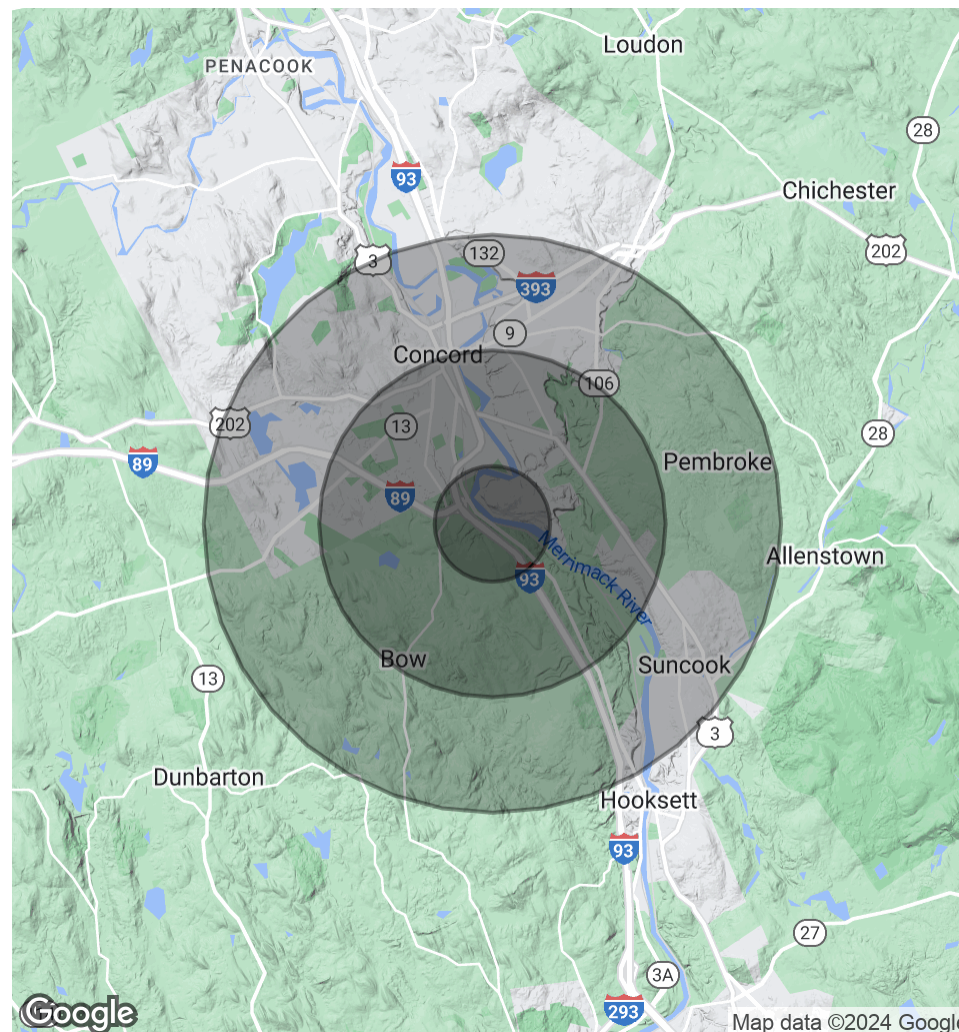


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,290	16,786	42,524
Average Age	41.3	40.7	40.6
Average Age (Male)	40.4	39.5	38.7
Average Age (Female)	43.5	41.8	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	598	7,379	18,195
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$80,641	\$89,075	\$88,109
Average House Value	\$169,589	\$238,649	\$242,861

2020 American Community Survey (ACS)



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