



BROCHURE

**49** ATWOOD ROAD  
PELHAM, NH 03076

MANSARD





# Executive Summary



## OFFERING SUMMARY

Building Size:	7,879 SF
Available SF:	1,831 - 2,300 SF
Pricing	\$25/PSF NNN
Lot Size:	3.79 Acres
Number of Units:	2
Year Built:	2008
Zoning	B

## PROPERTY OVERVIEW

Seize the opportunity to be the first to occupy newly available commercial spaces of 1,831 SF or 2,300 SF on the ground floor in the heart of charming Pelham, NH. Recently built out medical space, this pristine, second-generation space is currently in turn-key condition for a medical practice. Situated conveniently with easy access to major roadways, the location combines suburban tranquility with excellent accessibility, making it an ideal setting for both office and medical tenants. Nearby, Pelham Plaza offers a variety of retail amenities, while the Pelham Town Forest provides a scenic escape, enhancing the locale's appeal. This area's blend of practical conveniences and community warmth makes it a perfect backdrop for professional growth and success.

## PROPERTY HIGHLIGHTS

- Available in 1,831 SF or 2,300 SF, fully equipped for immediate medical use.
- Previously established medical facilities ensure quick transition for new tenants.
- Share the building with Quest Diagnostics and other professionals.
- Easy access to major roads, combining quiet surroundings with excellent accessibility.
- Short walk to Pelham Plaza with its diverse retail and dining offerings.

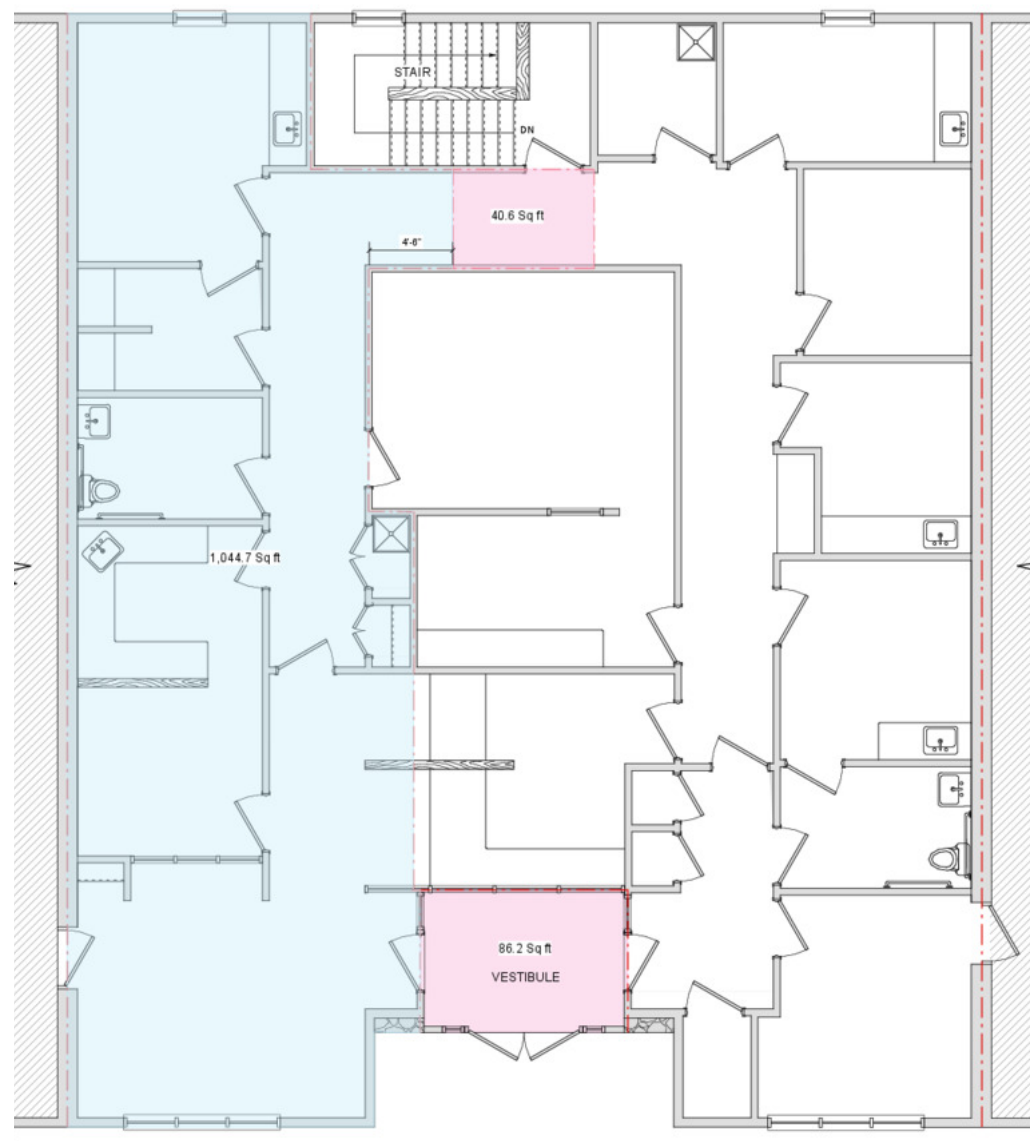
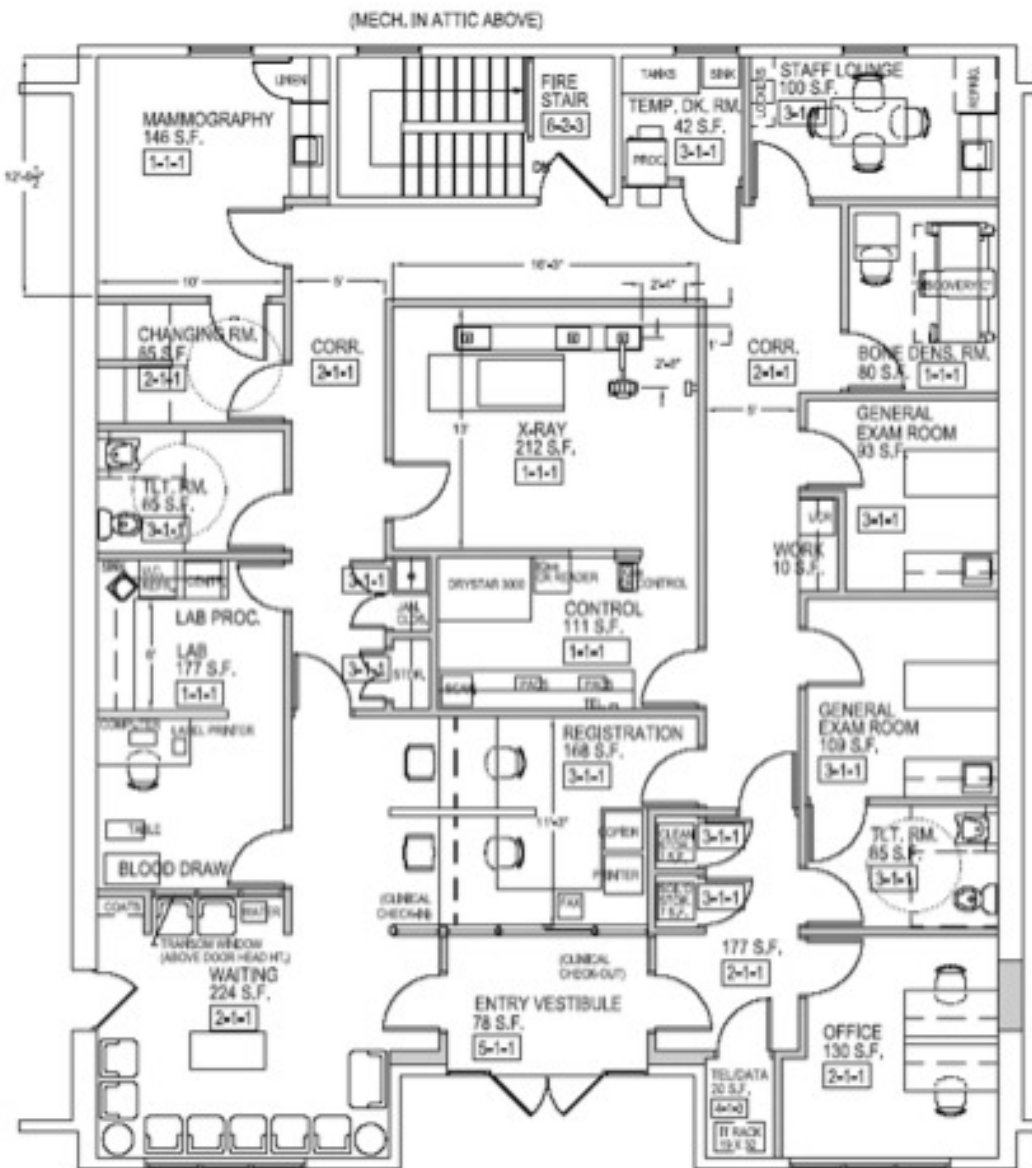


## Additional Photos





# Floor Plans



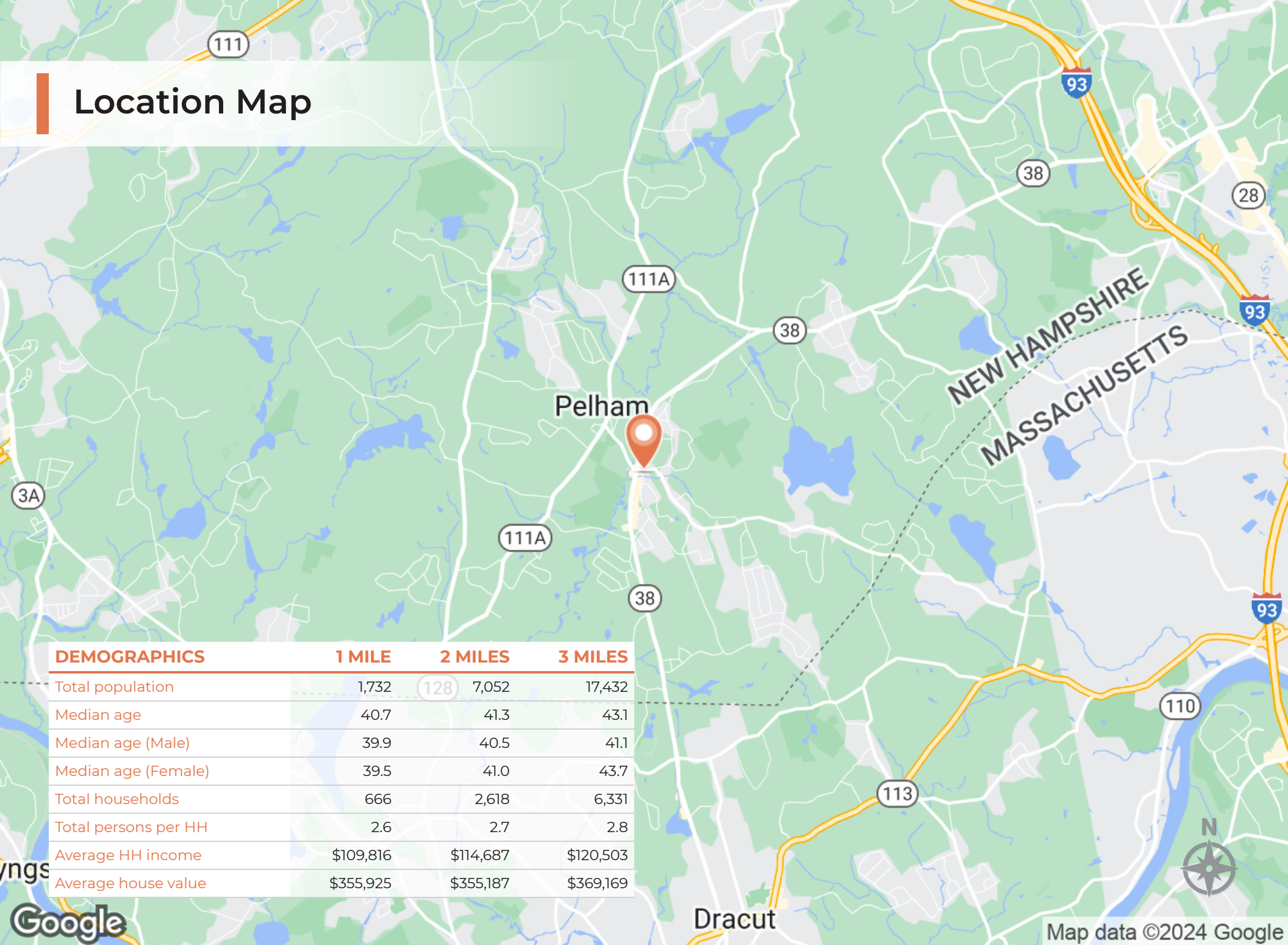
EXISTING FLOOR PLAN

Scale: 1/8" = 1'-0"

TOTAL AREA: 2,875.8 Sq ft



## Location Map



Map data ©2024 Google



# Hillsborough County

## COUNTY OVERVIEW

Hillsborough County is situated in south-central NH along a 36-mile border. Hillsborough contains 876 square miles of land area with a population density of 457 persons per square mile, highest among the counties. Hillsborough County includes two cities, Manchester and Nashua, and 29 towns. Hillsborough residents are generally younger, with a median age of 40.5, the second-youngest population among NH's counties. Hillsborough is home to many major corporations, including Fidelity Investments, Elliot Hospital, Southern NH University, BAE Systems, Oracle & more.

Hillsborough also provides a well-educated workforce with an abundance of universities and colleges located within the county; including Saint Anslem College, Rivier University, Manchester Community College, Southern NH University, Franklin Pierce University & Keene State to name a few. Compared to other counties in NH, Hillsborough has an unusually high number of residents working as Architecture & Engineering Occupations (1.83 times higher) and Computer & Mathematical Occupations (1.69 times higher). The highest paid jobs held by residents of Hillsborough County, NH, by median earnings, are Computer & Mathematical Occupations (\$86,324), Computer, Engineering, & Science Occupations (\$82,045), and Management Occupations (\$81,579).



## POPULATION BY GENERATION



6.3%

Greatest Gen:  
Born 1945/Earlier



23.1%

Baby Boomer:  
Born 1946 to 1964



21.7%

Generation X:  
Born 1965 to 1980



23.1%

Millennial:  
Born 1981 to 1998



21.7%

Generation Z:  
Born 1999 to 2016



4.2%

Alpha: Born  
2017 to Present



## KEY FACTS

420,959

Population

40.8

Median Age



2.5

Average  
Household Size

\$79,234

Median Household  
Income

## EDUCATION

8%

No High School  
Diploma



26%

High School  
Graduate



28%

Some College



38%

Bachelor's/Grad/Ph  
of Degree

High School  
Graduate

## BUSINESS



18,505

Total Businesses



226,632

Total Employees

## EMPLOYMENT



White Collar

69%



Blue Collar

20%



Services

11%