



101

28



101



THE MALL OF NEW HAMPSHIRE
A SIMON MALL

83,432 VPD



GOFFS FALLS RD

HUSE RD



SITE



SWILLOW ST

28

FOR LEASE

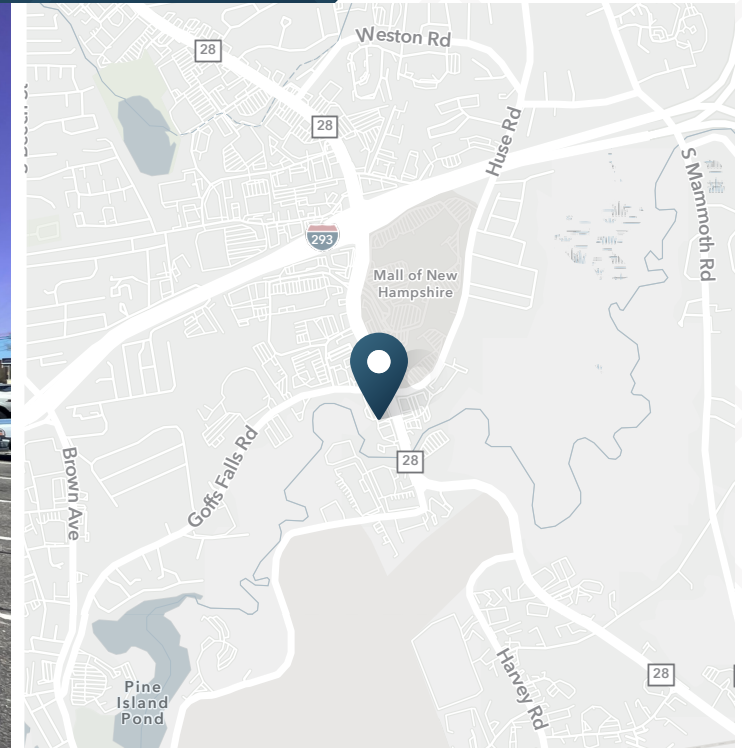
Cohas Brook Shopping Center

1875 South Willow Street | Manchester, NH



Cohas Brook Shopping Center

1875 South Willow Street | Manchester, NH



FOR LEASE

1,380 SF (Former Restaurant)
1,460 SF
2,840 SF (Both units combined)
For Lease

45,920 SF
GLA

Contact Broker
Rate

ABOUT THE PROPERTY

- Highly visible shopping center anchored by Bob's Discount Furniture & LaCarreta.
- 1,380 - 2,840 SF available including a 2nd generation restaurant space.
- Located at signalized intersection directly on South Willow Street.
- Less than 1 mile from I-293.

NEARBY RETAILERS



TRAFFIC COUNTS

S Willow Street
I 293;NH 101

Year: 2021 | Source: Esri

17,143 VPD
83,432 VPD

Cohas Brook Shopping Center

1875 South Willow Street | Manchester, NH



TENANT INDEX		
1	LACARRETA	6,312
2	AVAILABLE	1,380
3	AVAILABLE	1,460
4	BOBS	36,768
TOTAL		45,920

Cohas Brook Shopping Center

1875 South Willow Street | Manchester, NH



BEDFORD GROVE
BED BATH & BEYOND
boston interiors
Panera BREAD

MANCHESTER COMMONS
ME Massage Envy
THE ZOO HEALTH CLUB

THE SHOPPES AT SOUTH WILLOW
golden corral
LifeStorage
FIREHOUSE SUBS
People's United Bank

TJ MAXX PLAZA
carter's COMING SOON
Great Clips
the paper store
OFF BROADWAY SHOE WAREHOUSE
TJ-maxx
LENSCRAFTERS
Panera BREAD

PET SMART
five BELOW
Michaels
Burlington
DOLLAR TREE

SOUTH WILLOW PLAZA
ALDI
FIVE GUYS BURGERS and FRIES
verizon
SKECHERS
Starbucks

Hannaford
HomeGoods

BEDFORD MALL
Marshall's
Staples
KOHL'S
SIERRA TRADING POST
CHIPOTLE
Starbucks
HOME SENSE

MALL OF NEW HAMPSHIRE
macy's
JCPenney
OLD NAVY
DICK'S SPORTING GOODS
ULTA
BEST BUY
DAVE & BUSTERS

MARKET & MAIN
TRADER JOE'S
the Friendly Toast

Staples
HOBBY LOBBY

TARGET
Lowe's
PRESSED (COMING SOON)

3A
DUNKIN'
McDonald's

MANCHESTER-BOSTON REGIONAL AIRPORT



Cohas Brook Shopping Center

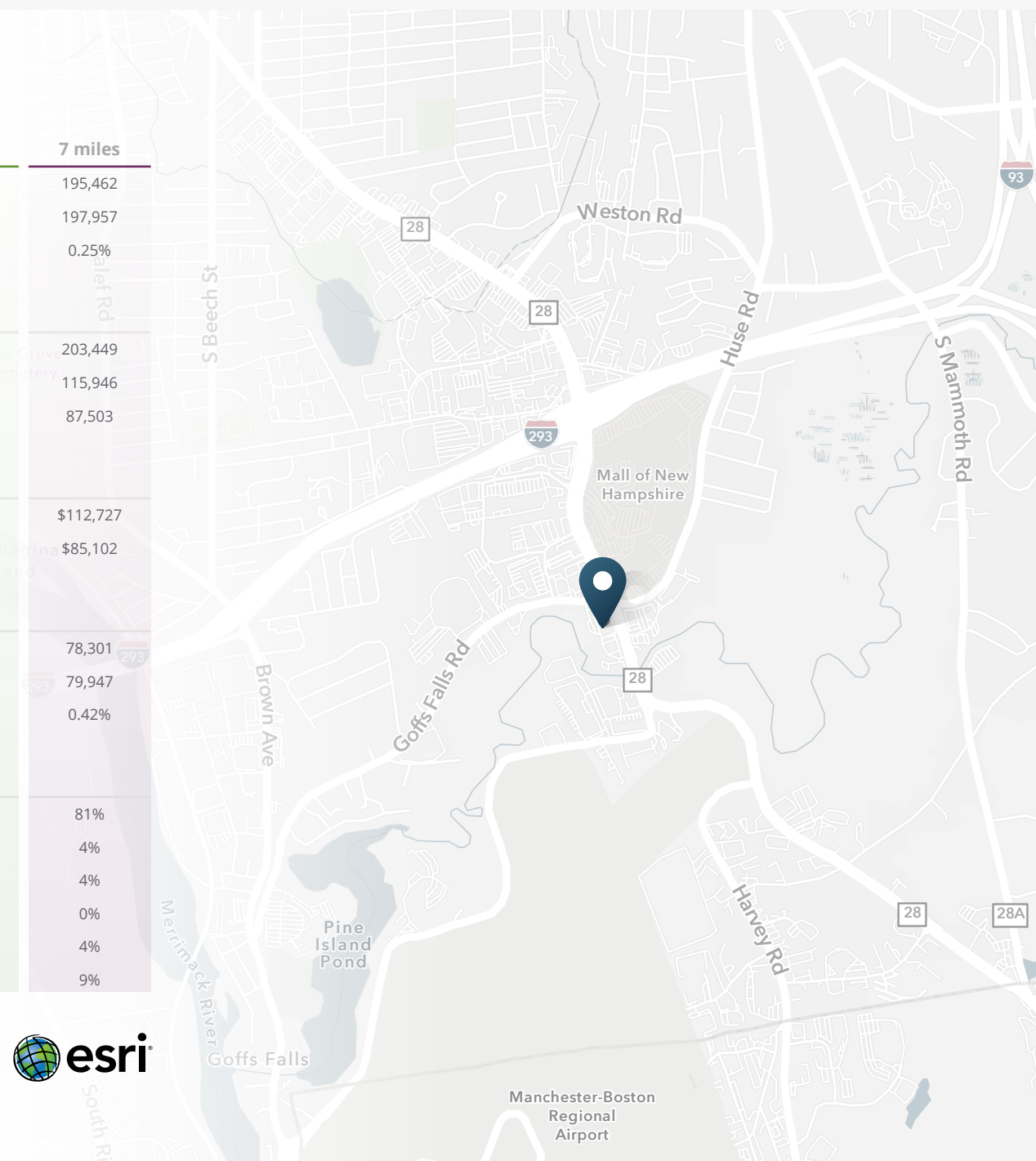
1875 South Willow Street | Manchester, NH



DEMOGRAPHIC HIGHLIGHTS

Population	3 miles	5 miles	7 miles
2023 Estimated Population	58,903	139,084	195,462
2028 Projected Population	59,261	141,147	197,957
Projected Annual Growth Rate 2023 to 2028	0.12%	0.29%	0.25%
Daytime Population			
2023 Daytime Population	80,554	156,469	203,449
Workers	53,231	93,456	115,946
Residents	27,323	63,013	87,503
Income			
2023 Est. Average Household Income	\$96,850	\$103,447	\$112,727
2023 Est. Median Household Income	\$75,428	\$78,723	\$85,102
Households & Growth			
2023 Estimated Households	24,084	57,061	78,301
2028 Estimated Households	24,428	58,397	79,947
Projected Annual Growth Rate 2023 to 2028	0.28%	0.46%	0.42%
Race & Ethnicity			
2023 Est. White	74%	78%	81%
2023 Est. Black or African American	6%	5%	4%
2023 Est. Asian or Pacific Islander	5%	4%	4%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	7%	5%	4%
2023 Est. Hispanic	15%	11%	9%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
400 Fifth Avenue, Suite 105
Waltham, MA 02451
857.263.3839

BRYAN WRIGHT
617.245.0671
Bryan.Wright@srsre.com

CHRISTIAN P.G. JANELLE
617.872.1115
Chris.Janelle@srsre.com

JONATHAN LAPAT
BROKER OF RECORD

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.