

97 STORRS STREET
CONCORD, NEW HAMPSHIRE

FOR LEASE OR SALE
± 12,000 SQ Ft

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



RESTAURANT/RETAIL SPACE IN DOWNTOWN CONCORD

Property Information:

Address: 97 Storrs Street, Concord, NH

Availability:

± 12,000 SF retail, office or restaurant space

Utilities: Sewer, Gas, Electric

Zoning: Central Business Performance District

Key Features:

- Redevelopment Opportunity
- Heart of Downtown Concord's Capitol District
- Walking distance to key Main Street Historic District, entertainment venues, and state offices
- Walking distance to daily needs shopping
- Convenient access to I-93 (70,000 VPD ±)

DEANE NAVAROLI
CELL: 603.315.0808
EMAIL: DEANE@WRCRE.COM

WRCRE.COM

OFFICE: 603.851.5841

97 STORRS STREET

10,829 SF Retail Building – Downtown Concord

Located in the center of Downtown Concord, this ± 12,000 SF two-story retail building sits on a ± 0.20 acre parcel. The property is available for lease or purchase and offers a rare opportunity for owner-occupants, investors, or developers. The building is turnkey for retail use and well-suited for a single or potentially a multi-tenant layout.

Currently a retail storefront, this property offers the ideal foundation for a mixed-use destination combining retail, dining, and luxury residential space. Steps away from Main Street, the State Capitol, restaurants and entertainment venues, this location offers high visibility, steady foot traffic, and all the energy of Concord's walkable downtown.

The proposed redevelopment concept for "Amsterdam Place" envisions three distinctive retail and restaurant spaces on the lower floors, paired with ten luxury condominiums above. The plan includes over 6,000 square feet of restaurant space, 2,000 square feet for a bar or specialty retail concept, and an additional 2,000 square feet ideal for a café, boutique, or other retail use. The upper four floors would house ten upscale residential units, designed with modern lifestyles in mind, right in the heart of the city.

97 Storrs Street represents a rare opportunity to reimagine a centrally located retail building into an active, mixed-use neighborhood. Redevelopment concepts are available and offer flexible design options to suit a range of business models, creative visions, and lifestyle needs. Whether you're a tenant looking for a retail storefront, a developer looking for a flagship downtown project or an investor seeking long-term value in one of New Hampshire's most promising city centers, 97 Storrs Street is a unique opportunity to make a lasting impact on Concord's evolving cityscape.



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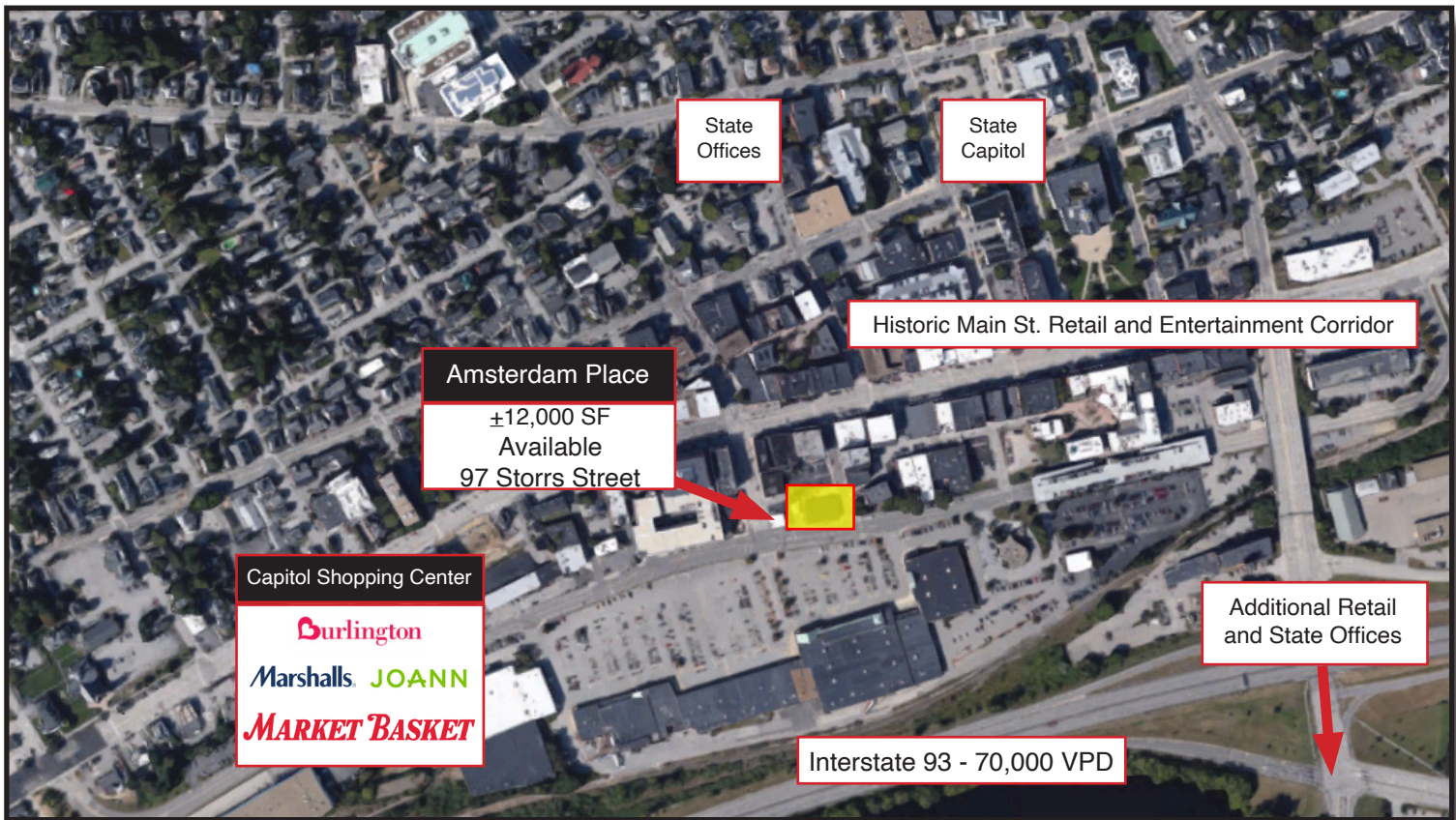
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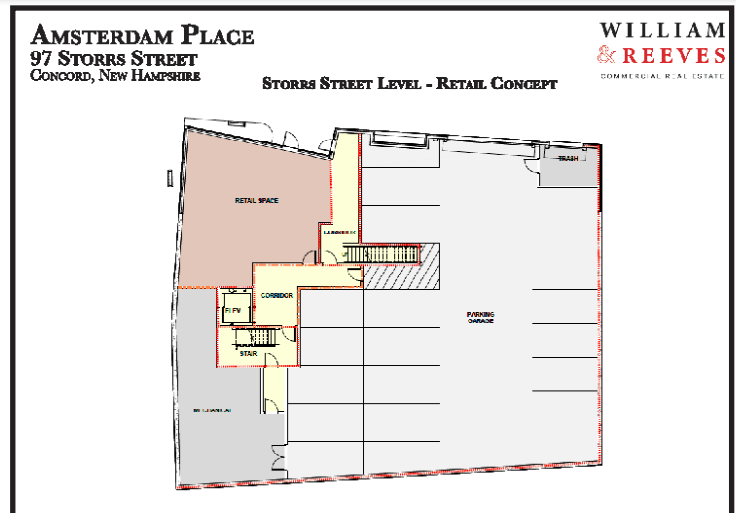


DEMOGRAPHICS

	3 Mile	7 Mile	20 Mile
Population	29,986	65,108	342,973
Households	12,704	26,072	134,165
Avg. HH Income	\$75,031	\$82,770	\$84,860
Daytime Population	66,276	92,036	391,425

NEARBY AMENITIES

- Capitol Shopping Center
- Bank of New Hampshire Stage
- Capitol Center of the Arts
- Downtown Restaurants and Shops
- Red River Theaters
- Capitol Building
- State Offices



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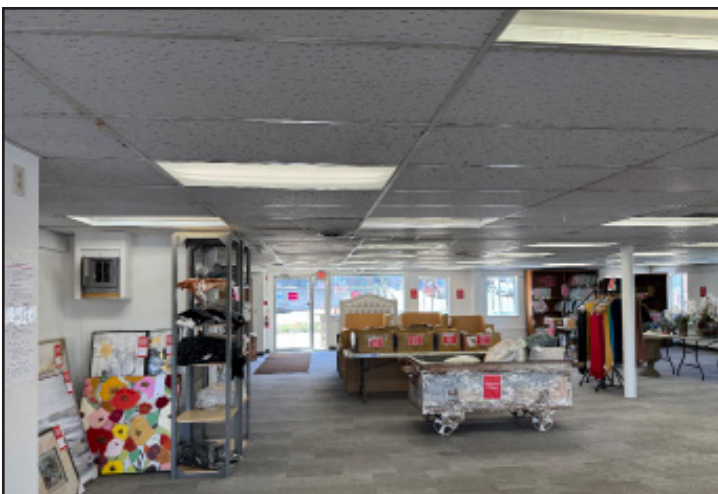
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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

<p><i>Right Now, You Are a Customer</i></p>	<p>As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.</p>
<p><i>As a customer, you can expect a real estate licensee to provide the following customer-level services:</i></p> <ul style="list-style-type: none"> • To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate; • To treat both the buyer/tenant and seller/landlord honestly; • To provide reasonable care and skill; • To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction; • To comply with all state and federal laws relating to real estate brokerage activity; and • To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance. 	

<p><i>To Become a Client</i></p>	<p>Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.</p>
<p><i>As a client, in addition to the customer-level services, you can expect the following client-level services</i></p> <ul style="list-style-type: none"> • Confidentiality; • Loyalty; • Disclosure; • Lawful Obedience; and • Promotion of the client's best interest. • For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord. • For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant. <p style="text-align: center;">Client-level services also include advice, counsel, and assistance in negotiations.</p>	

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

<p>I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01). I understand as a customer I should not disclose confidential information.</p>			
Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Deane W. Navaroli # 066050		William & Reeves LLC # 066051	
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
<p>_____ consumer has declined to sign this form</p> <p>(Licensees Initials)</p>			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.