

The Colliers logo is a blue square with the word "Colliers" in white serif font. Below the text are three horizontal bars in yellow, red, and blue. The logo is positioned in the top left corner of the image, partially overlapping the sky and the building.

Colliers



35 Manchester Road, Derry, NH

Retail for Lease

Derry Meadows Shoppes

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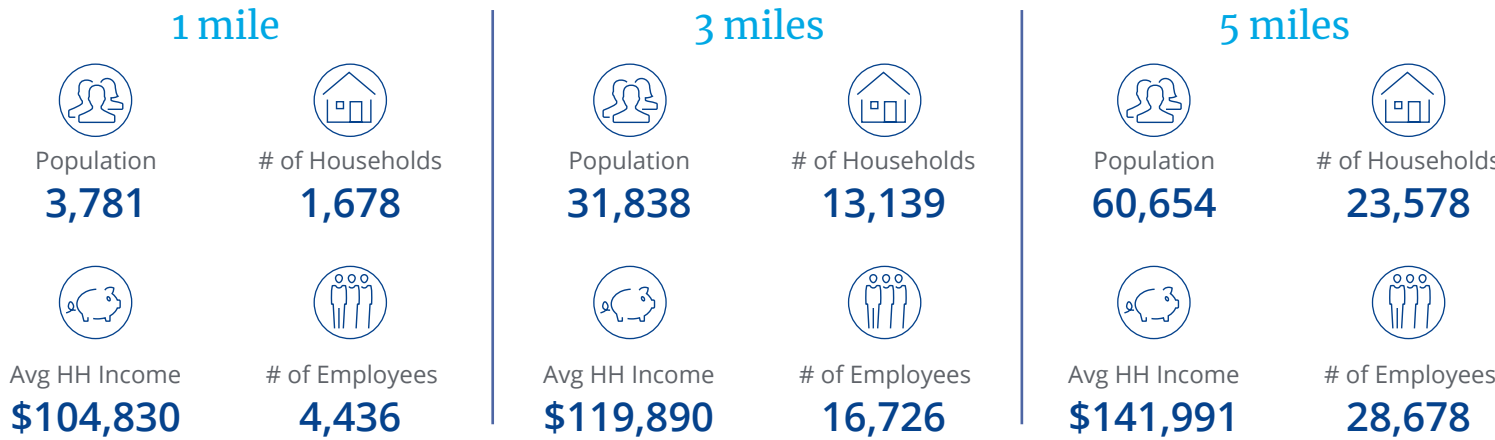
35 Manchester Road, Derry, NH

Specifications

Site Plan



Demographics



Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.



Easy access to & from I-93 via Exit 5 & new Exit 4A

Highly visible retail plaza

Excellent co-tenancy

Surrounding retailers include Walmart, Ocean State Job Lot & Shaw's

Specifications

Address:	35 Manchester Road
Location:	Derry, NH 03038
Building Type:	Retail strip center
Year Built:	1999
Total Building SF:	186,997±
Available SF:	Unit 8: 2,500± to 5,518± Unit 16: 2,000±
Acreage:	32.66±
Utilities:	Municipal water & sewer Natural gas
Parking:	7.15 per 1,000 SF leased
2024 NNN Expenses:	\$6.25 PSF
2023 Traffic Count:	13,992± AADT
Accessibility:	Located off Route 28 with easy access to I-93 via Exit 5 and new Exit 4A
Lease Rate:	Call for details



For Lease



Property Highlights

- Two in-line suites ranging in size from 2,000± to 5,518± SF are available for lease and ready for customization; Unit 8 can be subdivided into two spaces consisting of 2,500± SF and 3,018± SF
- Ample signage opportunities within the plaza and on the pylon sign facing busy Route 28/ Manchester Road
- The Derry Meadows Shopping Center is a Hanna's anchored center with an array of key tenants including: Burger King, TD Bank, Zoo Fitness, Dollar Tree, La Carreta Mexican Restaurant, UPS Store, and many more
- Located in a heavily populated retail corridor with neighbors including Aldi, Monkey Sports, Walmart, Panera, Shaws, and NH SportsZone



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