



# SPERRY

COMMERCIAL REALTY  
ASSOCIATES

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18 CRYSTAL AVENUE  
DERRY, NH 03038

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RETAIL SPACE FOR LEASE



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# Property Summary



## PROPERTY DESCRIPTION

18 Crystal Ave offers a high-visibility retail opportunity in the heart of Derry's Central Business District. Conceptual plans call for the building to be demised into three newly created tenant spaces, ranging from 1,150 SF up to 6,230 SF, allowing for flexible retail, service, or professional uses.

The property features an existing drive-through lane, creating a strong fit for banking or financial services, with an approximately 2,000 SF endcap well-positioned for a local or regional institution seeking prominent frontage and convenient customer access.

CBD zoning supports a wide range of commercial uses, and ownership is prepared to tailor the delivery condition to meet tenant requirements. Rental rates will be determined based on tenant size, build-out needs, and final space configuration.

## LOCATION DESCRIPTION

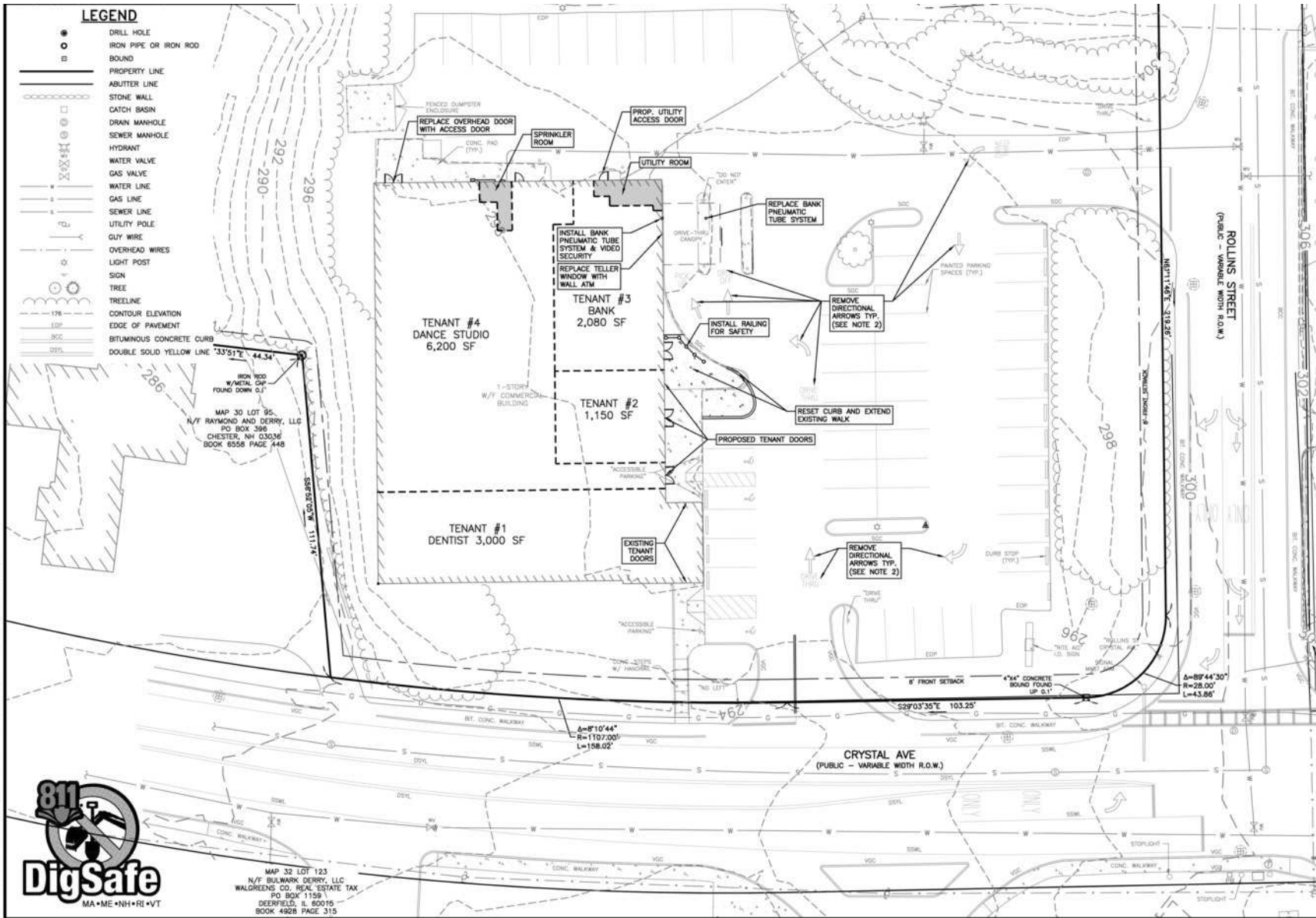
Located in the heart of Derry, 18 Crystal Avenue offers a highly visible and accessible position within one of the town's primary commercial corridors. Crystal Avenue serves as a key connector to major routes including Route 102 and I-93, providing convenient access to surrounding communities such as Londonderry and Manchester.

The property benefits from strong local demographics and consistent traffic flow, surrounded by a mix of established retail, service-oriented businesses, and residential neighborhoods. Its central location within the downtown/commercial business district enhances both visibility and accessibility, making it an ideal setting for a variety of retail or service uses.

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Total Available SF Range:	1,150 - 6,230 SF
Space 1:	3,000 - 6,230 SF
Space 2:	1,150 - 6,230 SF
Space 3:	2,080 - 6,230 SF
Lot Size:	2.15 Acres
Building Size:	13,640 SF

# Proposed Site Plan



5. ANY TENANT SIGNAGE SH...

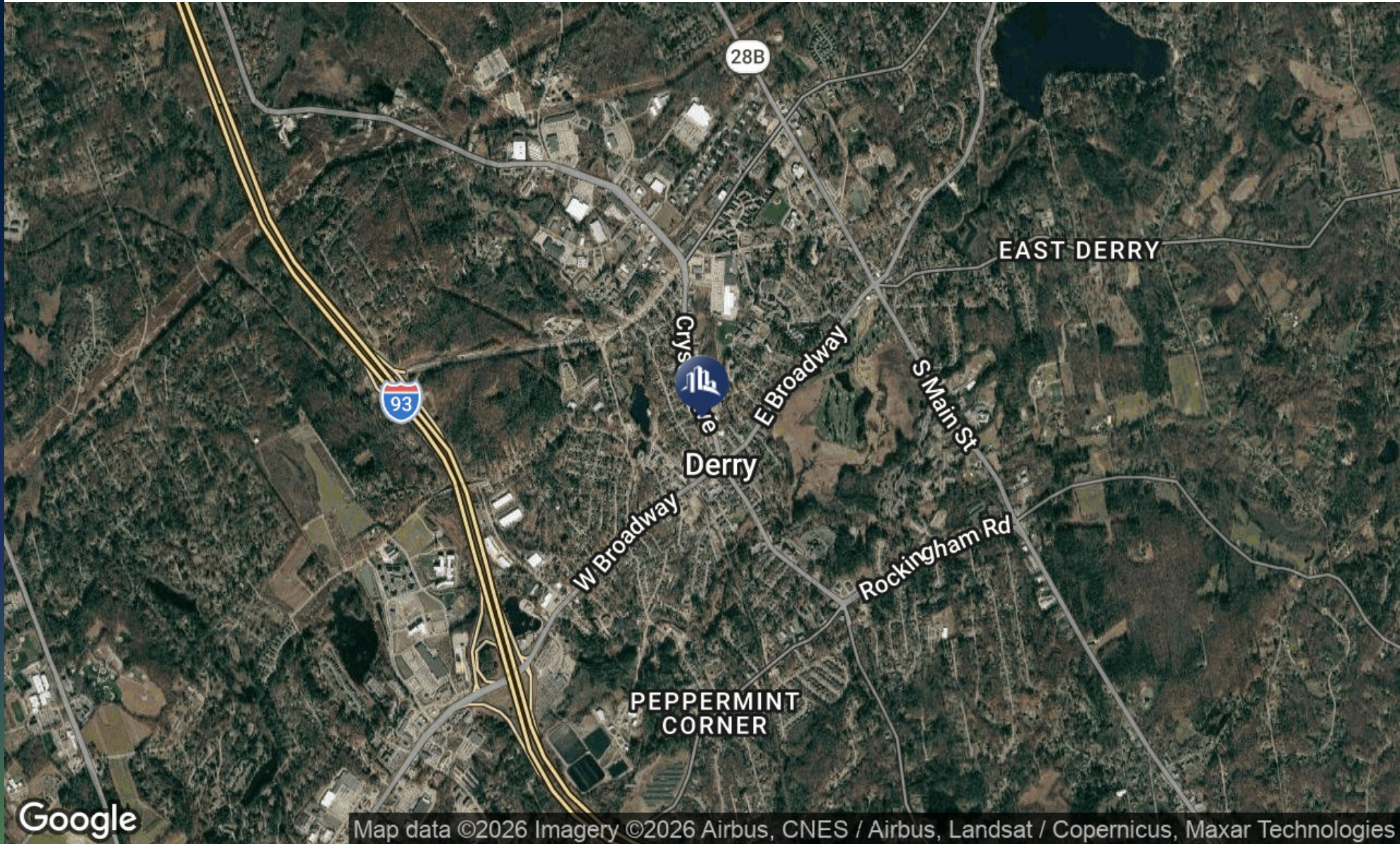
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# Additional Photos



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# Location Map



Google

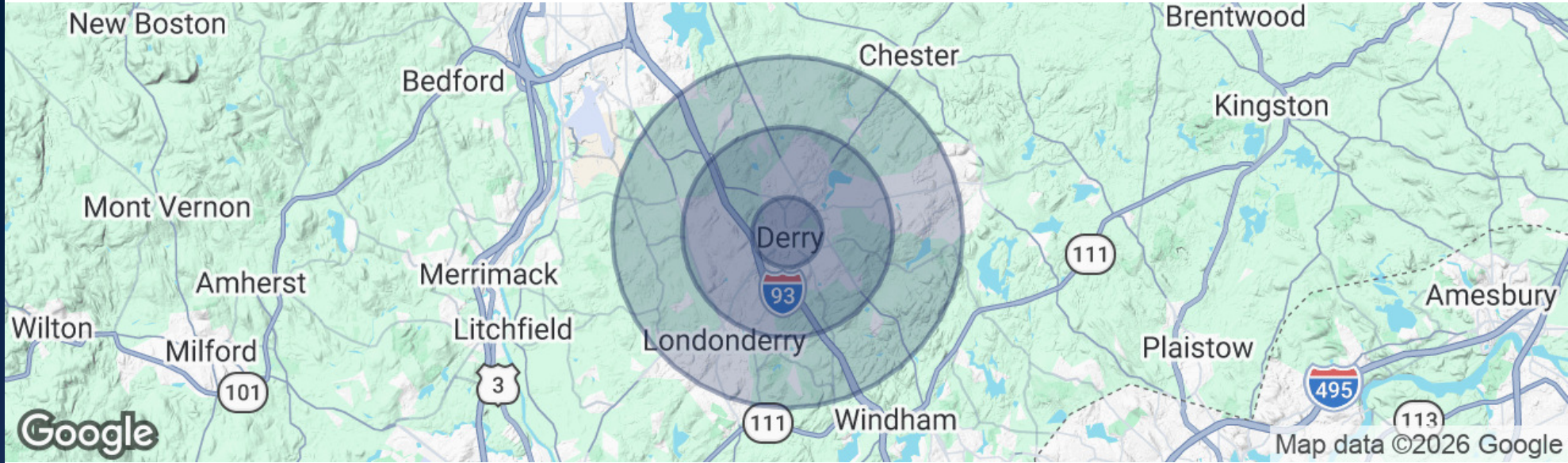
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,694	32,526	59,534
Average Age	39.9	40.0	40.4
Average Age (Male)	36.8	37.5	38.4
Average Age (Female)	40.7	41.3	41.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,466	12,724	21,869
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$87,438	\$118,351	\$143,348
Average House Value	\$321,687	\$392,477	\$512,489

2023 American Community Survey (ACS)

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# Advisor Bios



## DAVE TANGUAY

Dave Tanguay is a Senior Associate at SPERRY - Commercial Realty Associates, licensed in 2021 and focused on delivering full-service commercial real estate solutions. He supports clients across all aspects of the industry—including sales, leasing, investment analysis, and asset management—for a variety of property types such as industrial, office, retail, land development, and Net Leased Investments. With a prior decade of experience in business and office supply sales, Dave brings a strong foundation in strategic communication, negotiation, and client service. He's recognized for his ability to manage complex transactions, provide data-driven insights, and build lasting relationships through responsive, results-oriented service. Dave is actively involved in New Hampshire's commercial real estate community, serving as Secretary and Board Member for NHCIBOR (New Hampshire Commercial Investment Board of Realtors), where he contributes to industry growth and professional standards.



## SAHIL MARIPURI

Sahil Maripuri is an Associate at SPERRY - Commercial Realty Associates, licensed in 2025 and focused on delivering full-service commercial real estate solutions. He supports clients across all facets of the industry, with a particular expertise in multifamily real estate investment. Sahil brings knowledge of the multifamily sector through his experience as a private investor and his leadership of a venture capital team that deployed over \$50 million into multifamily assets nationwide—including single-family rental (SFR) portfolios and large-scale apartment communities. Prior to joining SPERRY, Sahil spent nearly a decade in the aerospace and defense sector, working in roles spanning manufacturing, program management, and serving as Chief of Staff to the Strategic Missile Defense business at Raytheon Technologies. He thrives on building strong relationships and leveraging his technical background to deliver high-value, solutions-driven service to his clients. In addition to his work at SPERRY and his real estate ventures, Sahil is also an active investor in the hospitality industry, including Beiruti Mediterranean Restaurant in Salem, NH. His passion for connecting with people and helping create memorable experiences continues to drive his entrepreneurial pursuits.