



SPERRY
COMMERCIAL REALTY ASSOCIATES

**VILLAGE CENTER PLACE
1 INDIAN ROCK RD
WINDHAM, NH**

**HIGH-END
RETAIL/RESTAURANT
SPACE FOR LEASE**



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**Restaurant/Retail
Building**

DESCRIPTION

An exceptional build-to-suit opportunity of up to $\pm 8,700$ SF is available at Village Center Place, Windham's newest premier mixed-use development. Ideally positioned at a high-visibility, signalized intersection, this project offers unmatched exposure, convenient access, and abundant on-site parking in one of southern New Hampshire's most desirable retail corridors.

The conceptual design features a two-level structure with approximately $\pm 4,700$ SF on the main level and $\pm 3,900$ SF on the lower level, both with inviting outdoor seating areas—perfect for upscale dining, boutique retail, or refined social experiences. The foundation is currently being poured, offering flexibility to tailor the layout to your operational needs.

This is a prime opportunity to bring your restaurant, café, salon, boutique, or other high-end service business to a dynamic and growing market.

Located in affluent Windham, NH, Village Center Place benefits from strong demographics, high household incomes, and steady traffic counts, making it the ideal location for regional or national operators seeking a premium presence in a vibrant community.

AVAILABLE SPACES

Conceptual Usage

Space A:

- Restaurant
- 3,248sf to 4,748sf
- \$35.00psf + NNN

Space B:

- Prime Retail
- 1,500sf to 4,748sf
- \$35.00psf + NNN

Space C:

- Lower level - can be joined with Space A as additional dining, storage, or function room.
- 2,283sf to 3,952sf.
- \$25.00psf + NNN



HIGHLIGHTS

- New construction - delivered in 2026
- Parklike setting
- Higher-end demographics
- Signalized intersection
- Abundant parking
- Derry Medical Center
- 20,000 VPD



Population

1 Mile: 1,958
3 Miles: 17,428
5 Miles: 63,040

Daytime Population

1 Mile: 914
3 Miles: 7,623
5 Miles: 30,369



Median Income

1 Mile: \$185,601
3 Miles: \$173,460
5 Miles: \$136,692



Median Age

1 Mile: 46.6
3 Miles: 43.7
5 Miles: 43.6

SITE PLAN - VILLAGE CENTER PLACE

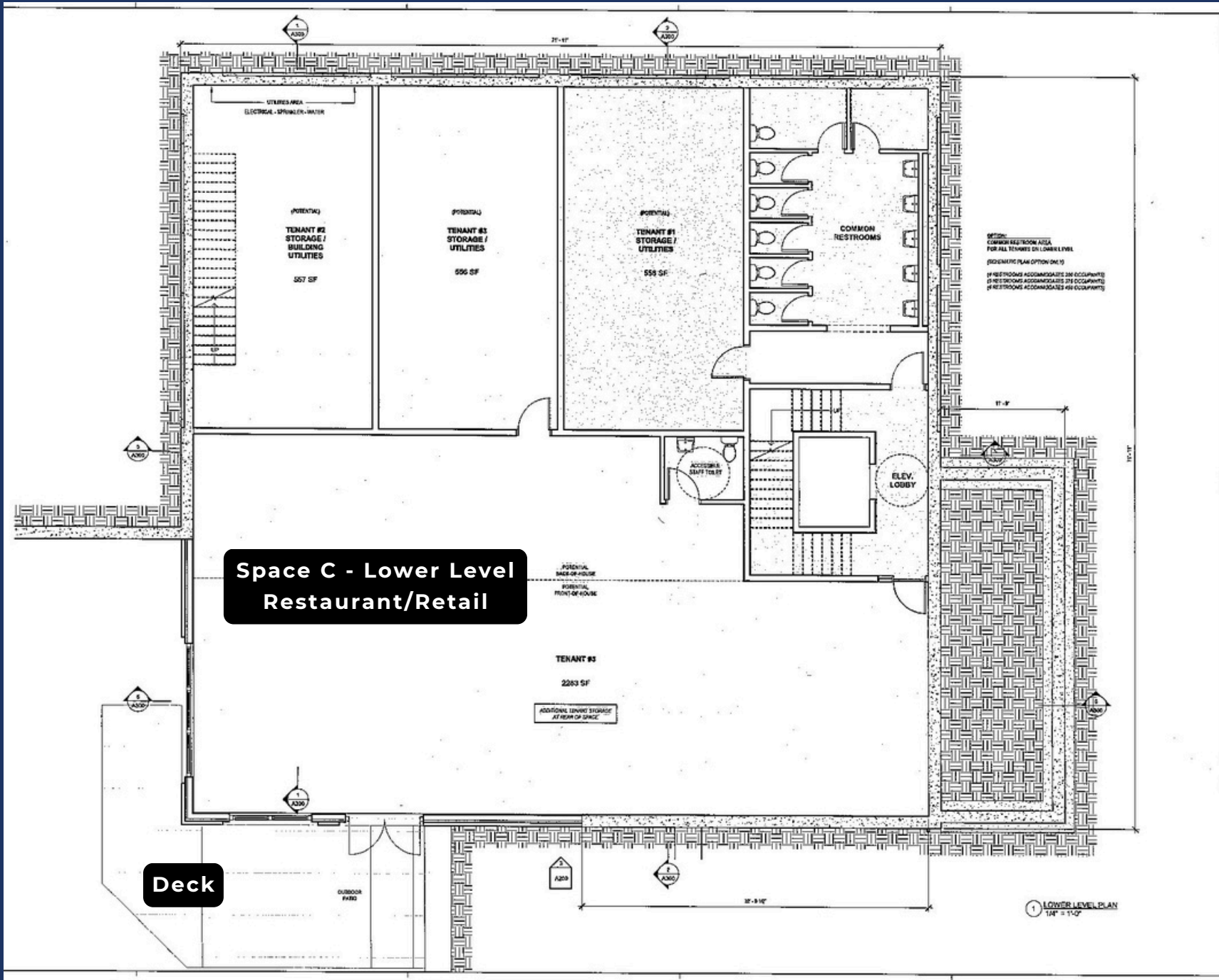
HIGH-END RETAIL FOR LEASE | Village Center Place







FLOOR PLAN - LOWER LEVEL



AERIAL VIEW

