

# OFFICE FOR LEASE



9 Madbury Rd., Durham, NH 03824



## PROPERTY DESCRIPTION

Introducing 9 Madbury Rd., a prime commercial property offering a perfect blend of functionality and convenience. This space boasts ample street parking complemented by proximity to two municipal lots, ensuring easy access for both customers and employees. With an average daily vehicle traffic count exceeding 18,000, this location presents a high-visibility opportunity for businesses seeking to maximize exposure. Situated within close proximity to the University of New Hampshire, with an enrollment of over 13,000 students and 5,000 staff and professors, this property offers untapped potential for a wide range of commercial endeavors. The spacious patio area further enhances the appeal of this versatile property, making it a desirable choice for a variety of businesses.

## PROPERTY HIGHLIGHTS

- Street parking available with two municipal lots within 150 feet
- Average vehicle traffic count over 18,000 daily
- UNH enrollment in 2024 was 10,996 undergraduates and 2,170 graduate students
- An additional 5,000 staff and professors are on campus
- Large 4th Floor Deck

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	200 - 1,450 SF
Lot Size:	0.35 Acres

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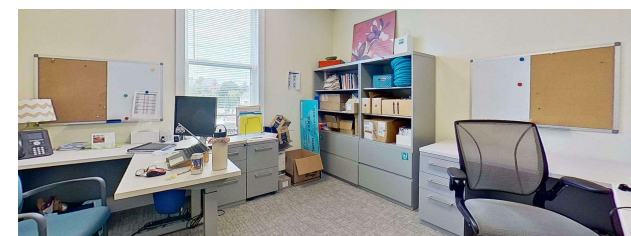
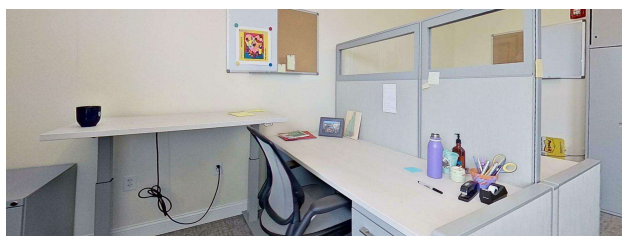
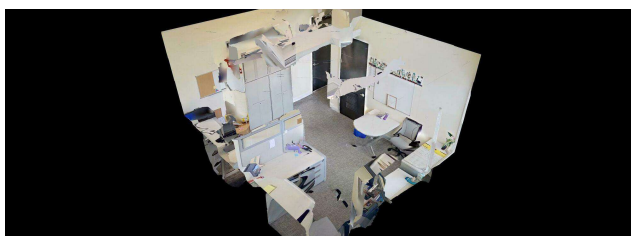
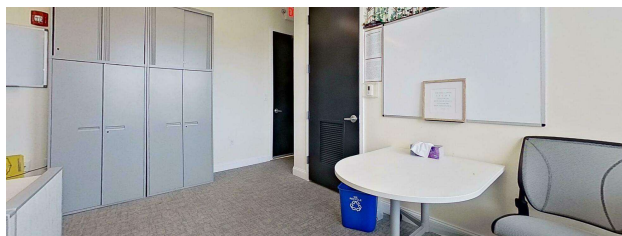
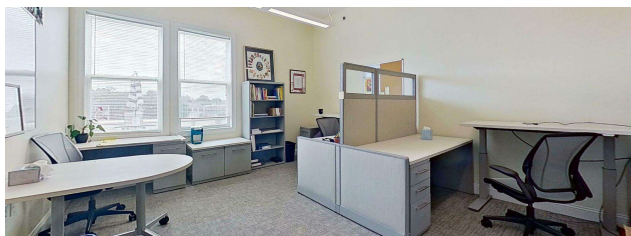
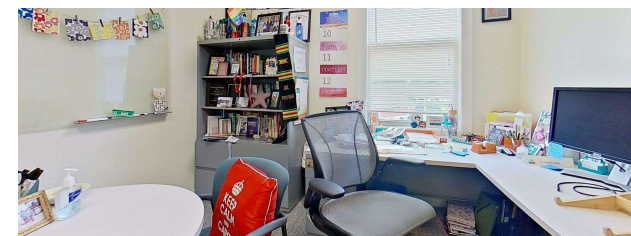
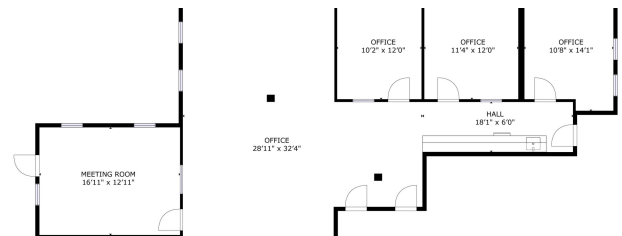
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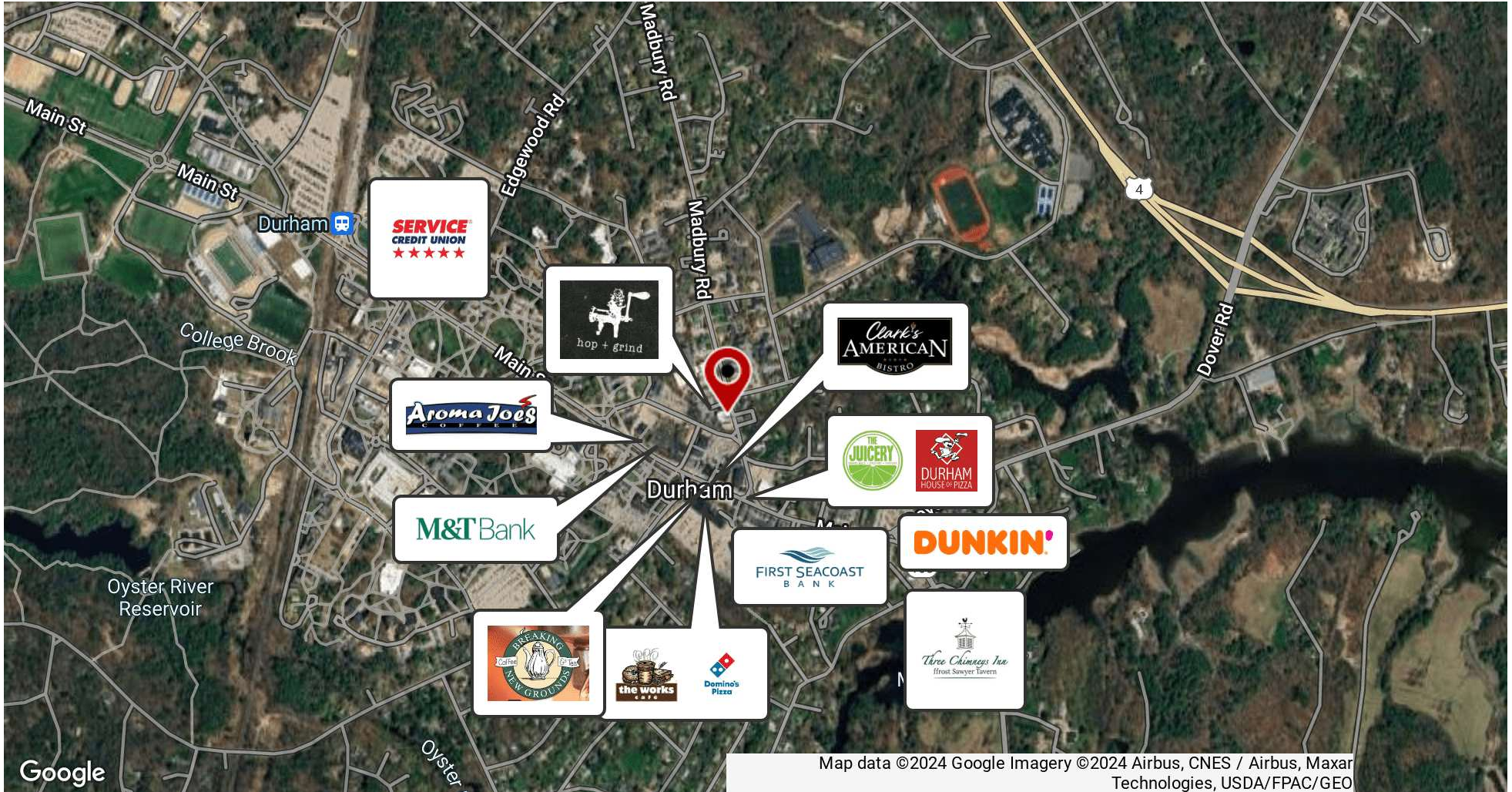
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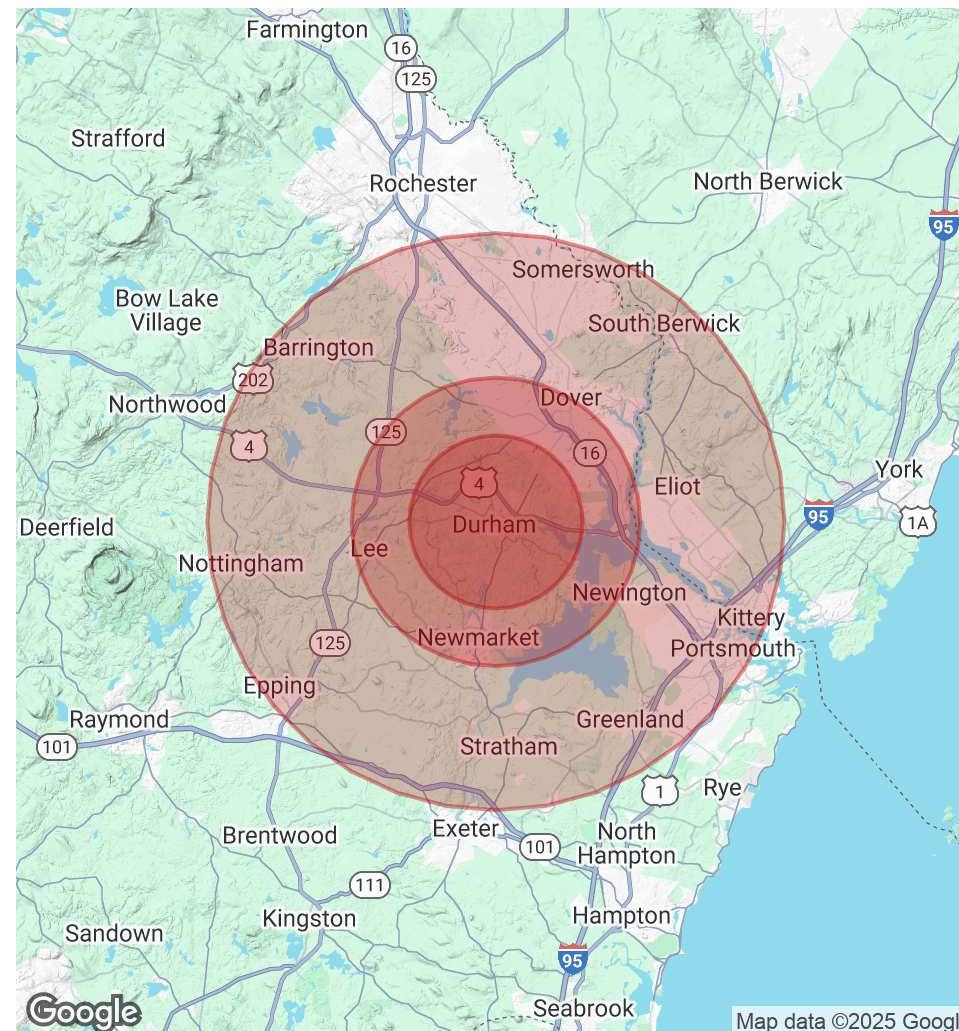
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,090	52,284	138,950
Average Age	34	39	42
Average Age (Male)	33	38	41
Average Age (Female)	35	40	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,708	20,137	55,647
# of Persons per HH	3.8	2.6	2.5
Average HH Income	\$123,121	\$126,916	\$136,573
Average House Value	\$487,274	\$491,993	\$525,516

Demographics data derived from AlphaMap



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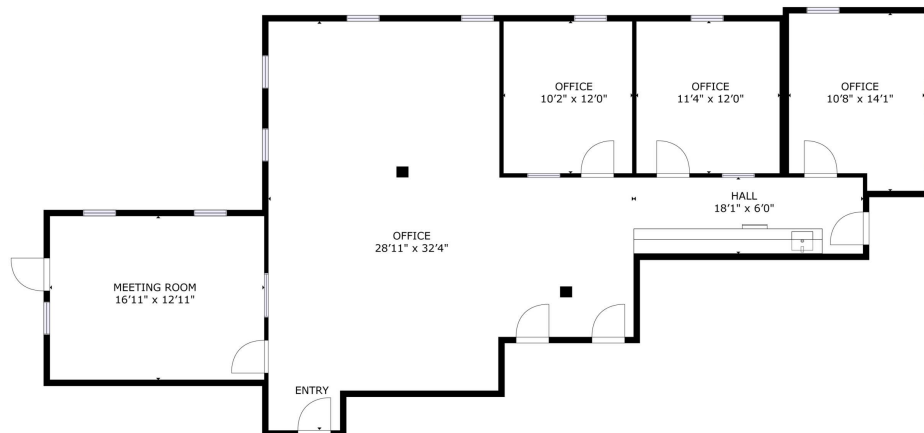
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## LEASE INFORMATION

Lease Type: NNN Lease Term: 12 months  
 Total Space: 200 - 1,450 SF Lease Rate: \$12.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 405-406 (Office)	Available	300 - 1,450 SF	NNN	\$12.00 SF/yr	1 year lease only.
Unit 404	-	266 SF	NNN	\$12.00 SF/yr	-

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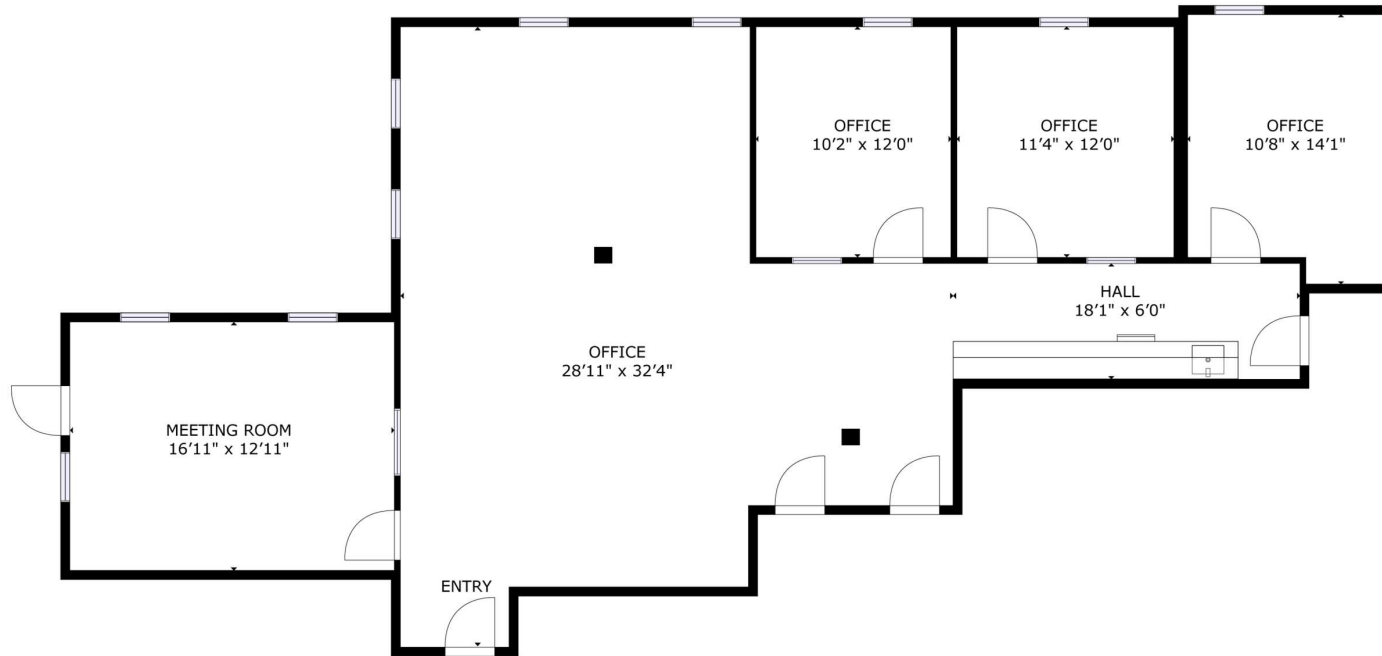
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# 405-406 FLOORPLAN

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FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 1450 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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