

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# High-Demand Turnkey Childcare Facility For Sale

40 Mammoth Road, Londonderry, NH 03053

Exclusively Represented By:

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OFFERING MEMORANDUM

# Quick Reference

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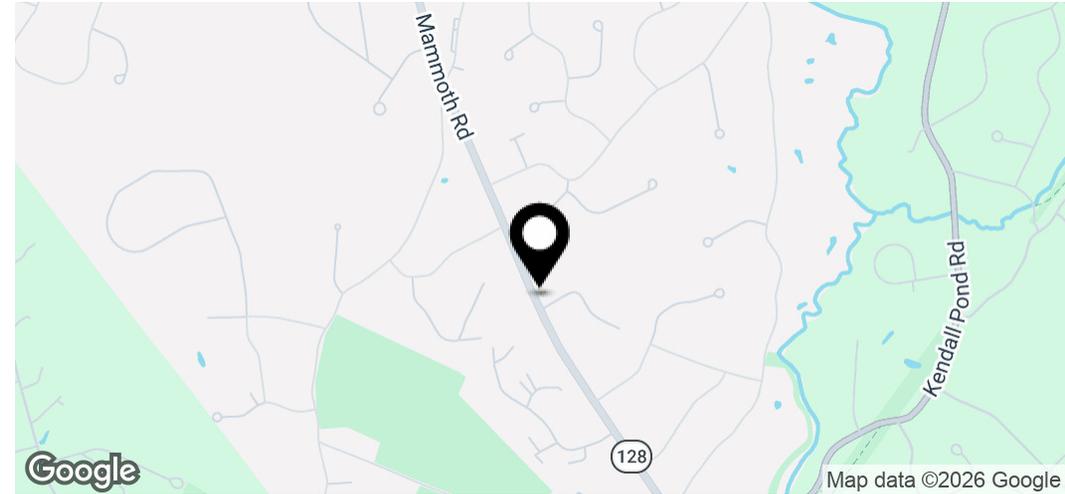
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# Property Information

## Section 1

# Executive Summary

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## Offering Summary

Price	\$1,200,000
GSF	14,715 ± SF
# of Floors	3
Year Built	1984

## Prime Childcare Investment Opportunity | Licensed For 167 Students

Unlock a high-yield opportunity in the heart of Londonderry, NH. This expansive 14,715 SF facility offers a rare combination of scale and location, currently operating with a robust capacity of 167 children. Situated on a sprawling 1.21-acre lot on high-traffic Mammoth Road, this property is perfectly positioned to capture the region's growing demand for quality childcare. Built with classic wood-frame construction and boasting excellent curb appeal, the building is fully equipped with private water, private sewer, and oil heat. Whether you are looking to expand an existing franchise or secure a high-performing asset in a desirable demographic, this Mammoth Road landmark is a turnkey solution for a flourishing business.

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# Property Description

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## Location Description

Secure a premier educational asset in the heart of Londonderry's thriving residential corridor. Currently operating as a successful daycare, this property offers a rare 'plug-and-play' opportunity for investors or childcare providers.

Surrounded by a high density of young families and professional hubs, the location ensures a steady pipeline of demand.

With seamless access to I-93 and Route 102, the property perfectly balances commuter convenience with a safe, community-focused setting.

This is more than a building; it is an essential community pillar in one of New Hampshire's most desirable growth markets.

## Property Highlights

- Built in 1984
- 14,715 ± SF
- 3 Story Building
- Private water
- Private sewer
- Oil heat
- Turn-key childcare opportunity
- AR-1 zoning allows many uses including professional and administrative offices, medical and dental offices, childcare/daycare facilities, educational or instructional uses, religious or institutional uses, and personal service businesses.

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# Demographics

## Section 2

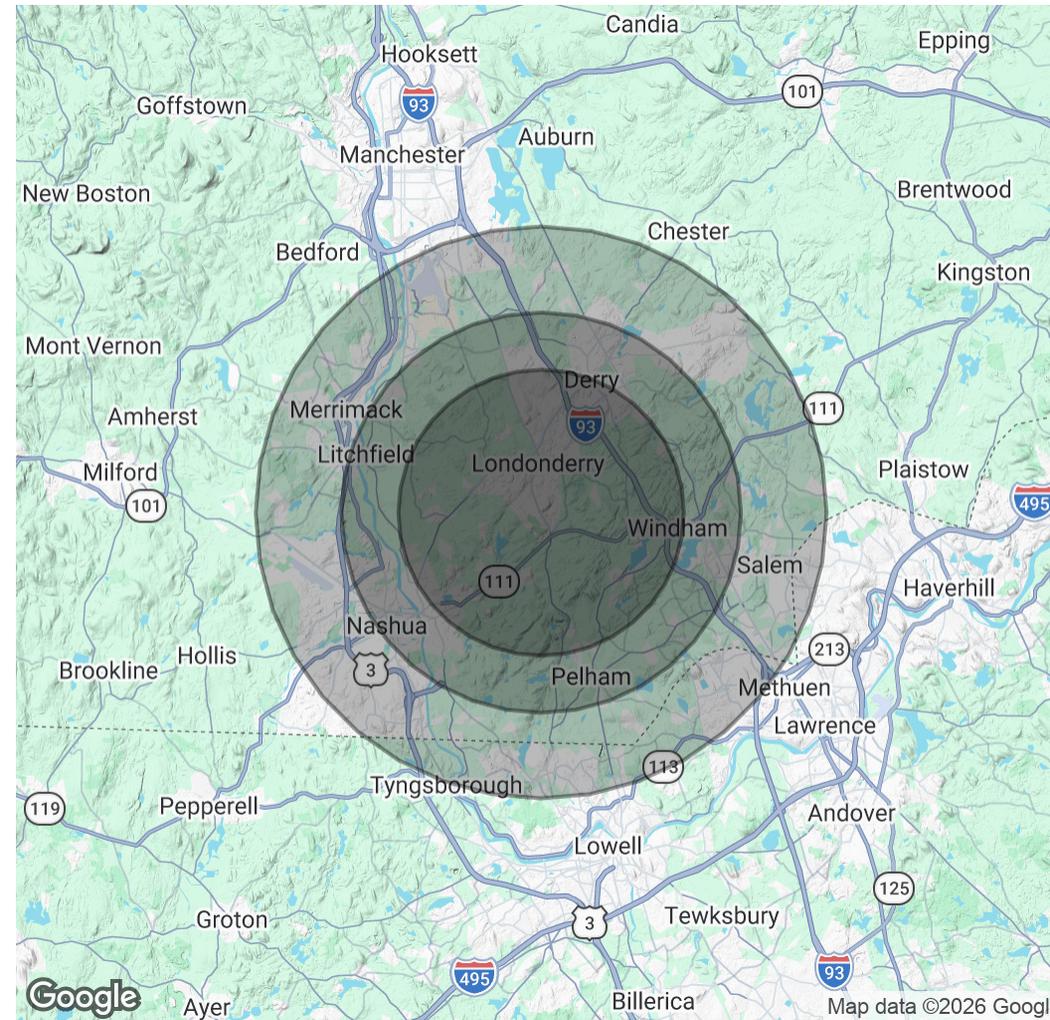
# Demographics Map & Report

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Population	5 Miles	7 Miles	10 Miles
Total Population	65,611	135,530	336,091
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	43

Households & Income	5 Miles	7 Miles	10 Miles
Total Households	24,479	52,544	131,914
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$162,445	\$143,639	\$138,795
Average House Value	\$535,899	\$494,761	\$486,277

Demographics data derived from AlphaMap



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# Interior Photos

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# Exterior Photos

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# Meet The Team

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