

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



207 Stage Rd

Hampstead, NH 03841

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OFFERING MEMORANDUM

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FOR SALE / LEASE

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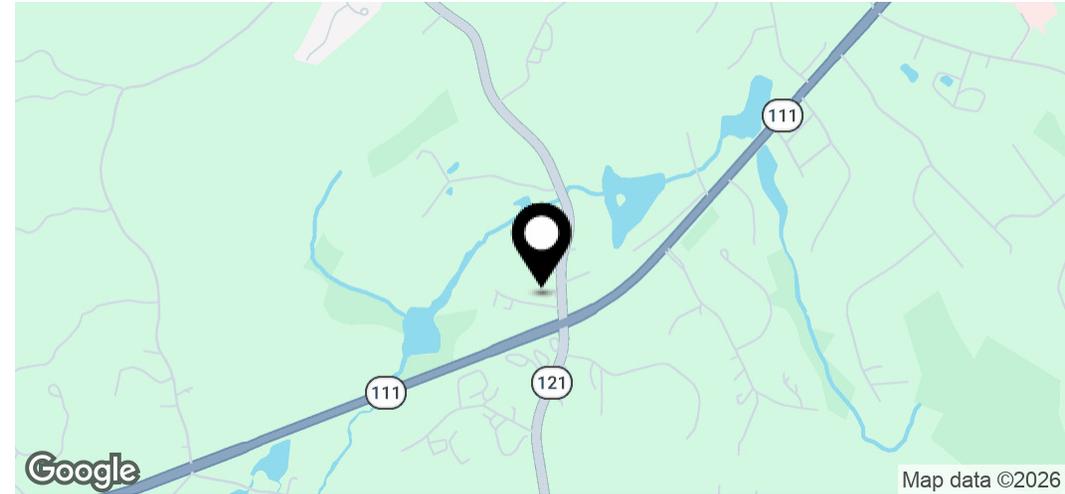
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Property Information

Section 1

Executive Summary

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Offering Summary

Property Sale Price	\$1,750,000
Lease Rate for Available Unit	\$15.00 - 17.00 SF/yr
Year Built	2001

Location Overview

207 Stage Road is centrally located in Hampstead, New Hampshire, along a well-traveled local roadway with easy access to Route 111. The property benefits from strong local visibility and convenient connectivity to neighboring communities including Derry, Atkinson, Plaistow, and Kingston.

The surrounding area features a mix of residential neighborhoods, professional offices, and service-oriented businesses, supporting steady demand. Hampstead's strong demographics, limited commercial inventory, and proximity to southern New Hampshire and northern Massachusetts make this location attractive for investors and owner-users alike.

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Property Description

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Property Description

Introducing a prime investment opportunity in the heart of Hampstead. This 9,163 SF building, constructed in 2001 and zoned C-1, is tailored for an office investor seeking a lucrative asset. With a triple-net (NNN) lease generating immediate income, and a two-unit configuration ideal for an owner-user model, this property offers low management overhead and provides modern medical infrastructure. Enjoy the benefits of ample on-site parking, superior curb appeal, and a strategic location for maximum exposure in a high-traffic area. Don't miss out on this meticulously maintained building with significant potential for a thriving office investment.

Property Highlights

- 9,163 SF building
- Built in 2001
- Zoned C-1
- Prime two-unit configuration
- Modern medical infrastructure
- Superior curb appeal
- Ample on-site parking
- Heart of Hampstead
- Maximum exposure
- Ease of access

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Lease Unit Photos

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Location Information

Section 2

Regional Map

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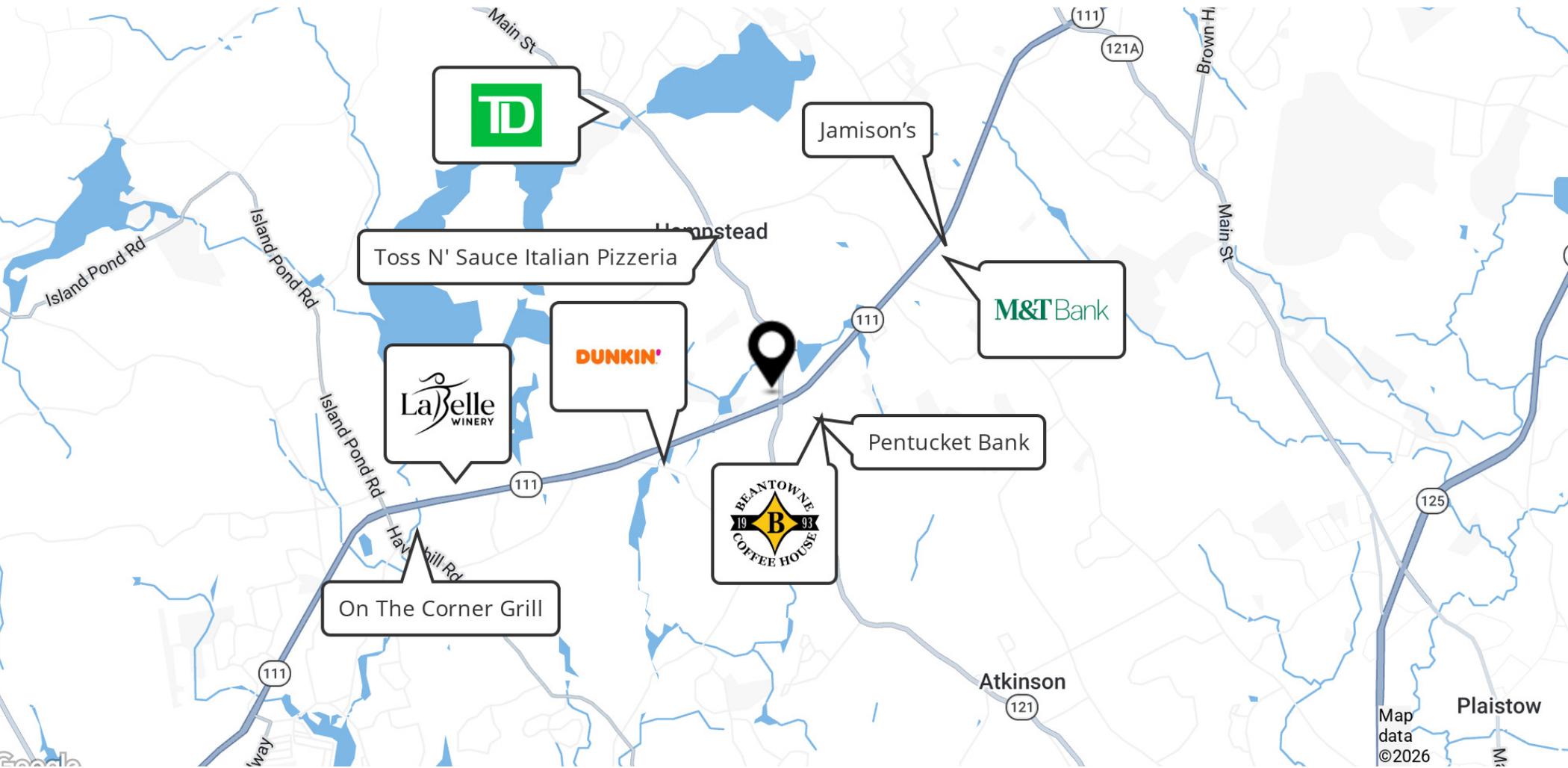
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Retailer Map

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207 Stage Rd Unit B
Hampstead, NH www.veranicommercial.com

Available Orchard Medical Group

207 Stage Rd Hampstead, NH 03841
Unit B - 2,646 SF



This floor plan is provided for marketing and illustrative purposes only. All dimensions, areas, and layouts are approximate and may vary from the actual space. The plan is not to scale and should not be relied upon as a precise representation of the property. No warranty, guarantee, or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein. Prospective tenants, buyers, and their advisors are encouraged to conduct their own independent measurements, inspections, and due diligence to verify all details of the property.

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Demographics

Section 3

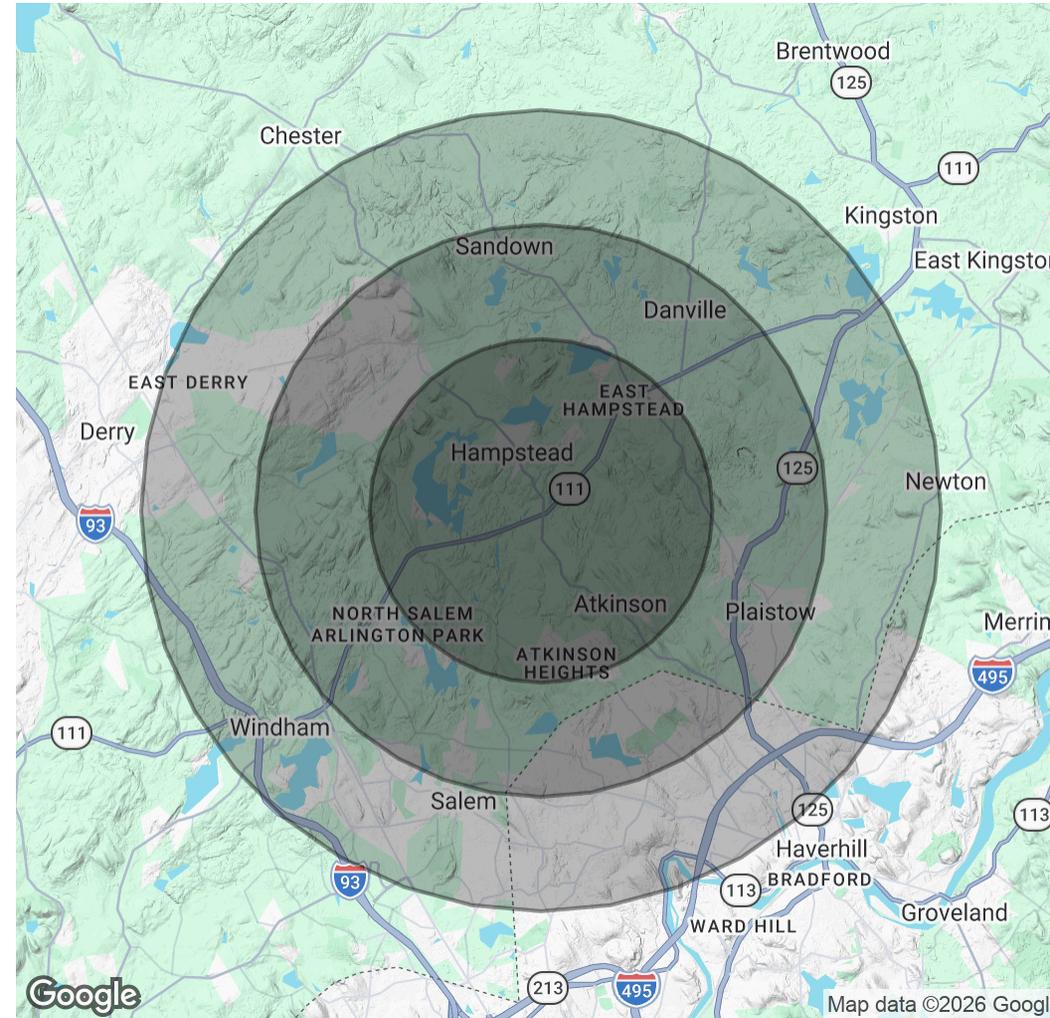
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	17,739	46,613	103,921
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	6,970	17,944	40,297
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$154,868	\$150,214	\$140,844
Average House Value	\$542,568	\$535,731	\$527,730

Demographics data derived from AlphaMap



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