



Colliers



35 Manchester Road, Derry, NH

Retail for Lease

Derry Meadows Shoppes

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35 Manchester Road, Derry, NH

Specifications

Site Plan



Demographics

1 mile		3 miles		5 miles	
Population 3,781	# of Households 1,678	Population 31,838	# of Households 13,139	Population 60,654	# of Households 23,578
Avg HH Income \$104,830	# of Employees 4,436	Avg HH Income \$119,890	# of Employees 16,726	Avg HH Income \$141,991	# of Employees 28,678

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2024.



Easy access to & from I-93 via Exit 5 & new Exit 4A



Highly visible retail plaza



Excellent co-tenancy



Surrounding retailers include Walmart, Ocean State Job Lot & Shaw's

Specifications

Address:	35 Manchester Road
Location:	Derry, NH 03038
Building Type:	Retail strip center
Year Built:	1999
Total Building SF:	186,997±
Available SF:	Unit 8: 2,500± to 5,518± Unit 12: 1,239± Unit 16: 2,000±
Acreage:	32.66±
Utilities:	Municipal water & sewer Natural gas
Parking:	7.15 per 1,000 SF leased
2024 NNN Expenses:	\$6.25 PSF
2023 Traffic Count:	13,992± AADT
Accessibility:	Located off Route 28 with easy access to I-93 via Exit 5 and new Exit 4A
Lease Rate:	\$15.00 to \$20.00 NNN



For Lease



*Site lines approximate

Property Highlights

- Three in-line suites ranging in size from 1,239± to 5,518± SF are available for lease and ready for customization; Unit 8 can be subdivided into two spaces consisting of 2,500± SF and 3,018± SF
- Ample signage opportunities within the plaza and on the pylon sign facing busy Route 28/ Manchester Road
- The Derry Meadows Shopping Center is a Hannaford anchored center with an array of key tenants including: Burger King, TD Bank, Zoo Fitness, Dollar Tree, La Carreta Mexican Restaurant, UPS Store, and many more
- Located in a heavily populated retail corridor with neighbors including Aldi, Monkey Sports, Walmart, Panera, Shaws, and NH SportsZone



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