



Main Street

Mill Road



For Sale: \$2,200,000

Business & Real Estate | Offering Memorandum

44 & 46 Main Street

Durham, NH

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Executive Summary





Property Highlights

Located in the heart of downtown Durham, 44 & 46 Main Street is comprised of two fully occupied buildings totaling 6,452± SF on 0.27± acres. The properties offer a rare combination of high visibility, strong tenancy, and future development potential, making it a prime investment opportunity.

With a high-density student population, strong tenant mix, and strategic location, 44 & 46 Main Street is a proven performer in Durham's dynamic commercial landscape.

Prime Location & Market Strength

- **Downtown Presence:** Positioned within Durham's vibrant commercial district, directly adjacent to the University of New Hampshire (UNH) campus.
- **Strong Demographics:** Durham's population of 14,921 (2023 census) expands to 28,887 when UNH is in session, ensuring consistent foot traffic.
- **High Visibility:** The properties boast 90± feet of frontage on Main Street and include 10 on-site parking spaces—a rare amenity in this dense downtown area.

Tenant Mix & Business Opportunity

- **Hayden Sports (44 Main Street):** A long-established retailer specializing in UNH apparel, serving the

community since 1988. The business is also available for purchase, offering an additional investment opportunity.

- **Main Street Barbers (44 Main Street):** A well-known staple in the downtown area.
- **Franz's Food & Durham Laundercenter (46 Main Street):** Essential service providers catering to students, residents, and visitors.

Investment Potential

- **Income-Producing Asset:** Continue leasing to established tenants and benefit from steady cash flow.
- **Redevelopment Opportunity:** The site shows long-term potential for repositioning or redevelopment to maximize value.

Accessibility & Regional Connectivity

- 1 mile to Route 4
- 5.9± miles to downtown Dover
- 11± miles to downtown Portsmouth
- Within 60 minutes of Boston, Portland, and the White Mountains
- Rail service via the Amtrak Downeaster

Proposed Downtown Zoning Amendments

The Town Council and Planning Board are considering amendments to the height restrictions in the Central Business District, with the goal of encouraging downtown development and supporting local businesses.

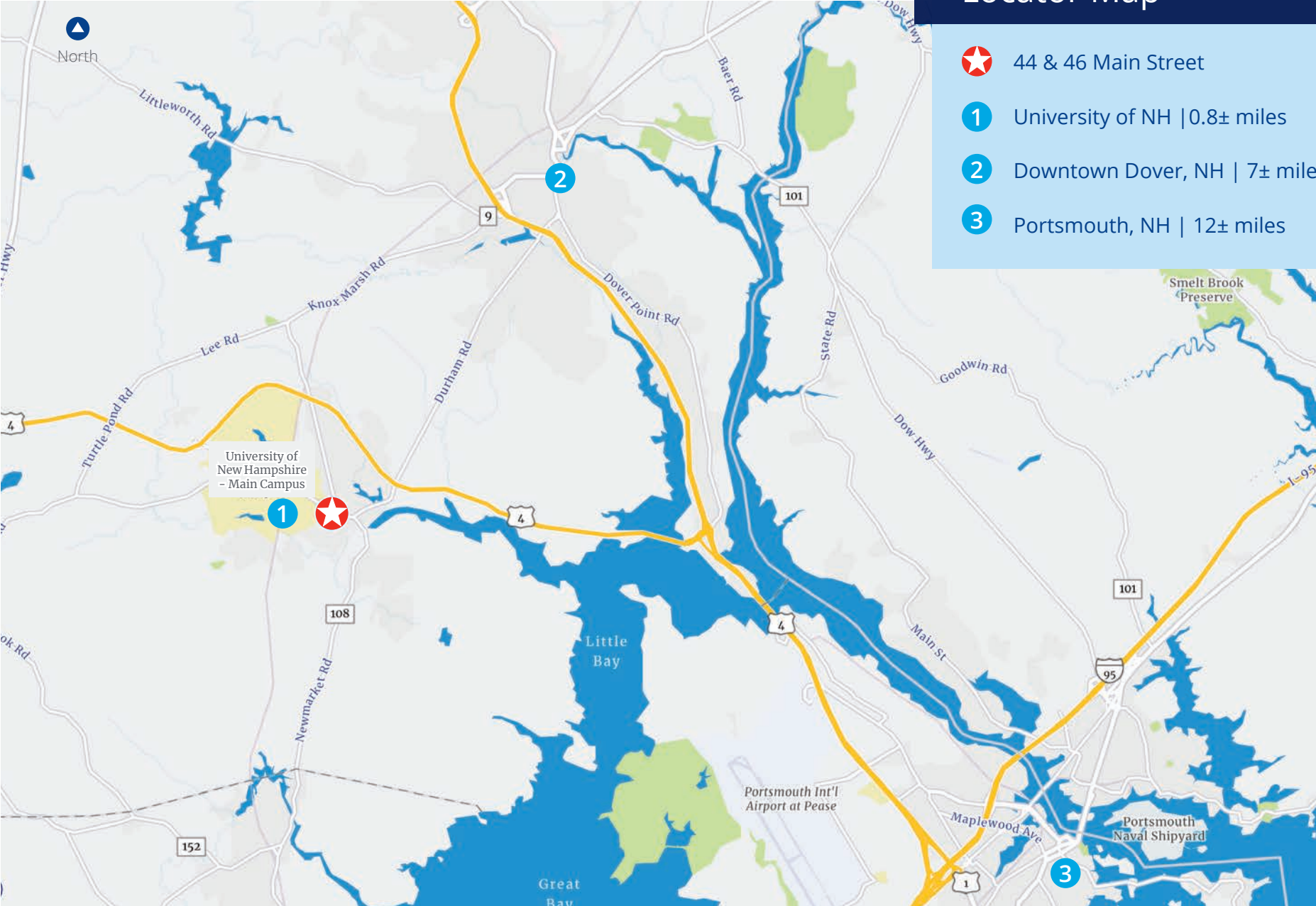
Key Proposal: Removing the 3-Story Height Limit

- Certain areas within the Central Business District currently have a 3-story height limit, established in 2012 due to concerns about taller buildings.
- The Planning Board's initiative seeks to remove this restriction, allowing the same height limits as the rest of the district:
 - > Up to 4 stories by right
 - > Up to 5 stories with conditional use approval
- The goal is to encourage greater investment and mixed-use development downtown.

Recent Town Council Action

- The Town Council approved sending the proposed zoning amendment to the Planning Board for review.
- An amendment was made to remove the requirement for second floor commercial space in buildings that seek to go up to 5 stories.

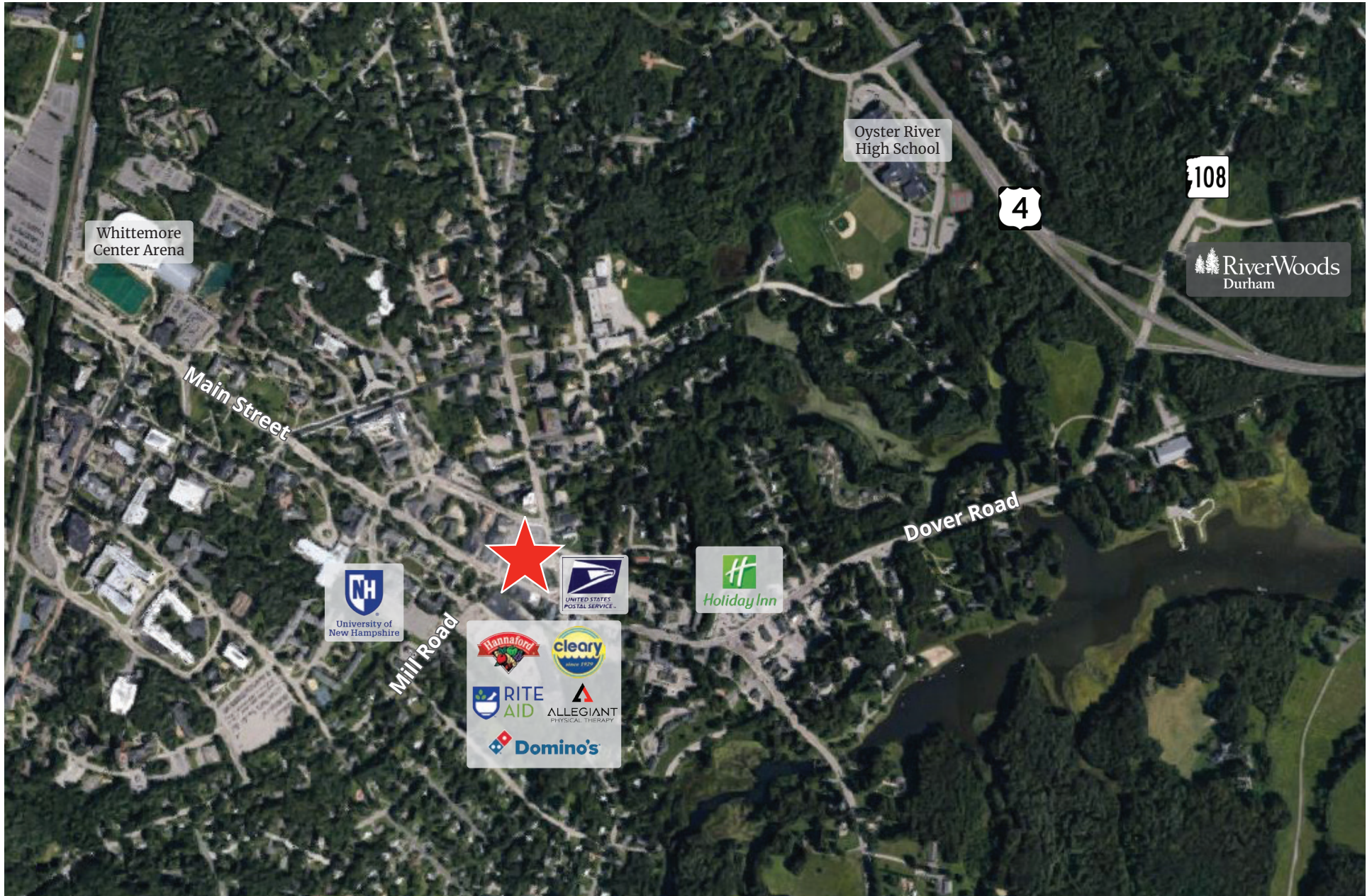
Area Map



Locator Map

- ★ 44 & 46 Main Street
- 1 University of NH | 0.8± miles
- 2 Downtown Dover, NH | 7± miles
- 3 Portsmouth, NH | 12± miles

Property Aerial



Property Information



Offering Memorandum
44 & 46 Main Street

Physical Description

44 and 46 Main Street is comprised of 2 fully occupied buildings totaling 6,452± SF on 0.27± acres in the heart of downtown Durham, NH. 44 Main Street consists of 4,648± SF and was constructed in 1940 and 46 Main Street consists of 1,804± SF and was constructed in 1930. The property features 90'± of frontage on Main Street and includes 10 on-site parking spaces—a rare and valuable amenity in the downtown area. For investors, the property offers multiple possibilities—whether continuing with the existing buildings as an income-producing asset or redeveloping the site to unlock its full potential. Convenient access to Route 4 (1± mile), downtown Dover (5.9± miles), downtown Portsmouth (11± miles), and within 60 minutes of Boston, Portland, and the White Mountains.

Property Address:

44 & 46 Main Street
Durham, NH 03824

Total Building Area:

44 Main Street: 4,648± SF
46 Main Street: 1,804± SF

Acreage:

0.27±

Year Built:

44 Main Street: 1940
46 Main Street: 1930

Road Frontage:

90'± on Main Street

Parking:

10 on-site spaces

Zoning:

Central Business (CB)

Building Construction:

Concrete/cinder
Brick/masonry

Roof:

Rubber membrane

Tenancy:

Multiple

Occupancy:

100%

Telecommunications:

Cable

HVAC System:

Central

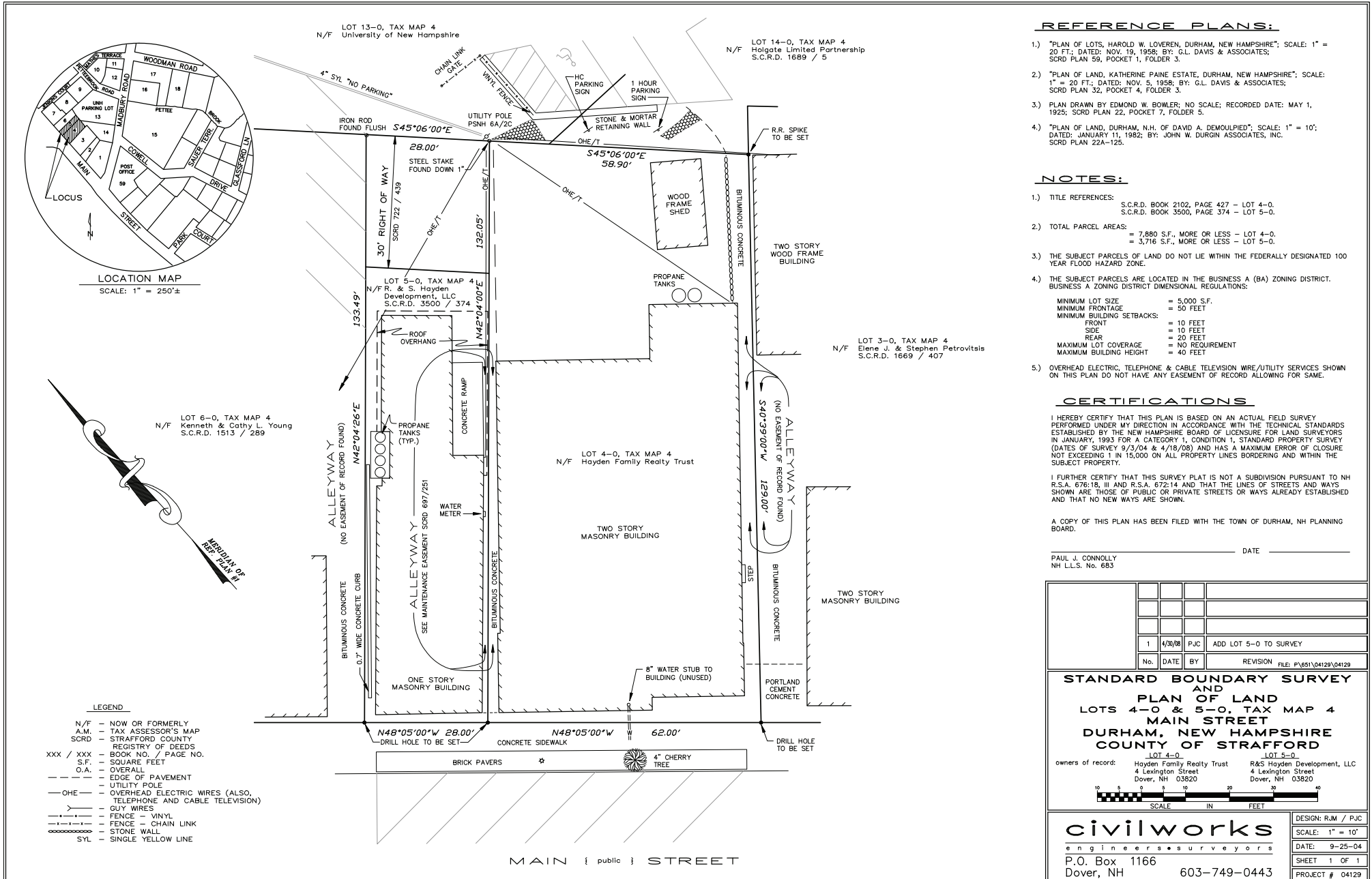
Utilities:

Municipal water & sewer
Natural gas

List Price: \$2,200,000



Site Plan



Concept Plan



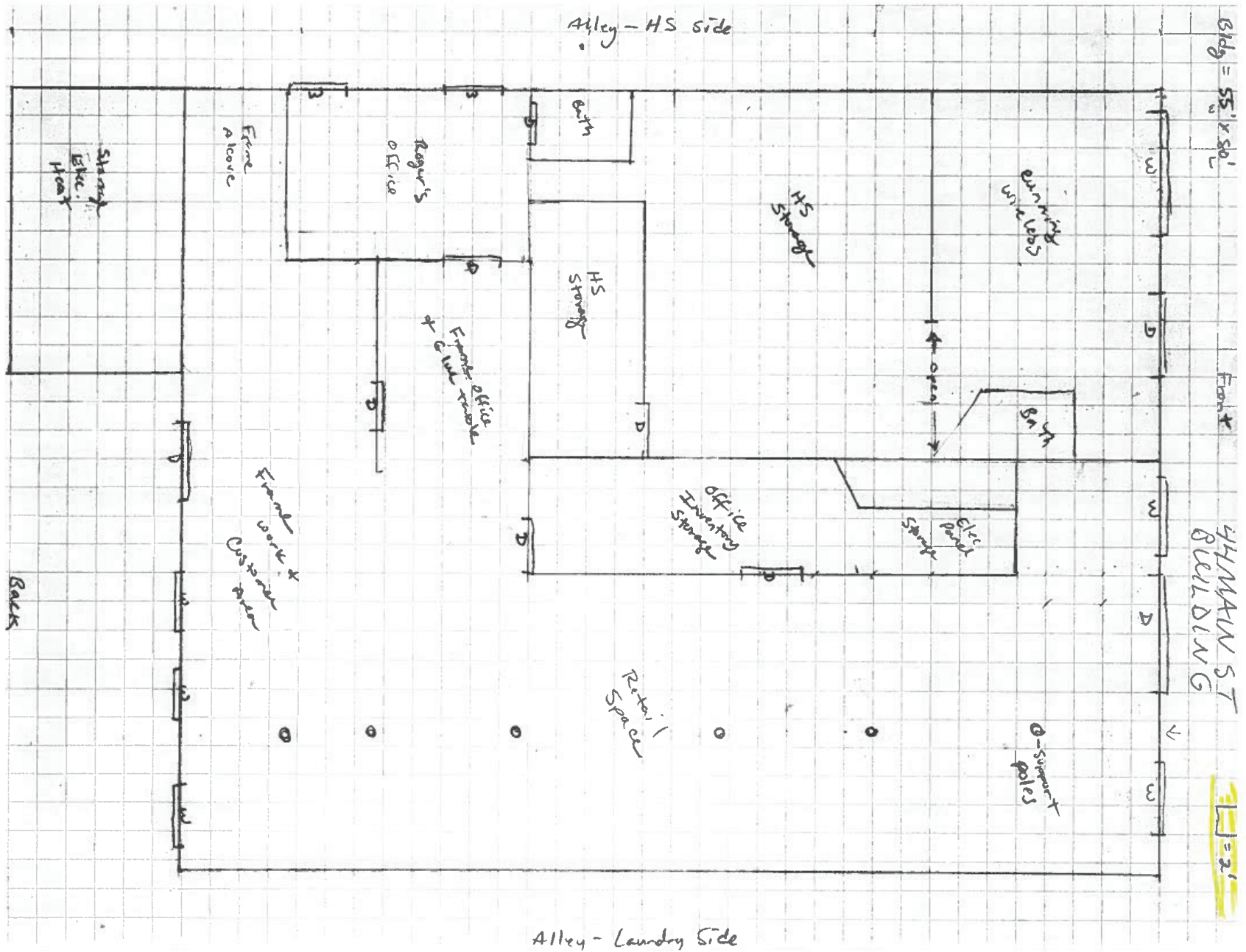
Isaak Design, PLLC

Hayden Properties - Durham, NH

3/9/2012

Site lines approximate.

Floor Plan



Tenant Overview



Offering Memorandum
44 & 46 Main Street

Tenant Roster

44 Main Street: Hayden Sports

A staple of the Durham community for over 20 years, Hayden Sports is a locally owned and operated retailer specializing in apparel and University of New Hampshire memorabilia.

Serving students, alumni, and residents alike, the store has built a strong reputation for quality merchandise and exceptional customer service.

This business is included in the sale along with the real estate, with further details available upon request.

46 Main Street: Franz's Food

A beloved eatery and a go-to spot for University of New Hampshire students and locals, Franz's Food is known for serving up delicious breakfast, lunch, and late-night bites.

This establishment has built a strong reputation for its flavorful menu and welcoming atmosphere, making it a favorite dining destination in downtown.

Tenant operates on a month-to-month basis.

44 Main Street: Main Street Barbers

A reliable local favorite, Main Street Barbers provides high-quality haircuts and grooming services in a welcoming and traditional barbershop setting.

Known for its friendly atmosphere and skilled barbers, the shop has built a loyal customer base among residents, students, and professionals in the Durham community.

Tenant operates on a yearly lease.

46 Main Street: Durham Laudercenter

Serving the community since 1977, Durham Laundercenter is a trusted and convenient laundry facility.

Renowned for its dependable services and long-established presence, it provides essential laundry solutions for residents, students, and local businesses. Open 24/7 and has handicap access.

Tenant operates on a month-to-month basis.



Market Overview





Strafford County Overview

New Hampshire’s business-friendly climate and high quality of life make it a top destination for residents and businesses alike. Strafford County, located in southeastern New Hampshire, is the state’s youngest county, with a median age of 39.7 years. It is also the third most densely populated county, thanks in large part to the University of New Hampshire (UNH) in Durham. The county’s diverse population—comprising young professionals, students, families, and retirees—creates an ideal environment for retail growth.



133,682
Total population



\$85,562
Median household income



5,268
Number of businesses



55,024
Total employees

Source: Esri 2024, U.S. Census

Economic Strengths & Growth Drivers

Strafford County’s economy is fueled by its diverse industries, including education, healthcare, manufacturing, and technology. UNH is the largest employer in the region, with more than 2,890 employees, contributing significantly to the county’s economy. UNH’s research facilities and collaborative partnerships with local businesses also drive innovation and entrepreneurship.

In addition to the academic sector, Strafford County is home to a growing base of small businesses, technology companies, and healthcare providers, which continue to drive demand for services, retail, and commercial space. Its proximity to major cities like Boston and Portland, as well as access to transportation corridors such as I-95, further enhances the county’s economic potential and accessibility.

Demographics & Retail Potential

Strafford County’s diverse population provides a strong customer base for retailers. Area businesses benefit from a young, educated, and high-income workforce, alongside a growing demand for a variety of services. The presence of UNH contributes to consistent demand for dining, shopping, and services from students, faculty, and staff. Additionally, residential growth in surrounding towns continues to increase foot traffic and expand the local retail market. These areas are experiencing ongoing development, with mixed-use projects being planned to accommodate both residential and commercial growth, offering opportunities for businesses to tap into an expanding market.

Strategic Growth & Development

Strafford County is focused on sustainable growth, with an emphasis on mixed-use developments that integrate residential, commercial, and recreational spaces. In particular, the City of Dover, with its vibrant downtown and proximity to the Seacoast, has become a focal point for commercial investment. Other towns, like Rochester and Somersworth, are also seeing an increase in retail and commercial space due to continued residential growth and revitalization efforts. Durham, while a smaller part of the county, remains central to the economic and cultural vibrancy of the county. The town’s vision for downtown development includes retail, office, and dining options, complementing the broader growth strategies for the region.

Overall, Strafford County offers a thriving and diverse market with a mix of residential, university-driven, and commercial development opportunities. The county’s young population, ongoing expansion, and proximity to key regional hubs make it an ideal location for retail investment.



University of New Hampshire

The University of New Hampshire (UNH) is home to 11 colleges and schools offering 200+ degree programs and 100+ areas of study. The main campus is located in Durham, a classic New England college town known for its safety, beauty, and sustainability. Surrounded by 250 acres of trails in College Woods and conveniently located one hour from both the White Mountains, Portland, and Boston.

UNH is a key economic driver in the region, employing over 2,890 people, making it the largest employer in Strafford County. The university's presence significantly impacts the local economy, from retail and hospitality to services and housing. With a diverse student body of more than 14,500 undergraduates and graduates, students contribute to the demand for nearby retail and services. Off-campus student housing further supports the local business environment, creating consistent foot traffic and economic activity in Durham and surrounding areas.

Academic & Experiential Education

UNH is committed to providing high-quality, hands-on learning opportunities, with a focus on real-world education. The university's Embrace NH program connects students with over 5,000 businesses annually, fostering partnerships in key industries like K-12 education, healthcare, energy, and workforce development. As a result, many students gain valuable internships and job placements in the local and regional economy. UNH's strong academic programs in business, engineering, and marine sciences are especially renowned, providing students with a well-rounded education that prepares them for success in the workforce.

Economic & Community Impact

The Durham campus not only serves as the largest employer in the area but also drives retail demand and community engagement. UNH's Division I athletics, academic conferences, cultural events, and guest speakers attract thousands of visitors each year, generating business for local retail, dining, and accommodations. Additionally, the university's location is a prime advantage, with access to public transportation and the Amtrak Downeaster, which links Durham to Boston and Portland. This makes it a highly accessible destination for visitors, students, and professionals alike.

Through its innovative programs and strong local ties, UNH continues to serve as a catalyst for economic growth and development in the region, benefiting both the university community and the Town of Durham.

Academic Overview

- 200+ degree programs
- Associate, bachelor's, and graduate degrees offered
- 16:1 student to faculty ratio
- 87% first-year retention rate
- 97% first-year students live on campus
- 50+ research centers and institutes

Demographic Profile

UNH Student Population

Graduates	2,500
Undergraduates	12,500

Student Age Breakdown

18-21	11,468
22-24	1,698
25-29	963
30+	1,022

High Geographic Diversity

Out of State	54%
Out of the Country	4%

Demographics | 44 & 46 Main Street, Durham, NH

5 Mile Radius

Total Population	25,547
Total Households	8,351
Median Household Income	\$91,852
Median Age	27.3
Total Businesses	860
Total Employees	10,565

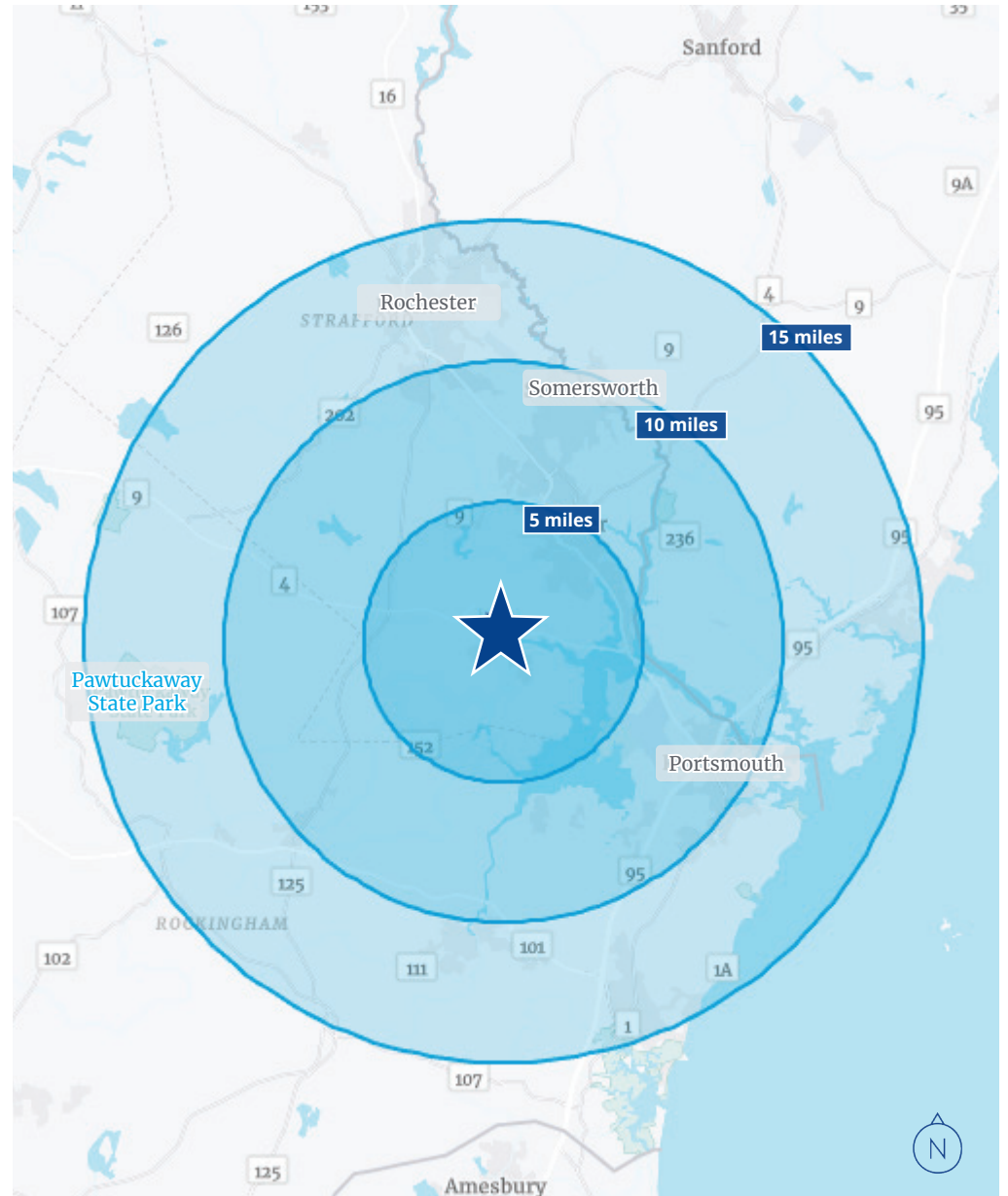
10 Mile Radius

Total Population	83,862
Total Households	32,904
Median Household Income	\$93,689
Median Age	36.8
Total Businesses	4,474
Total Employees	52,302

15 Mile Radius

Total Population	204,562
Total Households	84,047
Median Household Income	\$95,858
Median Age	41.2
Total Businesses	11,686
Total Employees	126,847

Source: Esri, U.S. Census 2024.



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