

FOR SALE / FOR LEASE

MEDICAL / HEALTHCARE - 52 ROCKINGHAM ROAD

D E R R Y - N E W H A M P S H I R E

14,564 SF BUILDING ON 2.1 ACRES

PROPERTY DESCRIPTION

- **Medical / Healthcare Facility**
- **Perfect for multiple compatible medical uses**
- **Close proximity to Parkland Hospital (.25 miles)**
- **Drive Thru**
- **Located at the signalized intersection of Rockingham Road & Windham Road**
- **Combined traffic count of over 30,000 ADT going through the intersection**
- **OMB Zone**
- **Sale and Lease Rate — Call For Details**

SITE PHOTO



WRE Commercial Brokers, is representing the Owner in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

CONTACT INFORMATION



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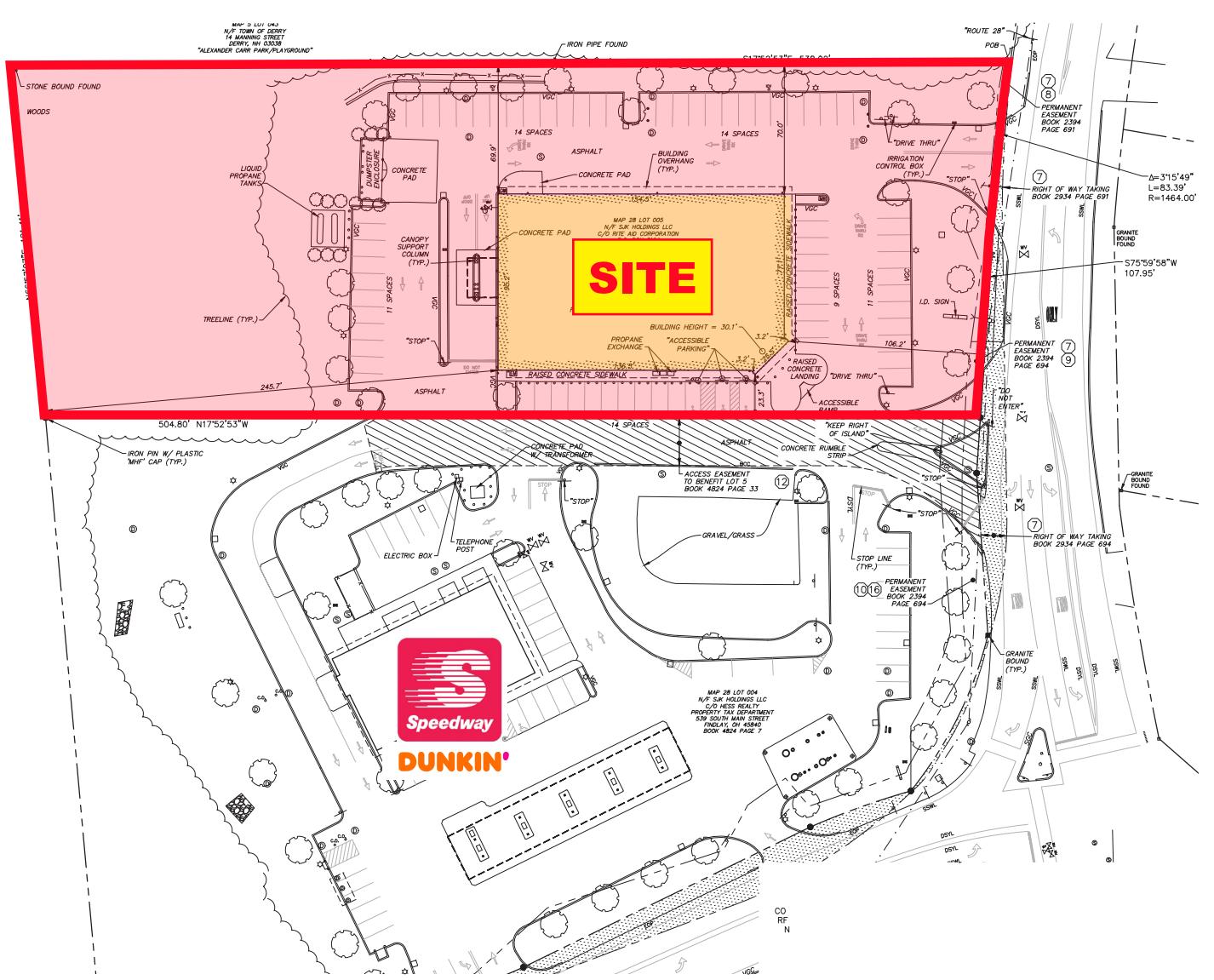
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DERRY - NEW HAMPSHIRE

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SITE PLAN



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AERIAL



DEMOGRAPHICS

2024	1 Mile	2 Mile	3 Mile
Population	9,431	19,540	33,149
# of Households	4,055	8,275	13,937
Median HH Income	\$81,213	\$83,861	\$93,341

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