

# The Granary Of Derry

16 Manning St, Derry, NH 03038

FOR LEASE

Property Summary



## Property Description

Unit 101 is a ground-level corner space within one of Derry's restored historic buildings, blending original character with modern functionality. Storefront visibility and an efficient layout make it well-suited for retail, professional services, or client-facing office use.

Set along the Route 102 corridor with easy access to I-93, Exit 4, the property offers central air, a sprinklered building, coordinated colonial-style signage, and on-site parking. Surrounded by municipal offices, restaurants, banks, and everyday services, this is a location that works from day one.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,184	13,616	24,014
Total Population	9,350	33,033	62,645
Average HH Income	\$92,657	\$118,202	\$147,208

## Location Description

This Derry location sits within a walkable, established pocket where residential neighborhoods and everyday commerce naturally intersect. The area sees steady local traffic from nearby homes, civic spaces, and long-standing anchors like the Derry Opera House and Alexander-Carr Park. With restaurants, small businesses, and regular town events nearby, activity carries through the day and into the evening—creating built-in demand that a retail user can tap into without having to manufacture foot traffic.

## Offering Summary

Lease Rate:	\$2,800.00 per month (MG)
Number of Units:	1
Available SF:	1,508 SF
Lot Size:	34,531 SF
Building Size:	23,768 SF

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