

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Freestanding Retail Opportunity ±15,251 SF

123 Nashua Road, Londonderry, NH 03053

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$16.00 SF/yr
Lease Type	NNN
RSF Available	15,251 SF
Year Built	2000
# of Floors	1

Location Overview

Conveniently situated in the vibrant town of Londonderry, NH, the area surrounding the property offers a blend of modern amenities and New England charm. A short drive from the renowned Manchester-Boston Regional Airport, this thriving community boasts a variety of dining options, shopping destinations, and recreational facilities. Nearby, tenants can explore the scenic Woodmont Commons and enjoy outdoor activities at the sprawling Mack's Apples. The town's rich history is also on display at the Aviation Museum of New Hampshire and the Robert Frost Farm. With its ideal location and diverse attractions, the area provides an enticing backdrop for businesses seeking an inspiring place to call home.

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Property Description

FOR LEASE



Property Description

Discover an exceptional leasing opportunity at this premier property, previously home to Rite Aid, located on NH Route 102 (Nashua Rd) in Londonderry, NH. Boasting a modern architectural design and flexible floor plans, the property offers a professional environment tailored to meet the needs of diverse businesses. Tenants will appreciate the ample parking, high visibility from Nashua Road, and direct access to the nearby amenities. With expansive windows flooding the interior with natural light and versatile spaces conducive to productivity, the property provides an inviting and functional workspace. This is the perfect location for businesses looking to elevate their operations in a dynamic and well-appointed setting.

Property Highlights

- Size: 15,251± SF
- Building Type: Freestanding retail
- Drive-Up Window & Pneumatic System in Place
- Ample On-Site Parking
- Excellent Visibility on Route 102
- Modern Architectural Design
- Flexible Floor Plan
- Direct Access to Nearby Amenities
- Located in a Professionally Managed Neighborhood Center

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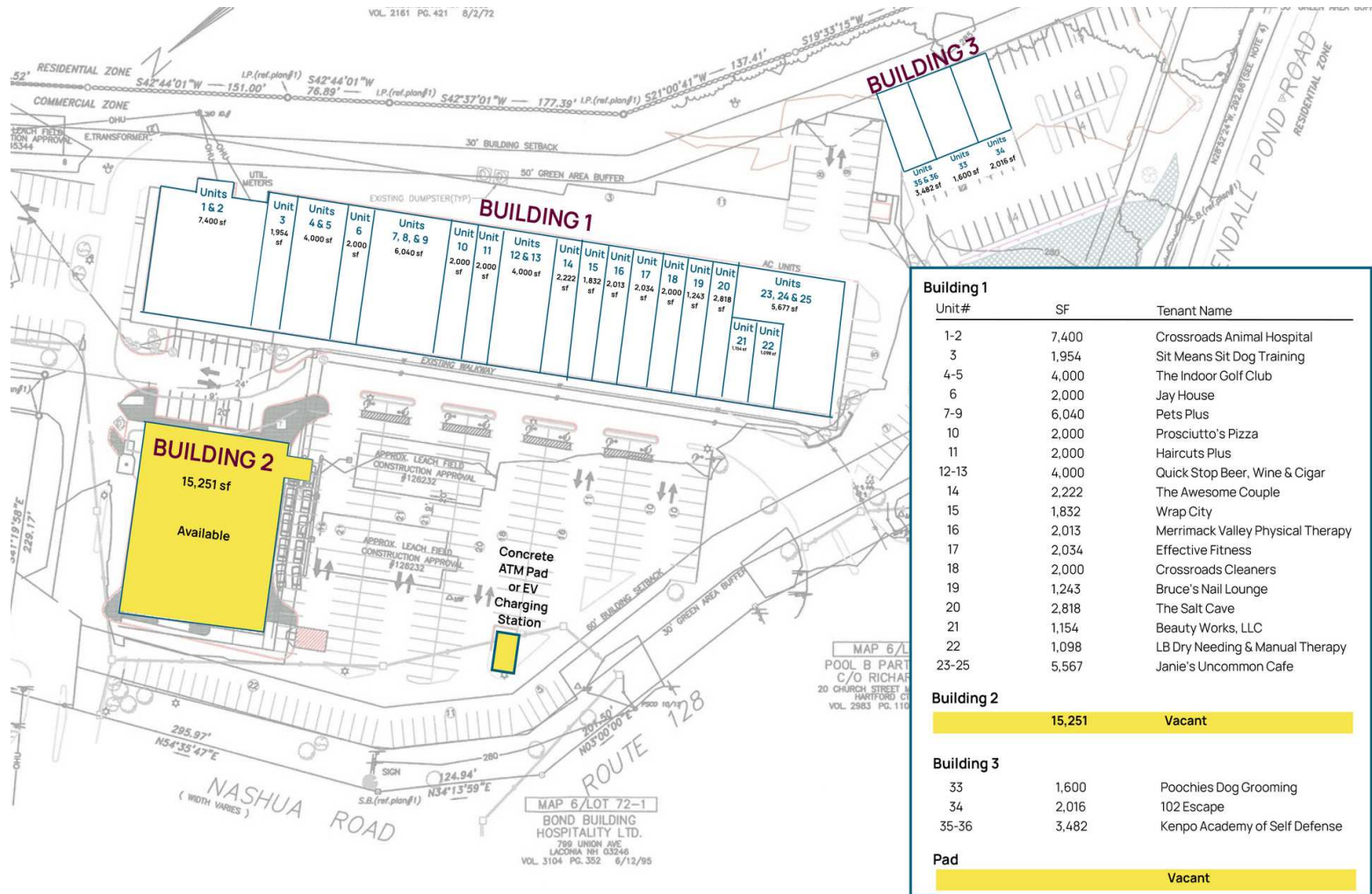
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Lease Plan

FOR LEASE



Building 1		
Unit#	SF	Tenant Name
1-2	7,400	Crossroads Animal Hospital
3	1,954	Sit Means Sit Dog Training
4-5	4,000	The Indoor Golf Club
6	2,000	Jay House
7-9	6,040	Pets Plus
10	2,000	Prosciutto's Pizza
11	2,000	Haircuts Plus
12-13	4,000	Quick Stop Beer, Wine & Cigar
14	2,222	The Awesome Couple
15	1,832	Wrap City
16	2,013	Merrimack Valley Physical Therapy
17	2,034	Effective Fitness
18	2,000	Crossroads Cleaners
19	1,243	Bruce's Nail Lounge
20	2,818	The Salt Cave
21	1,154	Beauty Works, LLC
22	1,098	LB Dry Needing & Manual Therapy
23-25	5,567	Janie's Uncommon Cafe
Building 2		
	15,251	Vacant
Building 3		
33	1,600	Poochies Dog Grooming
34	2,016	102 Escape
35-36	3,482	Kenpo Academy of Self Defense
Pad		
		Vacant

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Location Information

Section 2

Regional Map

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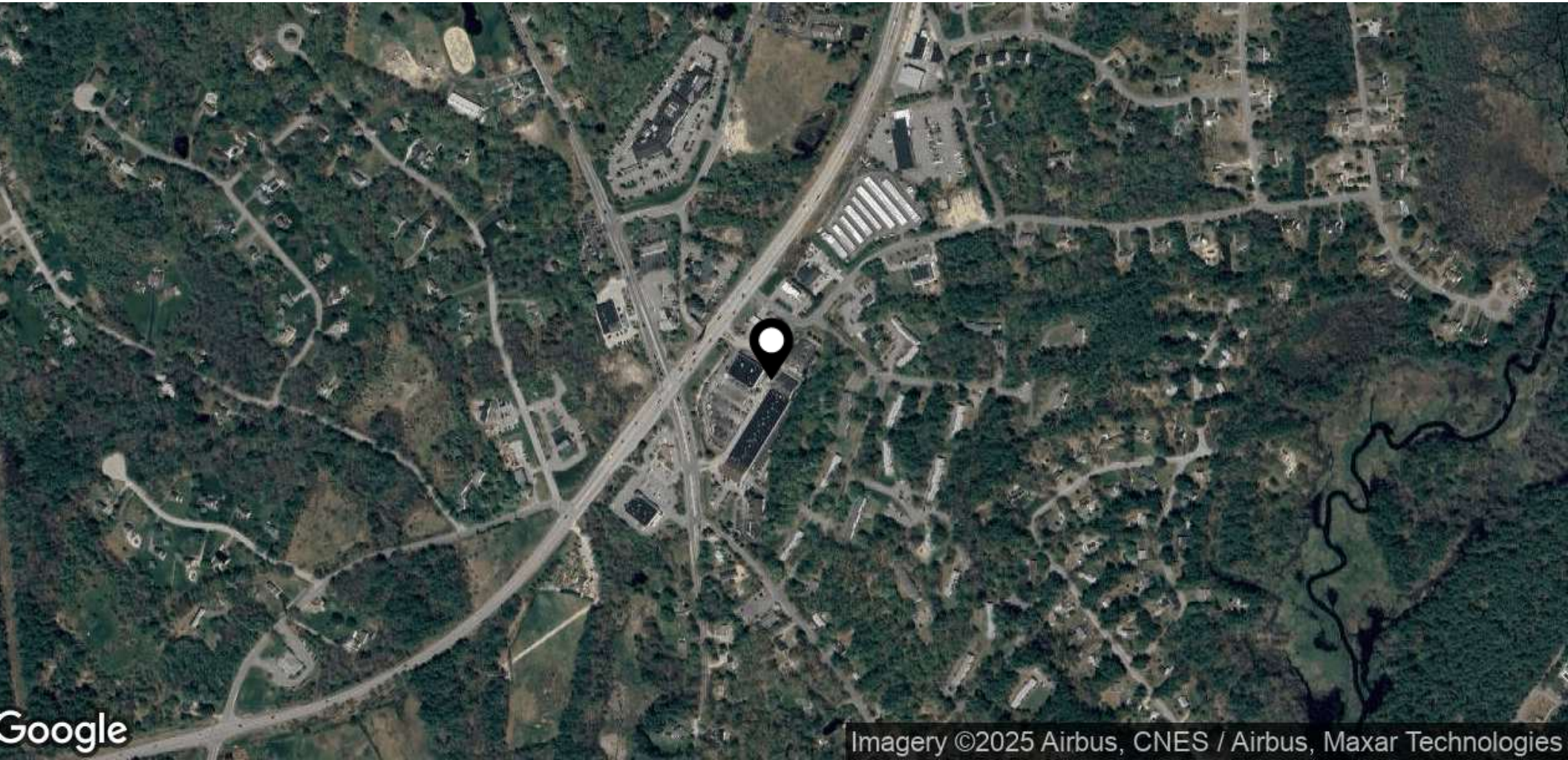


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Aerial Map

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Demographics

Section 3

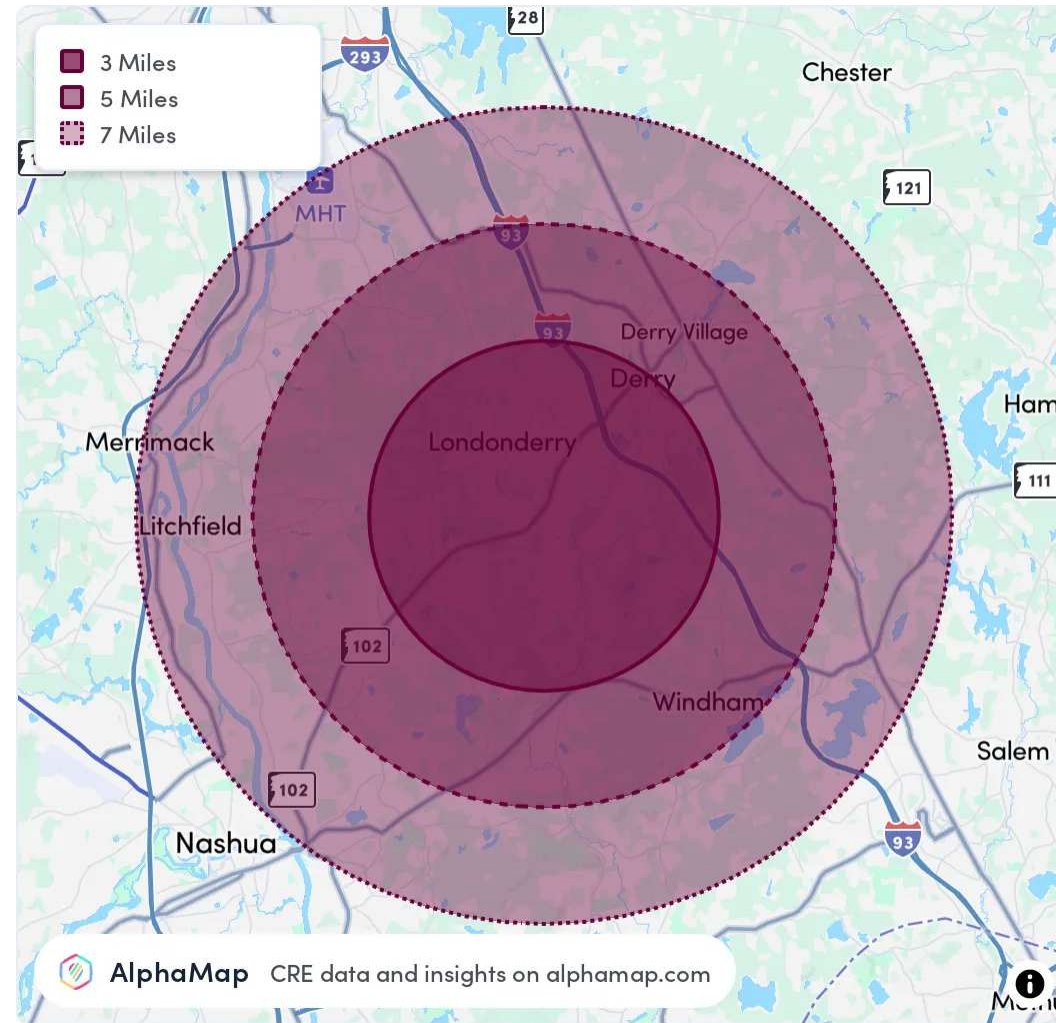
Area Analytics

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Population	3 Miles	5 Miles	7 Miles
Total Population	27,934	66,622	117,191
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

Household & Income	3 Miles	5 Miles	7 Miles
Total Households	10,583	25,415	44,850
Persons per HH	2.6	2.6	2.6
Average HH Income	\$149,627	\$152,605	\$153,942
Average House Value	\$480,769	\$507,236	\$517,652
Per Capita Income	\$57,548	\$58,694	\$59,208

Map and demographics data derived from AlphaMap



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