

The Colliers logo is a blue square with the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue. The logo is mounted on a tall black pole with a light fixture at the top.

Colliers



35 Manchester Road, Derry, NH

Retail for Lease

Derry Meadows Shoppes

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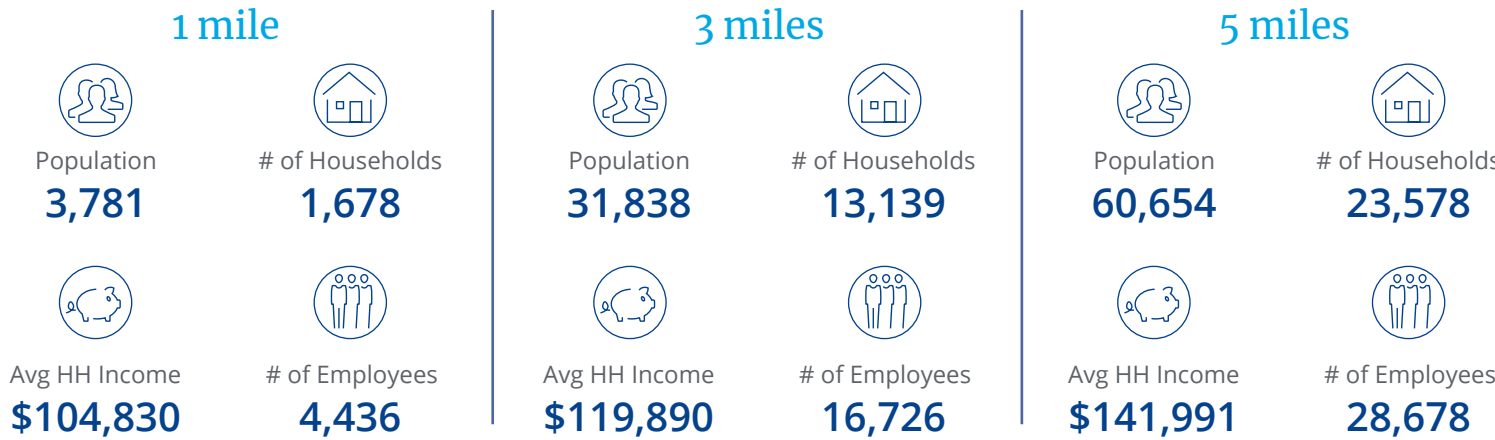
35 Manchester Road, Derry, NH

Specifications

Site Plan



Demographics



Source: U.S. Census Bureau, Census 2020. 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 5: 1,500± Unit 8: 5,518±
Acreage:	32.66±
Utilities:	Municipal water & sewer Natural gas
Parking:	7.15 per 1,000 SF leased
2026 NNN Expenses:	\$6.50 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:	Call for details



For Lease



*Site lines approximate

Property Highlights

- In-line suites ranging in size from 1,500± to 5,518± SF are available for lease and ready for customization
- Ample signage opportunities within the plaza and on the pylon sign facing busy Route 28/ Manchester Road
- The Derry Meadows Shopping Center is a Hanna's 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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