SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

FOR SALE OR LEASE

52 ROCKINGHAM RD
DERRY, NH 03038

Stand-Alone High Visibility Property

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Property Summary

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OFFERING SUMMARY

Sale Price:	$2,970,000
Lease Rate:	$16 SF/yr (NNN)
Available SF:	14,564 SF
Zoning:	CN/OMB
Uses:	Office, Medical & Retail
Parking:	63 Spaces
Year Built:	2008
Trafrfic Count:	30,000+ VPD at Signalized Intersection

PROPERTY DESCRIPTION

SPERRY – Commercial Realty Associates is pleased to present 52 Rockingham Road, a ± 14,564 SF freestanding retail building situated on ± 2.12 acres in the heart of Derry, New Hampshire's Route 28 commercial corridor. Formerly occupied by Rite Aid, the building offers excellent visibility and access at a signalized intersection, ± 182 feet of frontage, a functioning drive-thru, and prominent pylon signage along Rockingham Road.

The building's open, flexible floor plate and CN/OMB zoning support a wide range of retail, medical, and office uses, and the space is well-suited for full-building occupancy or demising into multiple units. The site sits within a New Hampshire Opportunity Zone and is located approximately a quarter mile from Parkland Medical Center, in one of Rockingham County's busiest retail trade areas.

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Conceptual Interior Photos

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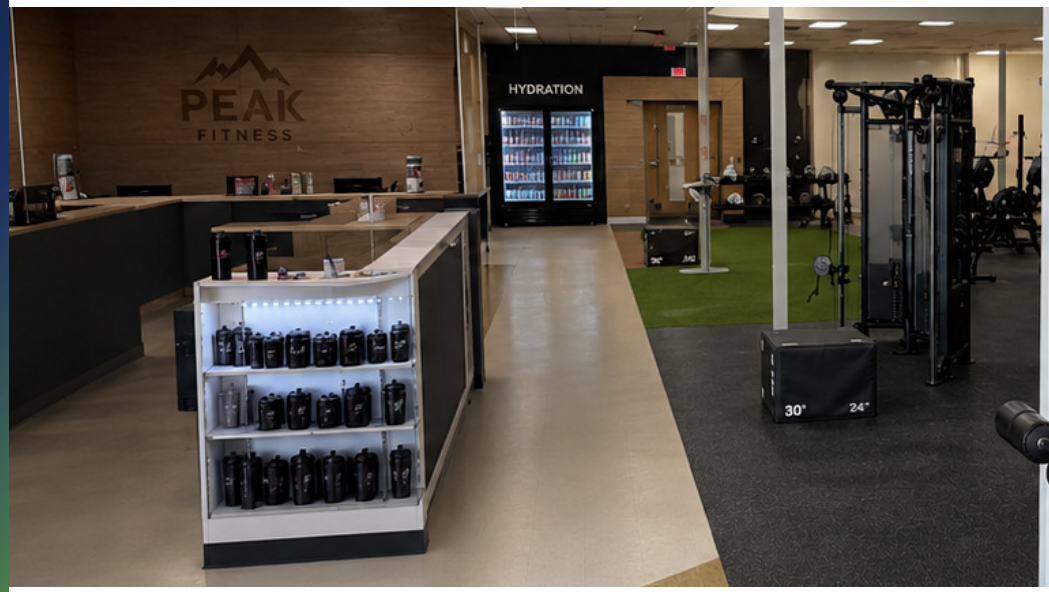

Photos Utilize AI Editing

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Interior Photos

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Demographics Map & Report

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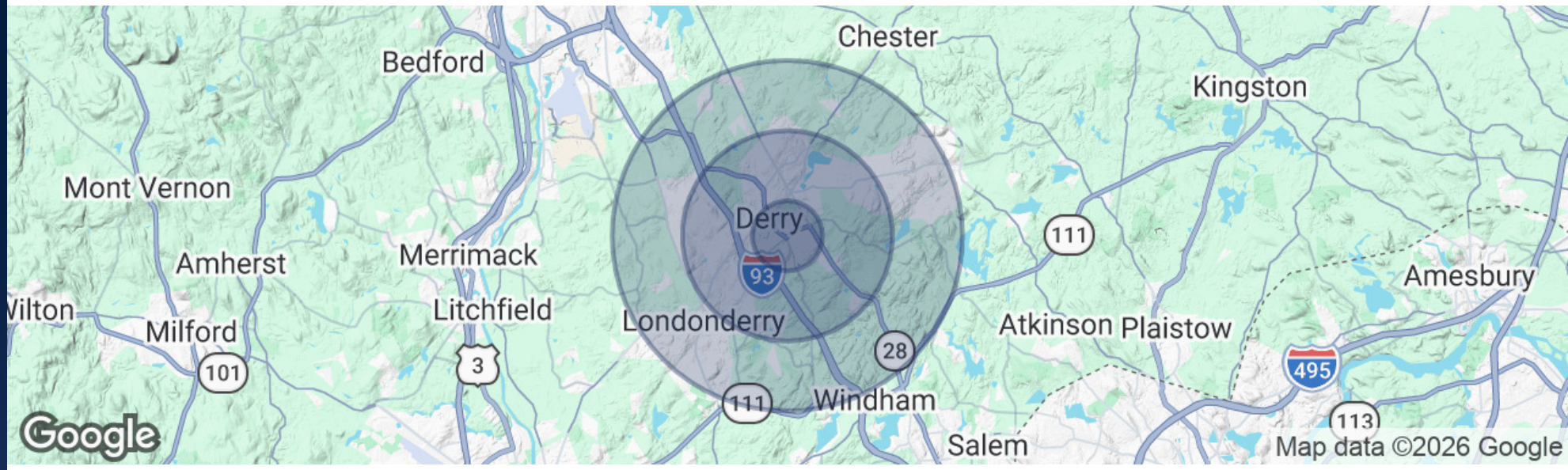

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,646	31,622	61,881
Average Age	40.2	39.9	40.6
Average Age (Male)	36.7	37.6	38.5
Average Age (Female)	40.6	41.0	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,296	12,281	22,646
# of Persons per HH	2.3	2.6	2.7
Average HH Income	$95,642	$121,595	$146,019
Average House Value	$337,087	$427,358	$522,460

2023 American Community Survey (ACS)

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Advisor Bios

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DAVE TANGUAY

Dave Tanguay is a Senior Associate at SPERRY - Commercial Realty Associates, licensed in 2021 and focused on delivering full-service commercial real estate solutions. He supports clients across all aspects of the industry—including sales, leasing, investment analysis, and asset management—for a variety of property types such as industrial, office, retail, land development, and Net Leased Investments.With a prior decade of experience in business and office supply sales, Dave brings a strong foundation in strategic communication, negotiation, and client service. He's recognized for his ability to manage complex transactions, provide data-driven insights, and build lasting relationships through responsive, results-oriented service.Dave is actively involved in New Hampshire's commercial real estate community, serving as Secretary and Board Member for NHCIBOR (New Hampshire Commercial Investment Board of Realtors), where he contributes to industry growth and professional standards.

SAHIL MARIPURI

Sahil Maripuri is an Associate at SPERRY - Commercial Realty Associates, licensed in 2025 and focused on delivering full-service commercial real estate solutions. He supports clients across all facets of the industry, with a particular expertise in multifamily real estate investment. Sahil brings knowledge of the multifamily sector through his experience as a private investor and his leadership of a venture capital team that deployed over $50 million into multifamily assets nationwide—including single-family rental (SFR) portfolios and large-scale apartment communities. Prior to joining SPERRY, Sahil spent nearly a decade in the aerospace and defense sector, working in roles spanning manufacturing, program management, and serving as Chief of Staff to the Strategic Missile Defense business at Raytheon Technologies. He thrives on building strong relationships and leveraging his technical background to deliver high-value, solutions-driven service to his clients. In addition to his work at SPERRY and his real estate ventures, Sahil is also an active investor in the hospitality industry, including Beiruti Mediterranean Restaurant in Salem, NH. His passion for connecting with people and helping create memorable experiences continues to drive his entrepreneurial pursuits.

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