

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY

# Convenient Street Retail

204 Bypass 28, Derry, NH 03038

Exclusively Represented By:

**Amelia Hosken**

Advisor

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OFFERING MEMORANDUM

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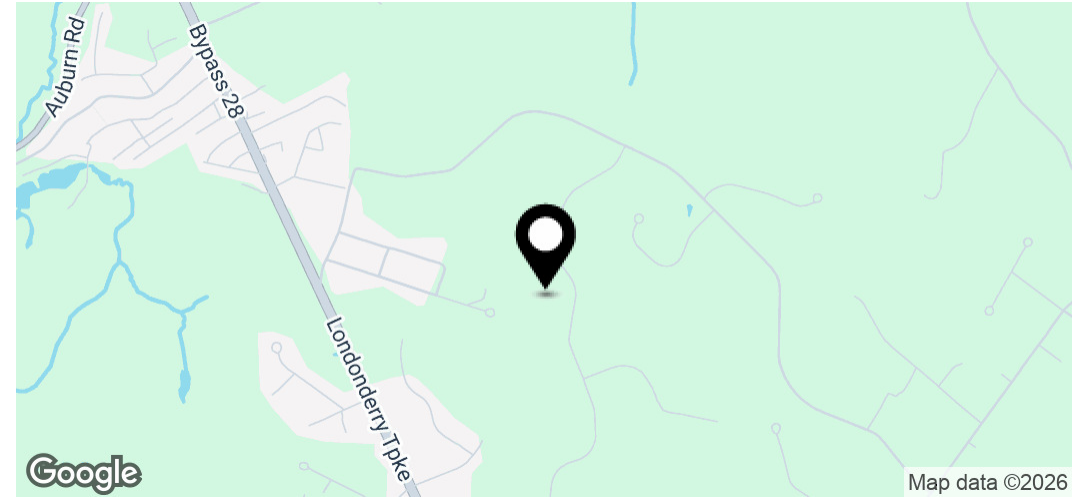
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# Property Information

## Section 1

# Executive Summary

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## Offering Summary

Lease Rate	\$12 SF/yr
Lease Type	MG
Center Type	Street Retail
GSF	2,480 SF
SF Available	1,200 SF
Zoning	MHPD

## Property Overview

Introducing a prime leasing opportunity at 204 Bypass 28, Derry, NH, 03038. This modern property offers an expansive open floor plan, abundant natural light, and customizable space to suit a variety of business needs. With easy access to major roadways, it's a convenient location for employees and clients alike. The property's contemporary design and versatile layout make it an ideal choice for retail, office, or mixed-use purposes. Take advantage of this exceptional leasing opportunity to elevate your business in a thriving commercial hub.

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# Property Description

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## Location Description

This bright and open retail space features a flexible layout ideal for a variety of business uses. Situated along the bustling Bypass 28 corridor, just minutes from I-93, this space is perfect for uses such as retail, wellness, or professional services. The unit includes one bathroom, a small commercial sink, and a former walk-in cooler, offering potential for light food use or specialty retail. Large front windows provide great natural light and storefront visibility. Located along busy Bypass 28 with easy access to I-93, this property also offers ample on-site parking and strong area traffic.

## Property Highlights

- Expansive open floor plan
- Customizable space for various business needs
- Easy access to major roadways
- Ideal for retail, office, or mixed-use purposes

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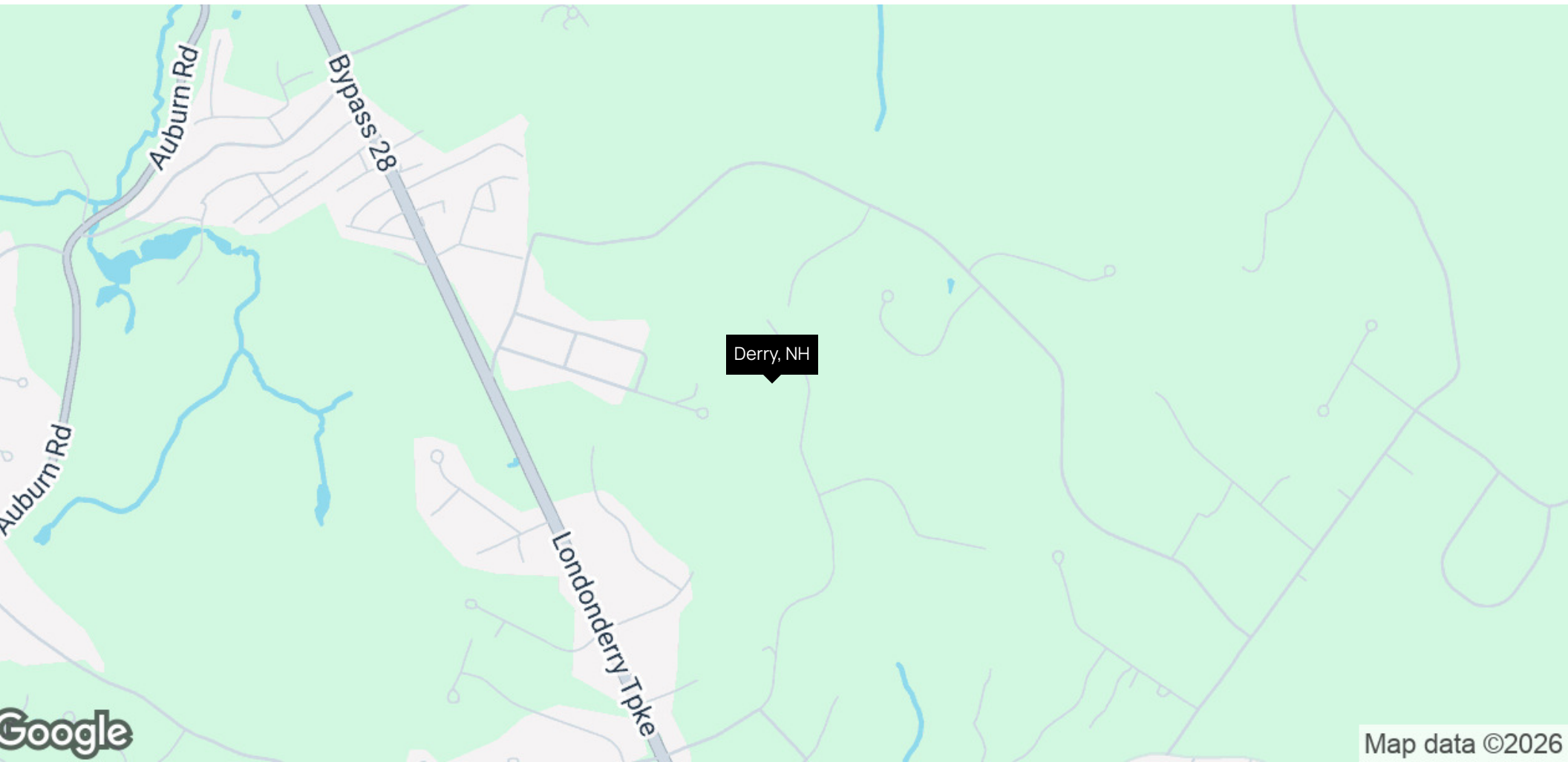
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# Location Information

## Section 2

# Regional Map

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# Demographics

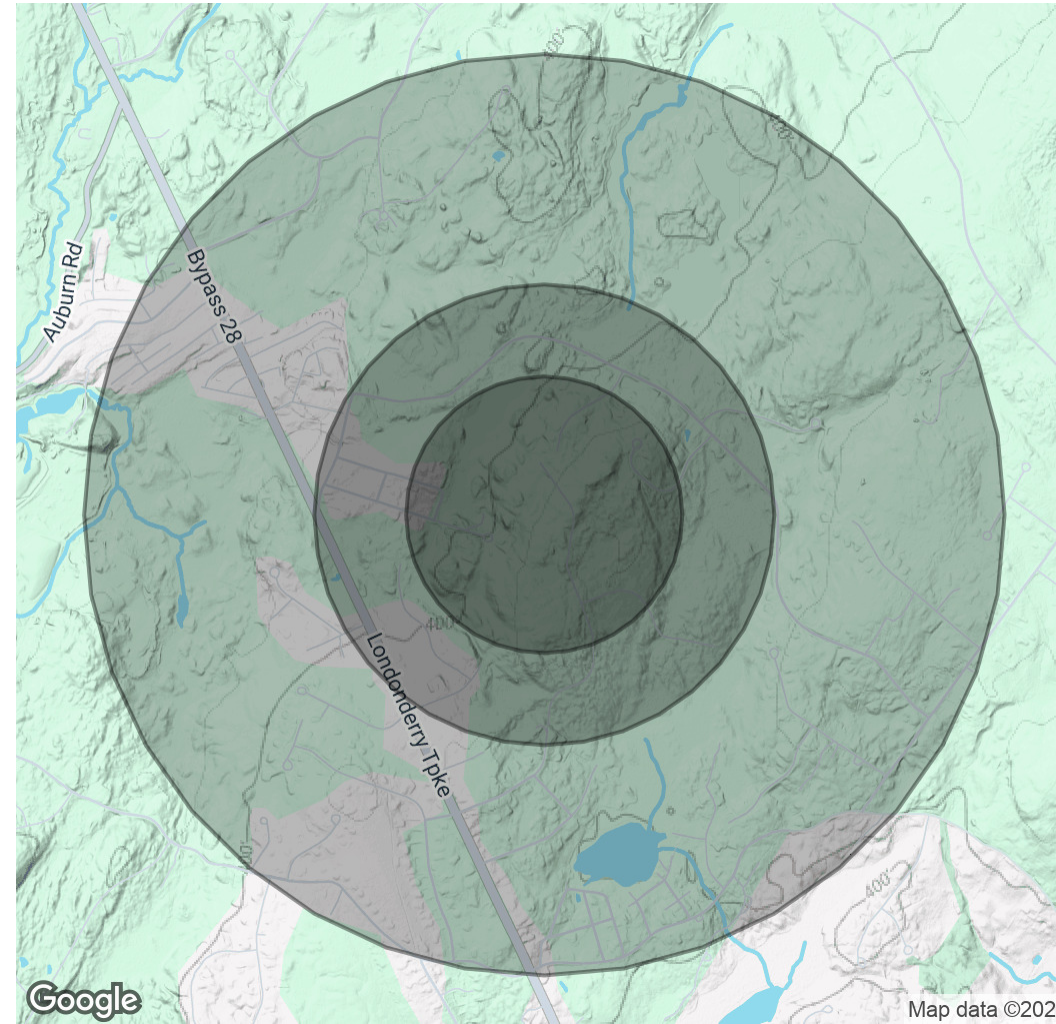
## Section 3

# Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	247	651	2,256
Average Age	42	42	41
Average Age (Male)	41	41	41
Average Age (Female)	43	43	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	83	220	783
# of Persons per HH	3	3	2.9
Average HH Income	\$162,096	\$163,419	\$169,391
Average House Value	\$444,083	\$449,416	\$485,543

2020 American Community Survey (ACS)



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# Advisor Bios

## Section 4

# Advisor Bio 1

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Amelia Hosken

Advisor

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## Professional Background

As a commercial real estate agent, I combine my academic background and hands-on experience to offer clients strategic, data-driven solutions. I'm also a team lead for an undergraduate research project and co-authoring a publication currently under review, which fuels my passion for problem-solving and innovative thinking. Outside of real estate, I'm an adventurous spirit who loves hiking and exploring new challenges. I pride myself on building strong, personable relationships with clients, always bringing a mix of professionalism and humor to every interaction.

## Education

Southern New Hampshire University  
Bachelor of Science in Business Administration  
Minor: Professional Sales | Concentration: Finance  
Expected Graduation: 2025

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