

The Granary Of Derry

16 Manning St, Derry, NH 03038

FOR LEASE

Property Summary



Property Description

Unit 103 offers approximately ±995 SF of first-floor retail or office space within The Granary of Derry, a prominent mixed-use property in the heart of downtown Derry. The space provides convenient ground-level access, excellent storefront exposure, and a versatile floor plan adaptable to retail, office, or professional service users.

Off Route 102 (Broadway) and only minutes from I-93 Exit 4, the property enjoys strong visibility along a heavily traveled corridor with traffic counts of approximately 13,000 vehicles per day. Tenants benefit from close proximity to banking institutions, dining options, town hall, and other downtown amenities. The site also offers on-site parking in addition to nearby municipal parking for customers and staff.

Joseph Gagnon
Commercial Advisor
603 845 2500
joseph.gagnon@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)



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:	\$1,900 - per month (MG)
Available SF:	995 SF
Lot Size:	34,531 SF
Building Size:	23,768 SF

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