

A New Opportunity on Rockingham Road!

FOR SALE

The Property

Londonderry is expanding their commercial corridor and 221 Rockingham Road offers exceptional visibility, flexibility, and long-term potential. Zoned C-II Commercial and spanning 1 full acre, the existing 1,430 SF structure provides a versatile footprint ideal for a wide range of users—including medical, wellness, professional services, or small agency operations.

Located just minutes from I-93 (Exit 5) and Route 102, this stretch of Route 28 experiences steady traffic and rising demand. The property boasts clear frontage, easy access, and a layout conducive to adaptive reuse or future expansion.

Whether you're an owner-occupant seeking a strategic home base or an investor searching for value in a growth market, 221 Rockingham Road delivers presence, accessibility, and promise in one of Southern New Hampshire's most active business corridors.



Highlights

- Located in Londonderry's CII Commercial Zone with redevelopment potential
- High-visibility frontage on Route 28 near I-93 Exit 5 and Route 102
- Established curb cut and driveway access with room for parking upgrades
- 1-acre level lot with over 1430 SF of finished space plus a full basement
- Nearby mix of medical, office, and retail users in an expanding commercial corridor
- Next door to a newly developed multi-family complex—ideal for assemblage or conversion
- Existing 2-bedroom, 2-bath structure with replace and hardwood flooring
- Oil-red hot water heating system and updated electrical panel
- Spacious basement 1,040 SF ideal for storage or future expansion
- Classic hip roof, wood siding exterior, and functional floorplan with six rooms
- Ideal for investor, small business owner, or developer seeking long-term upside

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