

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



The Granary of Derry

16 Manning St, Derry, NH 03038

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OFFERING MEMORANDUM

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FOR LEASE

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Property Description

Both units offer a ground-level space within one of Derry’s thoughtfully restored historic buildings. The original character has been preserved without sacrificing modern function. Unit 101 is a corner unit benefitting from direct storefront visibility and an easy in-and-out layout that works well for retail, professional services, or client-facing office users.

The property sits along the Route 102 corridor with strong daily exposure and straightforward access from I-93, Exit 4. Central air, a sprinklered building, consistent signage that matches the colonial architecture, and on-site parking removes many of the usual friction points tenants face. Surrounded by municipal offices, restaurants, banks, and everyday services, this is a location that already work.

Offering Summary

Lease Rate:	\$1,900 - 2,800 per month (MG)
Number of Units:	2
Available SF:	995 - 1,508 SF
Lot Size:	34,531 SF
Building Size:	23,768 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,184	13,616	24,014
Total Population	9,350	33,033	62,645
Average HH Income	\$92,657	\$118,202	\$147,208

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Complete Highlights

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Property Highlights

- +/- 1,508 SF and +/- 995SF first-floor units with a flexible layout, featuring a large front retail area and a similarly sized rear space suitable for retail, office, or additional customer-facing use.
- Direct ground-level access with excellent visibility, making the space easy for customers to find and simple to operate day to day.
- One private restroom within the unit, eliminating the need for shared common facilities.
- Separate heat, air conditioning, and electric, allowing for individual control and predictable operating costs.
- Strong signage opportunities, including building signage above the unit, additional building-facing signage, and window signage as permitted by the Town of Derry.
- Approximately 25 public parking spaces directly in front of the unit, with the ability to arrange reserved parking in the rear of the property if needed.
- Central air conditioning and propane-fired forced hot air heat, providing year-round comfort for staff and customers.
- High-speed communications available, supporting modern business and point-of-sale needs.
- Modified Gross: tenant pays separately metered electricity and propane. Water and Sewer included in the rent.

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Location Map

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Location Overview

This Derry location sits in the middle of an active, walkable pocket where residential density and everyday commerce already overlap. The surrounding blocks draw consistent local traffic from nearby neighborhoods, civic spaces, and long-standing community anchors like the Derry Opera House and Alexander-Carr Park. Restaurants, small shops, and regular town events keep people moving through the area throughout the day and into the evening. For a retail user, this is the kind of location that benefits from built-in demand rather than needing to create it from scratch.

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Retailer Map

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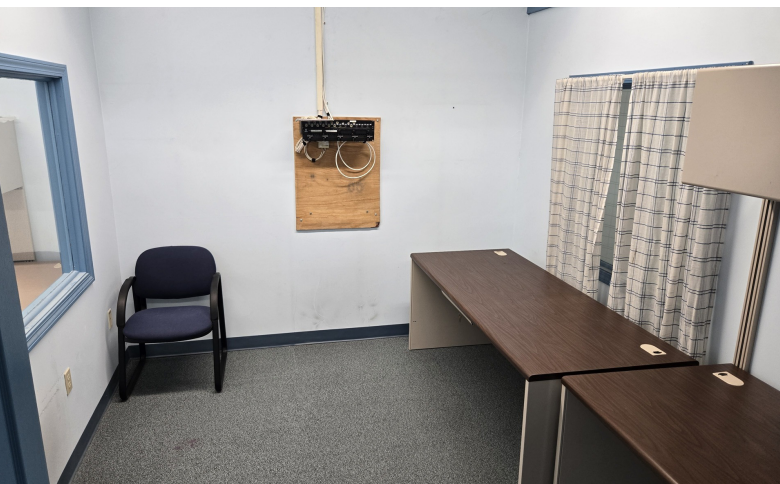
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Unit 101 - Additional Photos

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Unit 103 - Additional Photos

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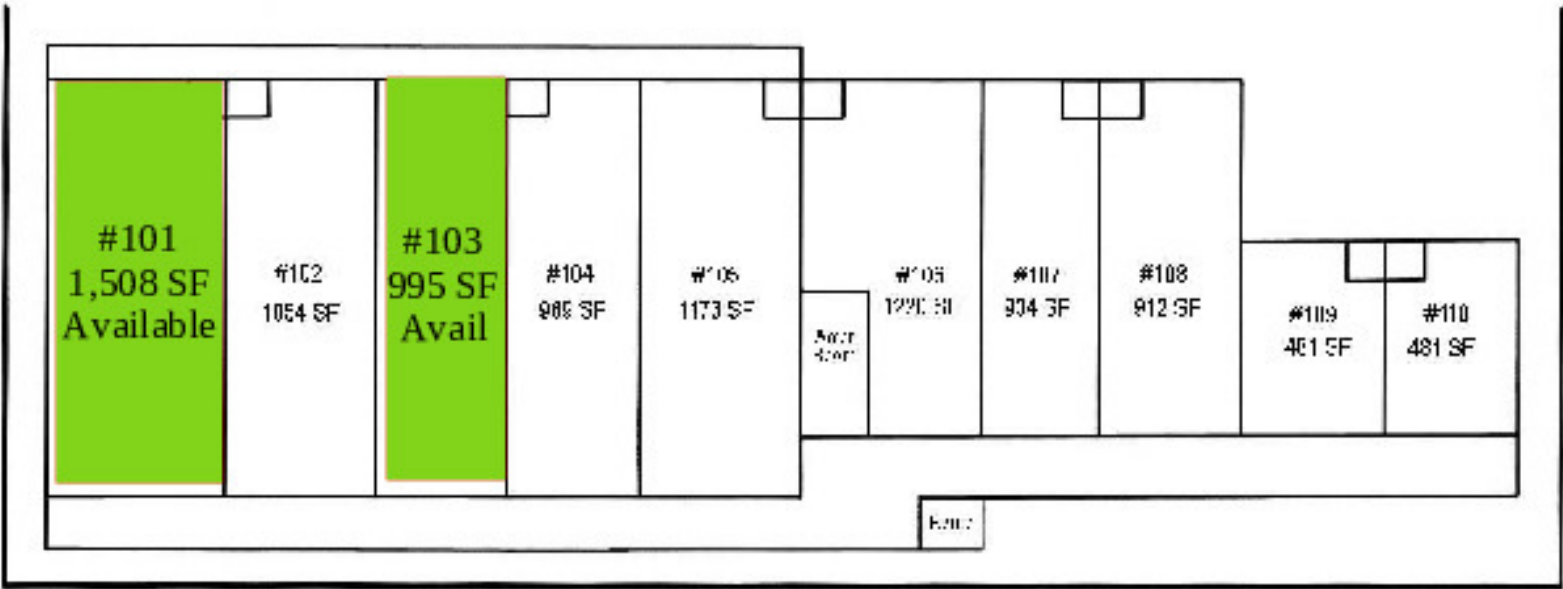
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Lease Plan

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About Joe

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