



**SPERRY**

COMMERCIAL REALTY ASSOCIATES

**VILLAGE CENTER PLACE  
1 INDIAN ROCK RD  
WINDHAM, NH**

**HIGH-END  
RETAIL/RESTAURANT  
SPACE FOR LEASE**



**JOSHUA SOLLOWAY**  
ASSOCIATE  
603-289-1405



**JESSE HEPLER**  
SENIOR ASSOCIATE  
603-785-2246



[www.TheCREassociates.com](http://www.TheCREassociates.com) | 603.262.3555 | 169 South River Road Unit 1, Bedford, NH

**Restaurant/Retail  
Building**



## DESCRIPTION

An exceptional build-to-suit opportunity of up to ±8,700 SF is available at Village Center Place, Windham’s newest premier mixed-use development. Ideally positioned at a high-visibility, signalized intersection, this project offers unmatched exposure, convenient access, and abundant on-site parking in one of southern New Hampshire’s most desirable retail corridors.

The conceptual design features a two-level structure with approximately ±4,700 SF on the main level and ±3,900 SF on the lower level, both with inviting outdoor seating areas—perfect for upscale dining, boutique retail, or refined social experiences. The foundation is currently being poured, offering flexibility to tailor the layout to your operational needs.

This is a prime opportunity to bring your restaurant, café, salon, boutique, or other high-end service business to a dynamic and growing market.

Located in affluent Windham, NH, Village Center Place benefits from strong demographics, high household incomes, and steady traffic counts, making it the ideal location for regional or national operators seeking a premium presence in a vibrant community.

# AVAILABLE SPACES

## Conceptual Usage - Call Broker For Pricing

### Space A:

- Restaurant
- 3,248sf to 4,748sf

### Space B:

- Prime Retail
- 1,500sf to 4,748sf

### Space C:

- Lower level - can be joined with Space A as additional dining, storage, or function room.
- 2,283sf to 3,952sf



# HIGHLIGHTS

- New construction - delivered in 2026
- Parklike setting
- Higher-end demographics
- Signalized intersection
- Abundant parking
- Derry Medical Center
- 20,000 VPD



### Population

1 Mile: 1,958  
3 Miles: 17,428  
5 Miles: 63,040

### Daytime Population

1 Mile: 914  
3 Miles: 7,623  
5 Miles: 30,369



### Median Income

1 Mile: \$185,601  
3 Miles: \$173,460  
5 Miles: \$136,692



### Median Age

1 Mile: 46.6  
3 Miles: 43.7  
5 Miles: 43.6

# SITE PLAN - VILLAGE CENTER PLACE

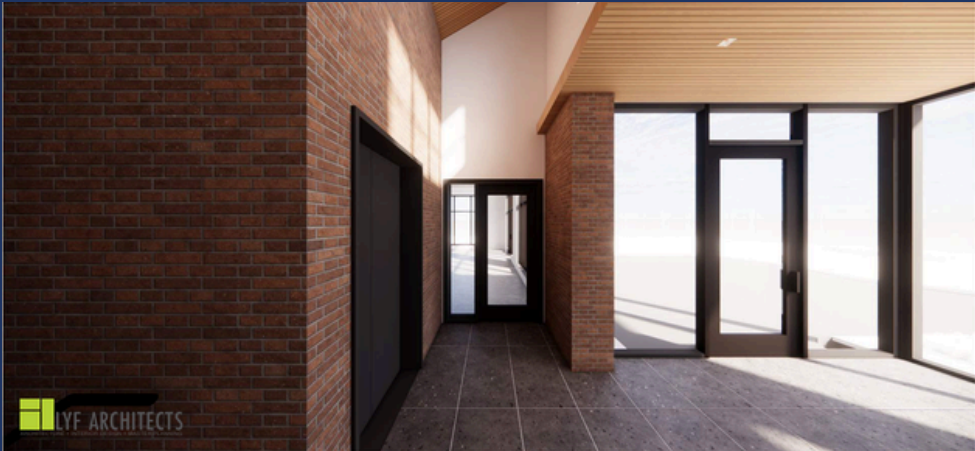
HIGH-END RETAIL FOR LEASE | Village Center Place



**Restaurant/Retail  
Building**

**DERRY**   
MEDICAL CENTER

# LOBBY RENDERINGS



# TENANT #1 RENDERINGS



**LYF ARCHITECTS**  
ARCHITECTURE • INTERIOR DESIGN • MASTER PLANNING



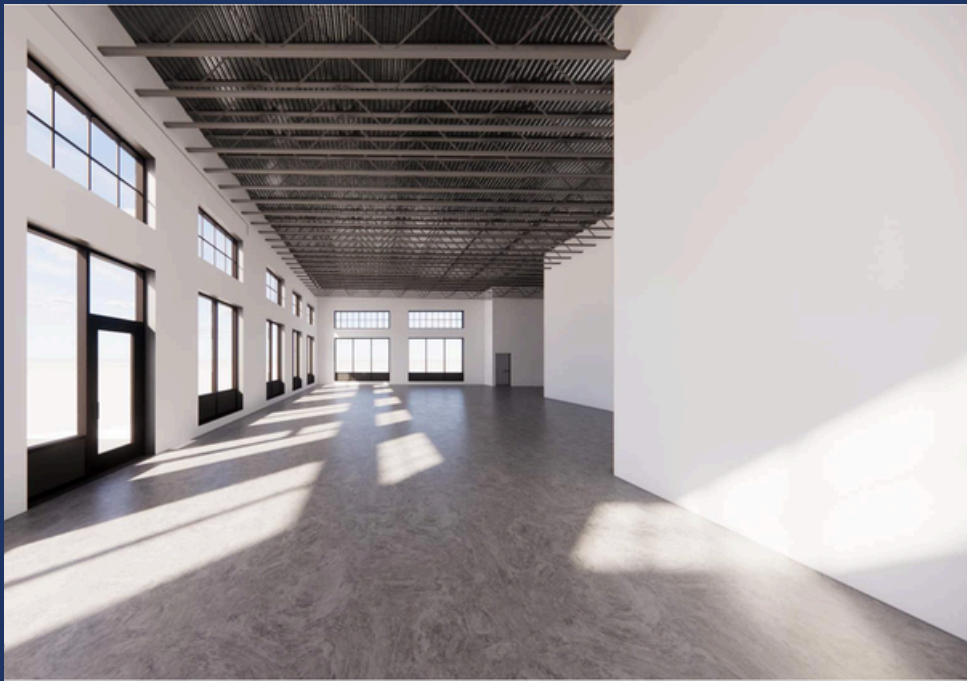
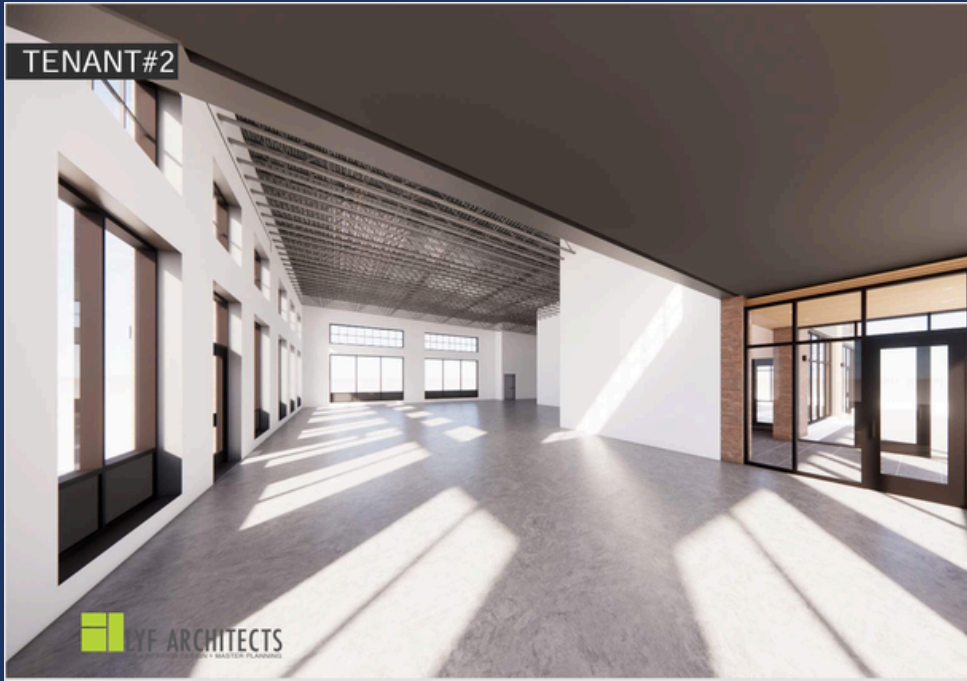
**LYF ARCHITECTS**



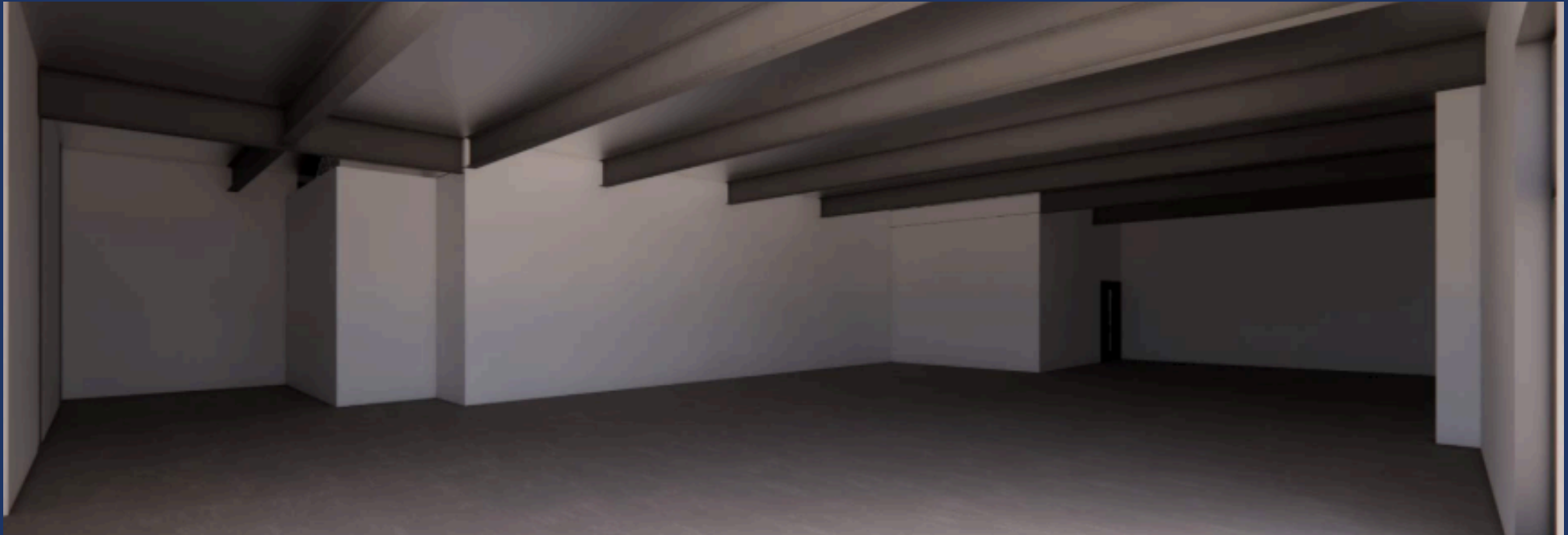
TENANT#1

**LYF ARCHITECTS**

# TENANT #2 RENDERINGS



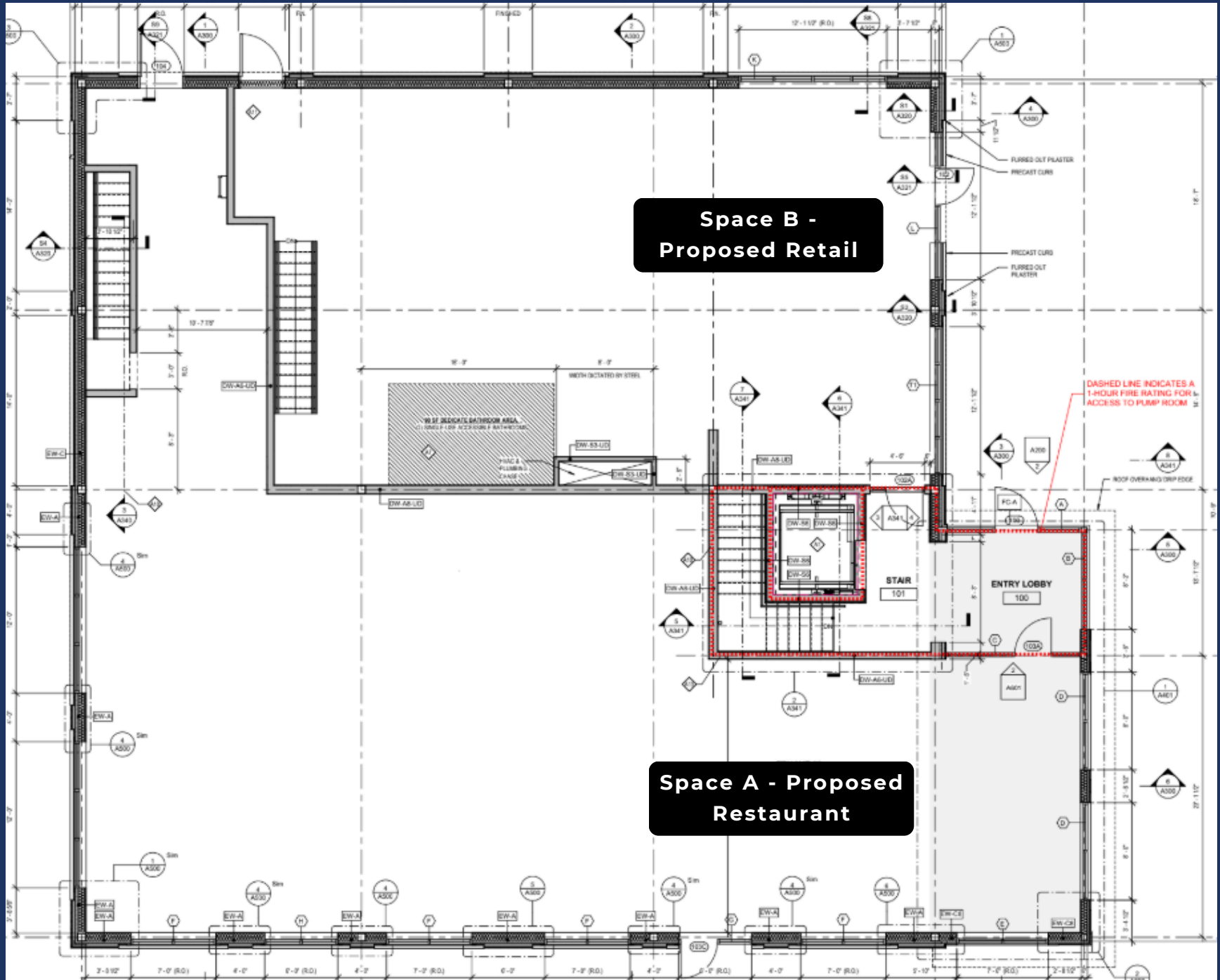
# TENANT #3 RENDERINGS





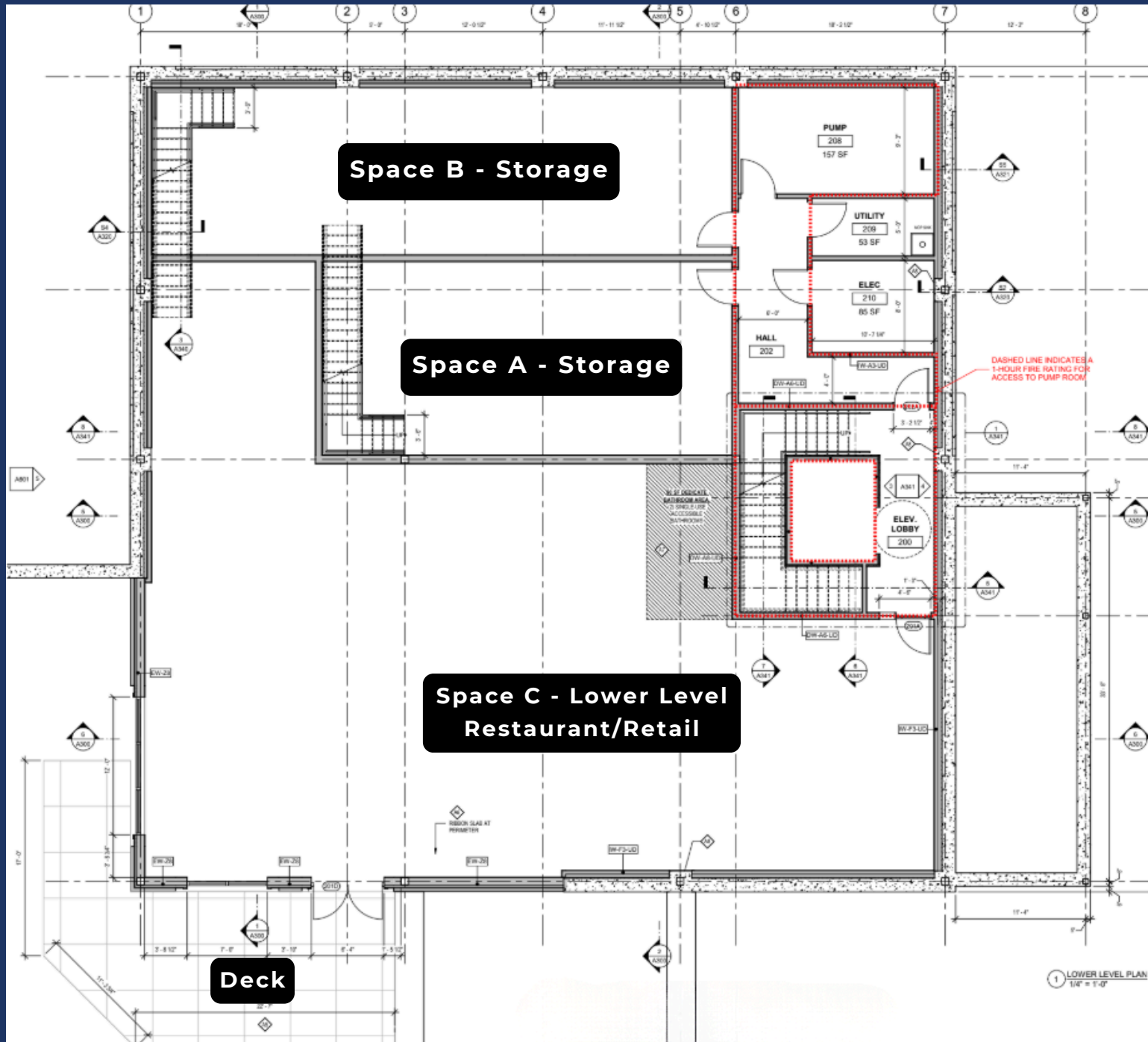
# FLOOR PLAN - UPPER LEVEL

HIGH-END RETAIL FOR LEASE | Village Center Place



# FLOOR PLAN - LOWER LEVEL

HIGH-END RETAIL FOR LEASE | Village Center Place



HIGH-END RETAIL FOR LEASE | Village Center Plaza

# AERIAL VIEW



Route 111 -  
20,000 VPD

Village  
Center Plaza