

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

Commercial Opportunity on the Turnpike

192 Londonderry Tpke, Hooksett, NH 03106

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OFFERING MEMORANDUM

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FOR SALE

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Property Description

This 5.35-acre commercially zoned parcel at 192 Londonderry Turnpike in Hooksett, NH presents a prime redevelopment opportunity along the highly visible Route 28 Bypass corridor. The property offers approximately 299 feet of road frontage, providing excellent exposure and accessibility for a wide range of commercial uses.

Currently improved with a single-family residence, barn, and multiple outbuildings, the site is being offered in as-is condition, making it ideal for investors, developers, or owner-users seeking to reposition or redevelop the asset.

The parcel features a mix of rolling and sloping topography with wooded areas, allowing flexibility in site design. Located within a commercially zoned district, the property benefits from proximity to local amenities, and established traffic patterns.

Offering Summary

Sale Price:	\$750,000
Building SF:	1,284
Lot Size:	5.35 Acres (266,437 SF)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	616	11,432	45,610
Total Population	1,967	29,086	108,715
Average HH Income	\$162,301	\$132,985	\$104,708

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The Opportunity

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The property benefits from a strong location between Manchester and Concord with convenient access to Interstate 93, supporting consistent traffic and regional connectivity. Surrounding commercial uses include a mix of retail, office, and service businesses, highlighting the flexibility of the zoning and the corridor's continued growth.

Existing improvements may offer interim or permanent use while redevelopment plans are finalized. The parcel's size, frontage, and layout allow for flexible site design, including access, parking, and building placement.

As demand continues for visible, well-located commercial sites, this property presents a practical opportunity for owner-users, investors, or developers seeking long-term value in an established and evolving market.

Location Description

Strategically positioned in a strong commercial corridor on the Manchester/Derry line, one of Southern New Hampshire's most active and growing submarkets. The property is surrounded by a mix of national retailers, local businesses, and service providers, benefiting from consistent consumer traffic and a dense residential base. Its location offers close proximity to Downtown Manchester while also serving the expanding Hooksett and Londonderry communities. The area continues to experience steady growth driven by its accessibility, favorable business climate, and proximity to the Massachusetts border, making it an attractive location for both businesses and investors.

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Complete Highlights

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Property Highlights

- Prime location along a high-traffic commercial corridor on the Manchester/Derry line
- Excellent visibility and frontage on Londonderry Turnpike (Route 28)
- Convenient access to Interstate 93 (Exit 4), approximately 2 miles away
- Strong demographics with dense surrounding residential population
- Positioned within a growing Southern New Hampshire submarket
- Close proximity to Downtown Manchester, a major regional economic hub
- Surrounded by a mix of national retailers, local businesses, and service providers
- Ideal for a variety of commercial uses including retail, office, or service-based businesses
- Located in a business-friendly environment with continued area growth and investment

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Additional Photos

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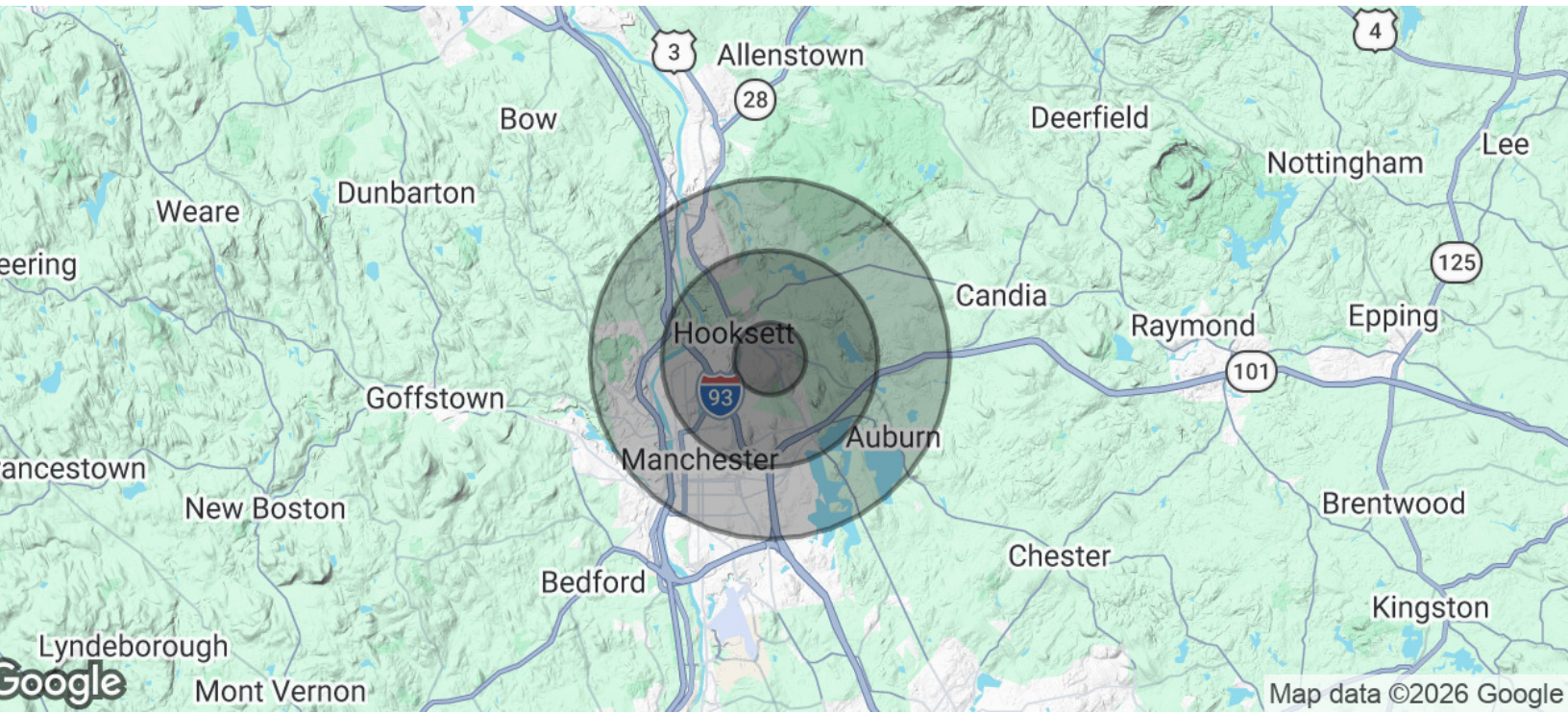
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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	1,967	29,086	108,715
Average Age	40.6	39.9	39.5
Average Age (Male)	44.4	38.8	38.2
Average Age (Female)	36.7	40.6	40.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	616	11,432	45,610
# of Persons per HH	3.2	2.5	2.4
Average HH Income	\$162,301	\$132,985	\$104,708
Average House Value	\$462,401	\$389,304	\$360,852

2023 American Community Survey (ACS)

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Retailer Map

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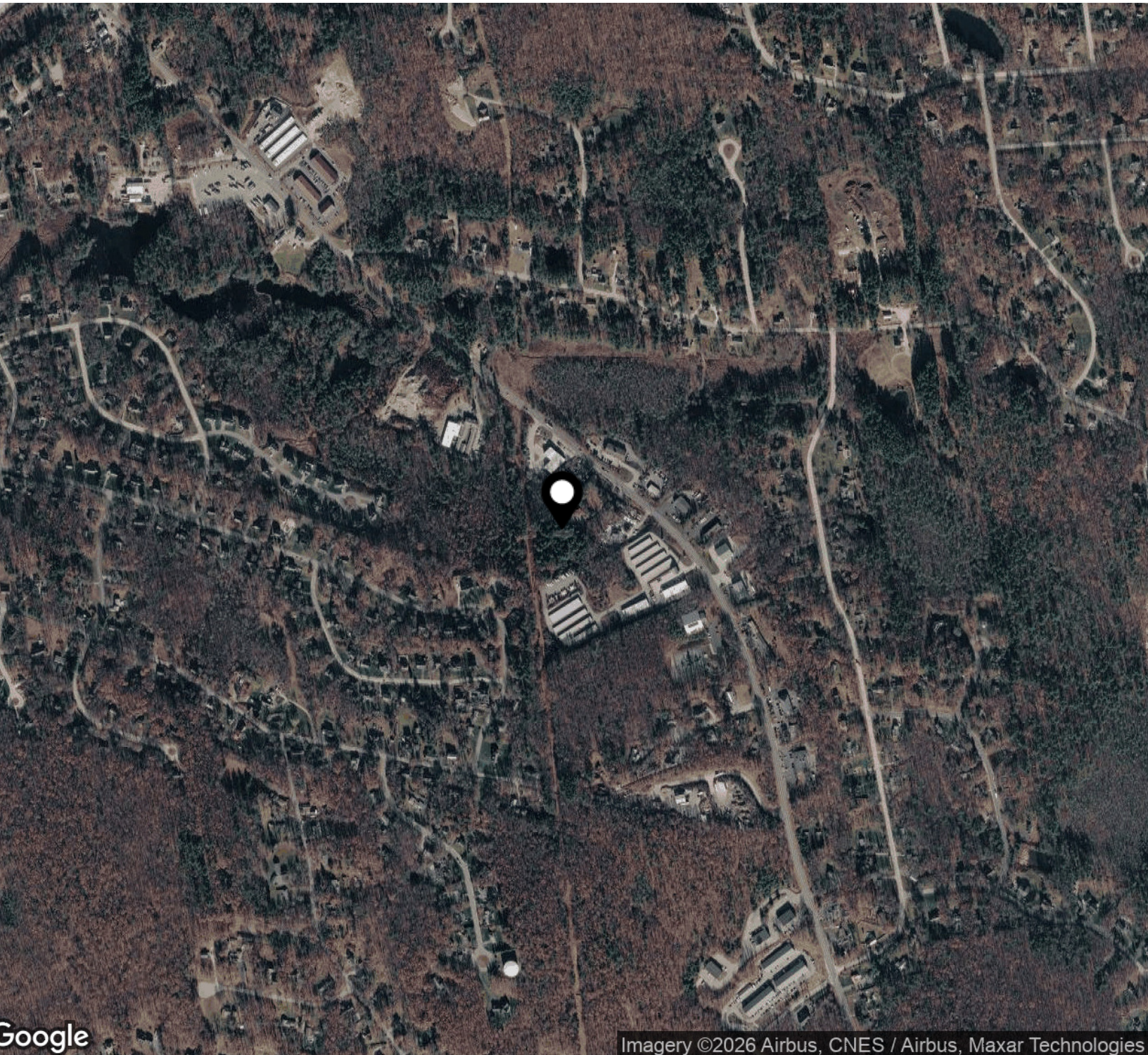
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Aerial Map

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Meet The Team

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