Colliers

For Sale: $1,800,000

Real Estate | Offering Memorandum

44 & 46 Main Street
Durham, NH

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Executive Summary

Property Highlights

Located in the heart of downtown Durham, 44 & 46 Main Street is comprised of two buildings totaling 6,452± SF on 0.27± acres. The properties offer a rare combination of high visibility, existing tenancy, and future development potential, making it a prime investment opportunity.

With a high-density student population, strong tenant mix, and strategic location, 44 & 46 Main Street is a proven performer in Durham's dynamic commercial landscape.

Prime Location & Market Strength

- **Downtown Presence:** Positioned within Durham's vibrant commercial district, directly adjacent to the University of New Hampshire (UNH) campus.
- **Strong Demographics:** Durham's population of 14,921 (2023 census) expands to 28,887 when UNH is in session, ensuring consistent foot traffic.
- **High Visibility:** The properties boast 90± feet of frontage on Main Street and include 10 on-site parking spaces—a rare amenity in this dense downtown area.

Tenant Mix & Business Opportunity

- **Main Street Barbers (44 Main Street):** A well-known staple in the downtown area.
- **Franz's Food & Durham Laundercenter (46 Main Street):** Essential service providers catering to students, residents, and visitors.

Investment Potential

- **Income-Producing Asset:** Continue leasing to established tenants and benefit from steady cash flow.
- **Redevelopment Opportunity:** The site shows long-term potential for repositioning or redevelopment to maximize value.

Accessibility & Regional Connectivity

- 1 mile to Route 4
- 5.9± miles to downtown Dover
- 11± miles to downtown Portsmouth
- Within 60 minutes of Boston, Portland, and the White Mountains
- Rail service via the Amtrak Downeaster

Proposed Downtown Zoning Amendments

The Town Council and Planning Board are considering amendments to the height restrictions in the Central Business District, with the goal of encouraging downtown development and supporting local businesses.

Key Proposal: Removing the 3-Story Height Limit

- Certain areas within the Central Business District currently have a 3-story height limit, established in 2012 due to concerns about taller buildings.
- The Planning Board's initiative seeks to remove this restriction, allowing the same height limits as the rest of the district:
  - > Up to 4 stories by right
  - > Up to 5 stories with conditional use approval
- The goal is to encourage greater investment and mixed-use development downtown.

Recent Town Council Action

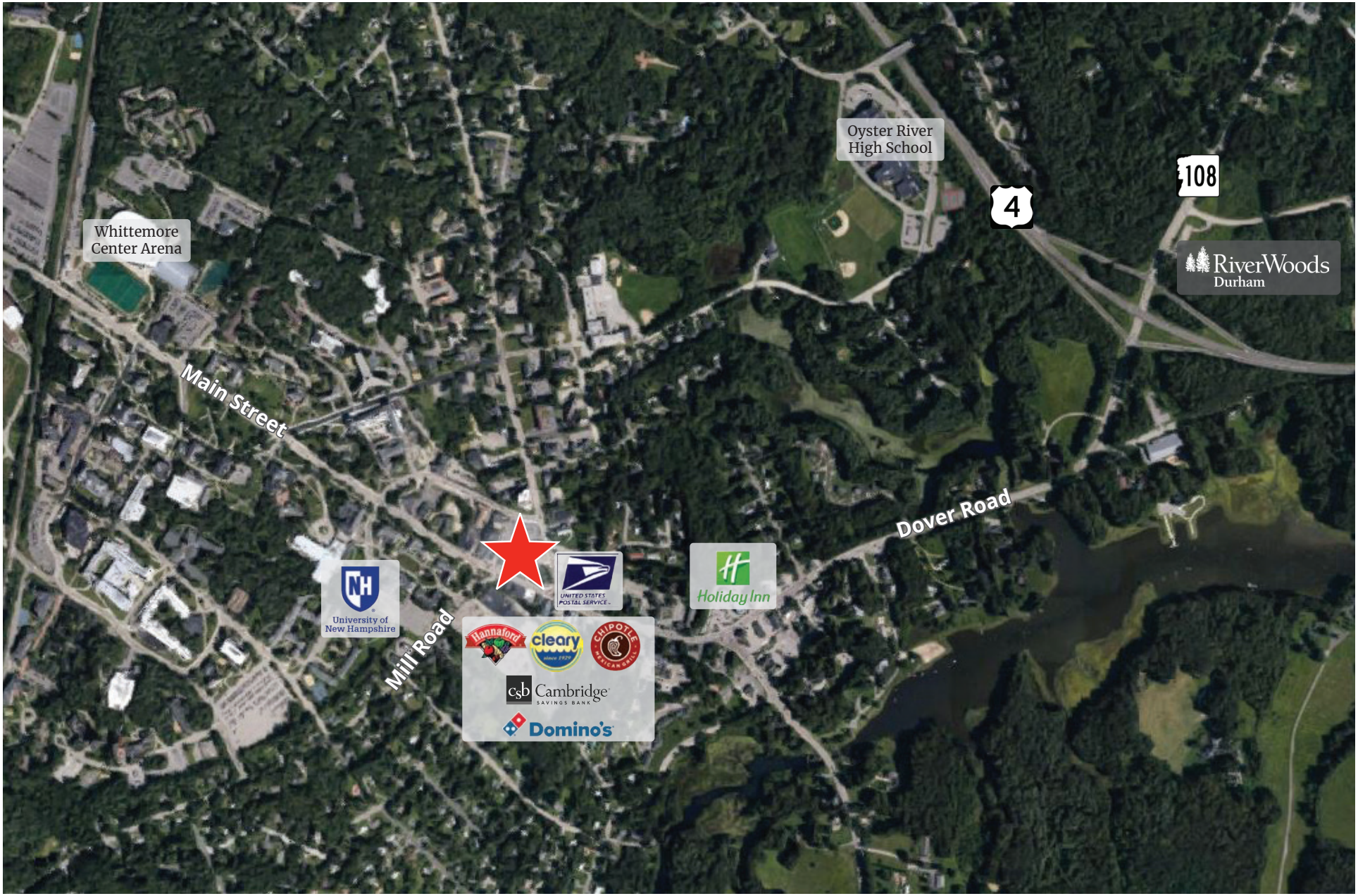
- The Town Council approved sending the proposed zoning amendment to the Planning Board for review.
- An amendment was made to remove the requirement for second floor commercial space in buildings that seek to go up to 5 stories.

Area Map

Locator Map

- 44 & 46 Main Street
- 1 University of NH |0.8± miles
- 2 Downtown Dover, NH | 7± miles
- 3 Portsmouth, NH | 12± miles

Property Aerial



Property Information

Physical Description

44 and 46 Main Street is comprised of 2 buildings totaling 6,452± SF on 0.27± acres in the heart of downtown Durham, NH. 44 Main Street consists of 4,648± SF and was constructed in 1940 and 46 Main Street consists of 1,804± SF and was constructed in 1930. The property features 90'± of frontage on Main Street and includes 10 on-site parking spaces—a rare and valuable amenity in the downtown area. For investors, the property offers multiple possibilities—whether continuing with the existing buildings as an income-producing asset or redeveloping the site to unlock its full potential. Convenient access to Route 4 (1± mile), downtown Dover (5.9± miles), downtown Portsmouth (11± miles), and within 60 minutes of Boston, Portland, and the White Mountains.

Property Address:
44 & 46 Main Street
Durham, NH 03824

Total Building Area:
44 Main Street: 4,648± SF
46 Main Street: 1,804± SF

Acreage:
0.27±

Year Built:
44 Main Street: 1940
46 Main Street: 1930

Road Frontage:
90'± on Main Street

Parking:
10 on-site spaces

Zoning:
Central Business (CB)

Building Construction:
Concrete/cinder
Brick/masonry

Roof:
Rubber membrane

Tenancy:
Multiple

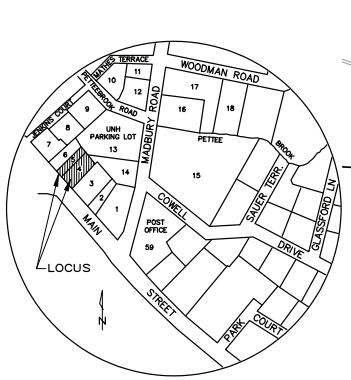
Telecommunications:
Cable

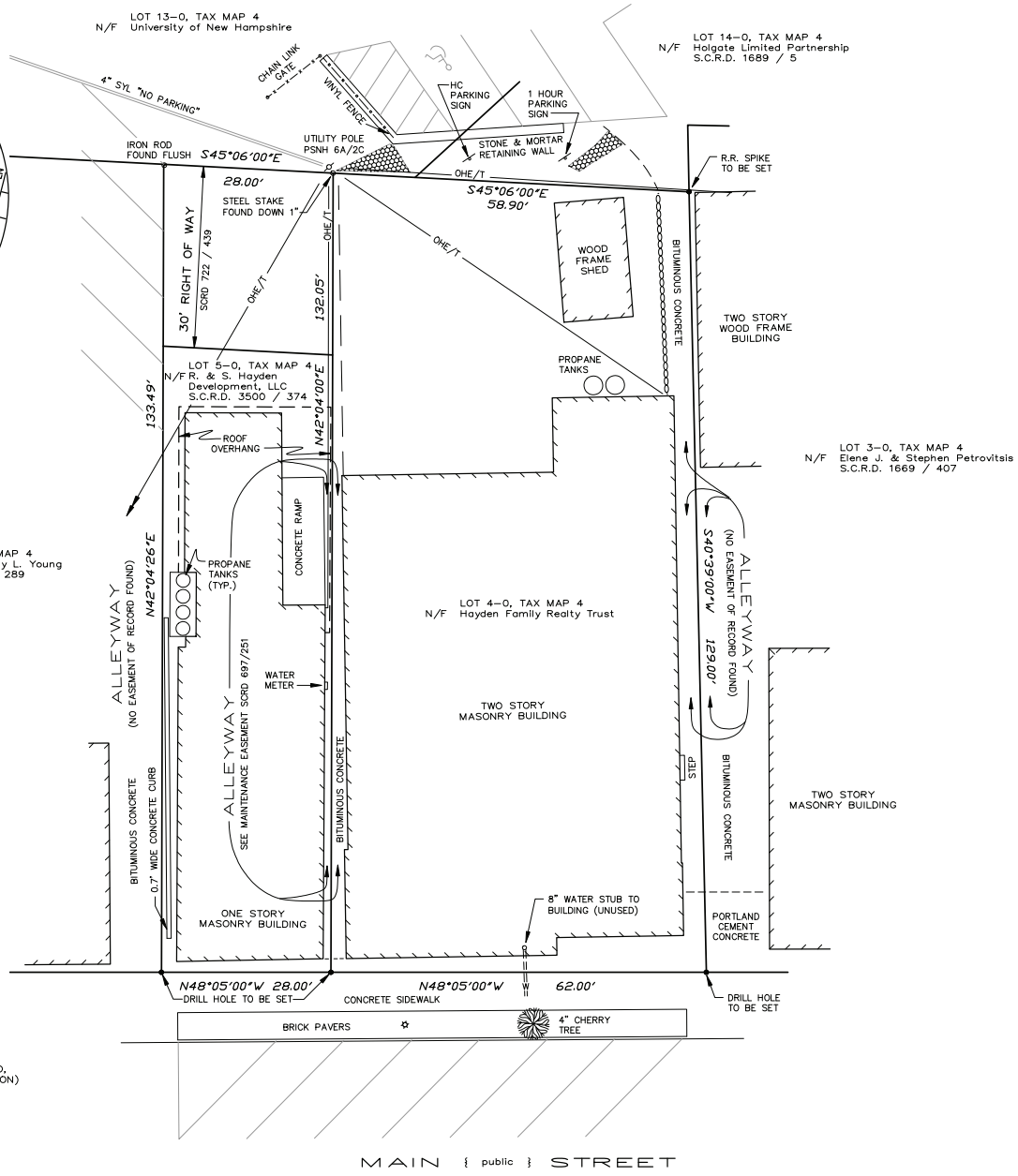
HVAC System:
Central

Utilities:
Municipal water & sewer
Natural gas

List Price: $1,800,000

Site Plan





LEGEND

N/F – NOW OR FORMERLY
A.M. – TAX ASSESSOR'S MAP
SCRD – STRAFFORD COUNTY REGISTRY OF DEEDS
XXX / XXX – BOOK NO. / PAGE NO.
S.F. – SQUARE FEET
O.A. – OVERALL
— — — — – EDGE OF PAVEMENT
– UTILITY POLE
—OHE— – OVERHEAD ELECTRIC WIRES (ALSO, TELEPHONE AND CABLE TELEVISION)
– GUY WIRES
—•—•— – FENCE – VINYL
—x—x— – FENCE – CHAIN LINK
– STONE WALL
SYL – SINGLE YELLOW LINE

REFERENCE PLANS:

1.) "PLAN OF LOTS, HAROLD W. LOVEREN, DURHAM, NEW HAMPSHIRE"; SCALE: 1" = 20 FT.; DATED: NOV. 19, 1958; BY: G.L. DAVIS & ASSOCIATES; SCRD PLAN 59, POCKET 1, FOLDER 3.

2.) "PLAN OF LAND, KATHERINE PAINE ESTATE, DURHAM, NEW HAMPSHIRE"; SCALE: 1" = 20 FT.; DATED: NOV. 5, 1958; BY: G.L. DAVIS & ASSOCIATES; SCRD PLAN 32, POCKET 4, FOLDER 3.

3.) PLAN DRAWN BY EDMOND W. BOWLER; NO SCALE; RECORDED DATE: MAY 1, 1925; SCRD PLAN 22, POCKET 7, FOLDER 5.

4.) "PLAN OF LAND, DURHAM, N.H. OF DAVID A. DEMOULPIED"; SCALE: 1" = 10'; DATED: JANUARY 11, 1982; BY: JOHN W. DURGIN ASSOCIATES, INC. SCRD PLAN 22A-125.

NOTES:

1.) TITLE REFERENCES:
S.C.R.D. BOOK 2102, PAGE 427 – LOT 4-0.
S.C.R.D. BOOK 3500, PAGE 374 – LOT 5-0.

2.) TOTAL PARCEL AREAS:
= 7,880 S.F., MORE OR LESS – LOT 4-0.
= 3,716 S.F., MORE OR LESS – LOT 5-0.

3.) THE SUBJECT PARCELS OF LAND DO NOT LIE WITHIN THE FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE.

4.) THE SUBJECT PARCELS ARE LOCATED IN THE BUSINESS A (BA) ZONING DISTRICT. BUSINESS A ZONING DISTRICT DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 5,000 S.F.
MINIMUM FRONTAGE	= 50 FEET
MINIMUM BUILDING SETBACKS:	
FRONT	= 10 FEET
SIDE	= 10 FEET
REAR	= 20 FEET
MAXIMUM LOT COVERAGE	= NO REQUIREMENT
MAXIMUM BUILDING HEIGHT	= 40 FEET

5.) OVERHEAD ELECTRIC, TELEPHONE & CABLE TELEVISION WIRE/UTILITY SERVICES SHOWN ON THIS PLAN DO NOT HAVE ANY EASEMENT OF RECORD ALLOWING FOR SAME.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE TECHNICAL STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS IN JANUARY, 1993 FOR A CATEGORY 1, CONDITION 1, STANDARD PROPERTY SURVEY (DATES OF SURVEY 9/3/04 & 4/18/08) AND HAS A MAXIMUM ERROR OF CLOSURE NOT EXCEEDING 1 IN 15,000 ON ALL PROPERTY LINES BORDERING AND WITHIN THE SUBJECT PROPERTY.

I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO NH R.S.A. 676:18, III AND R.S.A. 672:14 AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF DURHAM, NH PLANNING BOARD.

_____ DATE _____
PAUL J. CONNOLLY
NH L.L.S. No. 683

No.	DATE	BY	REVISION
1	4/30/08	PJC	ADD LOT 5-0 TO SURVEY

FILE: P\651\04129\04129

STANDARD BOUNDARY SURVEY
AND
PLAN OF LAND
LOTS 4-0 & 5-0, TAX MAP 4
MAIN STREET
DURHAM, NEW HAMPSHIRE
COUNTY OF STRAFFORD

owners of record:

LOT 4-0	LOT 5-0
Hayden Family Realty Trust	R&S Hayden Development, LLC
4 Lexington Street	4 Lexington Street
Dover, NH 03820	Dover, NH 03820

10 5 0 5 10 20 30 40
SCALE IN FEET

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

DESIGN: RJM / PJC
SCALE: 1" = 10'
DATE: 9-25-04
SHEET 1 OF 1
PROJECT # 04129

Concept Plan

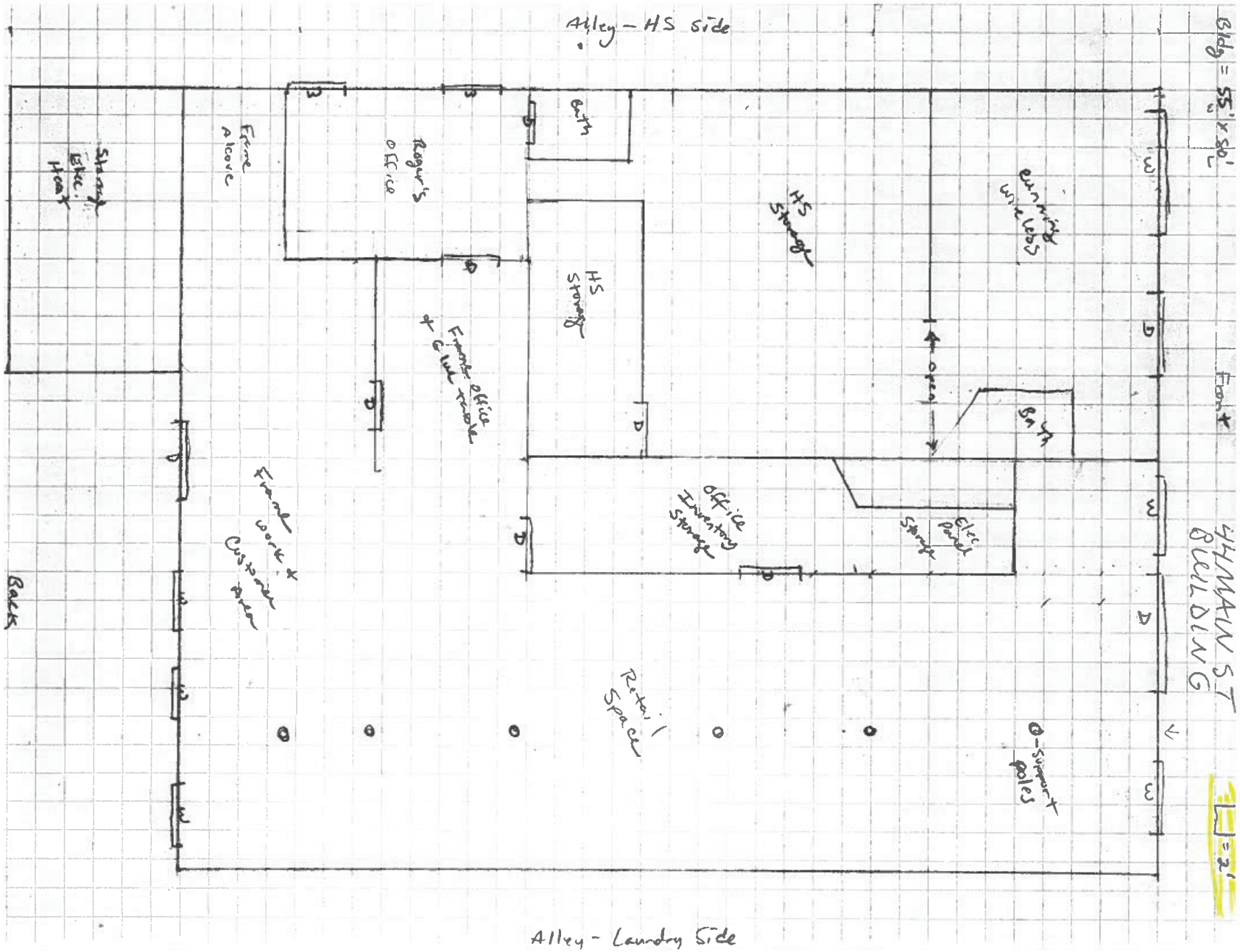
Isaak Design, PLLC

Hayden Properties - Durham, NH

3/9/2012

Site lines approximate.

Floor Plan


Alley – HS side
Bldg = 55' x 80'
Front
44 MAIN ST BUILDING
Bath
Roger's office
Frame Alcove
Storage Elec. Heat
HS Storage
HS Storage
Running wire lebs
Frame office + Glue table
open
Bath
Office Inventory Storage
Elec Panel Storage
Frame work + Customer Area
Retail Space
Q-Support poles
Back
Alley – Laundry Side

Tenant Overview

Tenant Roster

44 Main Street:

Main Street Barbers

A reliable local favorite, Main Street Barbers provides high-quality haircuts and grooming services in a welcoming and traditional barbershop setting.

Known for its friendly atmosphere and skilled barbers, the shop has built a loyal customer base among residents, students, and professionals in the Durham community.

Tenant operates on a month-to-month basis.

46 Main Street:

Franz's Food

A beloved eatery and a go-to spot for University of New Hampshire students and locals, Franz's Food is known for serving up delicious breakfast, lunch, and late-night bites.

This establishment has built a strong reputation for its flavorful menu and welcoming atmosphere, making it a favorite dining destination in downtown.

Tenant operates on a month-to-month basis.

46 Main Street:

Durham Laundercenter

Serving the community since 1977, Durham Laundercenter is a trusted and convenient laundry facility.

Renowned for its dependable services and long-established presence, it provides essential laundry solutions for residents, students, and local businesses. Open 24/7 and has handicap access.

Market Overview

Strafford County Overview

New Hampshire's business-friendly climate and high quality of life make it a top destination for residents and businesses alike. Strafford County, located in southeastern New Hampshire, is the state's youngest county, with a median age of 39.7 years. It is also the third most densely populated county, thanks in large part to the University of New Hampshire (UNH) in Durham. The county's diverse population—comprising young professionals, students, families, and retirees—creates an ideal environment for retail growth.

133,682	$85,562	5,268	55,024
Total population	Median household income	Number of businesses	Total employees

Source: Esri 2024, U.S. Census

Economic Strengths & Growth Drivers

Strafford County's economy is fueled by its diverse industries, including education, healthcare, manufacturing, and technology. UNH is the largest employer in the region, with more than 2,890 employees, contributing significantly to the county's economy. UNH's research facilities and collaborative partnerships with local businesses also drive innovation and entrepreneurship.

In addition to the academic sector, Strafford County is home to a growing base of small businesses, technology companies, and healthcare providers, which continue to drive demand for services, retail, and commercial space. Its proximity to major cities like Boston and Portland, as well as access to transportation corridors such as I-95, further enhances the county's economic potential and accessibility.

Demographics & Retail Potential

Strafford County's diverse population provides a strong customer base for retailers. Area businesses benefit from a young, educated, and high-income workforce, alongside a growing demand for a variety of services. The presence of UNH contributes to consistent demand for dining, shopping, and services from students, faculty, and staff. Additionally, residential growth in surrounding towns continues to increase foot traffic and expand the local retail market. These areas are experiencing ongoing development, with mixed-use projects being planned to accommodate both residential and commercial growth, offering opportunities for businesses to tap into an expanding market.

Strategic Growth & Development

Strafford County is focused on sustainable growth, with an emphasis on mixed-use developments that integrate residential, commercial, and recreational spaces. In particular, the City of Dover, with its vibrant downtown and proximity to the Seacoast, has become a focal point for commercial investment. Other towns, like Rochester and Somersworth, are also seeing an increase in retail and commercial space due to continued residential growth and revitalization efforts.

Durham, while a smaller part of the county, remains central to the economic and cultural vibrancy of the county. The town's vision for downtown development includes retail, office, and dining options, complementing the broader growth strategies for the region.

Overall, Strafford County offers a thriving and diverse market with a mix of residential, university-driven, and commercial development opportunities. The county's young population, ongoing expansion, and proximity to key regional hubs make it an ideal location for retail investment.

University of New Hampshire

The University of New Hampshire (UNH) is home to 11 colleges and schools offering 200+ degree programs and 100+ areas of study. The main campus is located in Durham, a classic New England college town known for its safety, beauty, and sustainability. Surrounded by 250 acres of trails in College Woods and conveniently located one hour from both the White Mountains, Portland, and Boston.

UNH is a key economic driver in the region, employing over 2,890 people, making it the largest employer in Strafford County. The university's presence significantly impacts the local economy, from retail and hospitality to services and housing. With a diverse student body of more than 14,500 undergraduates and graduates, students contribute to the demand for nearby retail and services. Off-campus student housing further supports the local business environment, creating consistent foot traffic and economic activity in Durham and surrounding areas.

Academic & Experiential Education

UNH is committed to providing high-quality, hands-on learning opportunities, with a focus on real-world education. The university's Embrace NH program connects students with over 5,000 businesses annually, fostering partnerships in key industries like K-12 education, healthcare, energy, and workforce development. As a result, many students gain valuable internships and job placements in the local and regional economy. UNH's strong academic programs in business, engineering, and marine sciences are especially renowned, providing students with a well-rounded education that prepares them for success in the workforce.

Economic & Community Impact

The Durham campus not only serves as the largest employer in the area but also drives retail demand and community engagement. UNH's Division I athletics, academic conferences, cultural events, and guest speakers attract thousands of visitors each year, generating business for local retail, dining, and accommodations. Additionally, the university's location is a prime advantage, with access to public transportation and the Amtrak Downeaster, which links Durham to Boston and Portland. This makes it a highly accessible destination for visitors, students, and professionals alike.

Through its innovative programs and strong local ties, UNH continues to serve as a catalyst for economic growth and development in the region, benefiting both the university community and the Town of Durham.

Academic Overview

- 200+ degree programs
- Associate, bachelor's, and graduate degrees offered
- 16:1 student to faculty ratio
- 87% first-year retention rate
- 97% first-year students live on campus
- 50+ research centers and institutes

Demographic Profile

UNH Student Population

Graduates	2,500
Undergraduates	12,500

Student Age Breakdown

18-21	11,468
22-24	1,698
25-29	963
30+	1,022

High Geographic Diversity

Out of State	54%
Out of the Country	4%

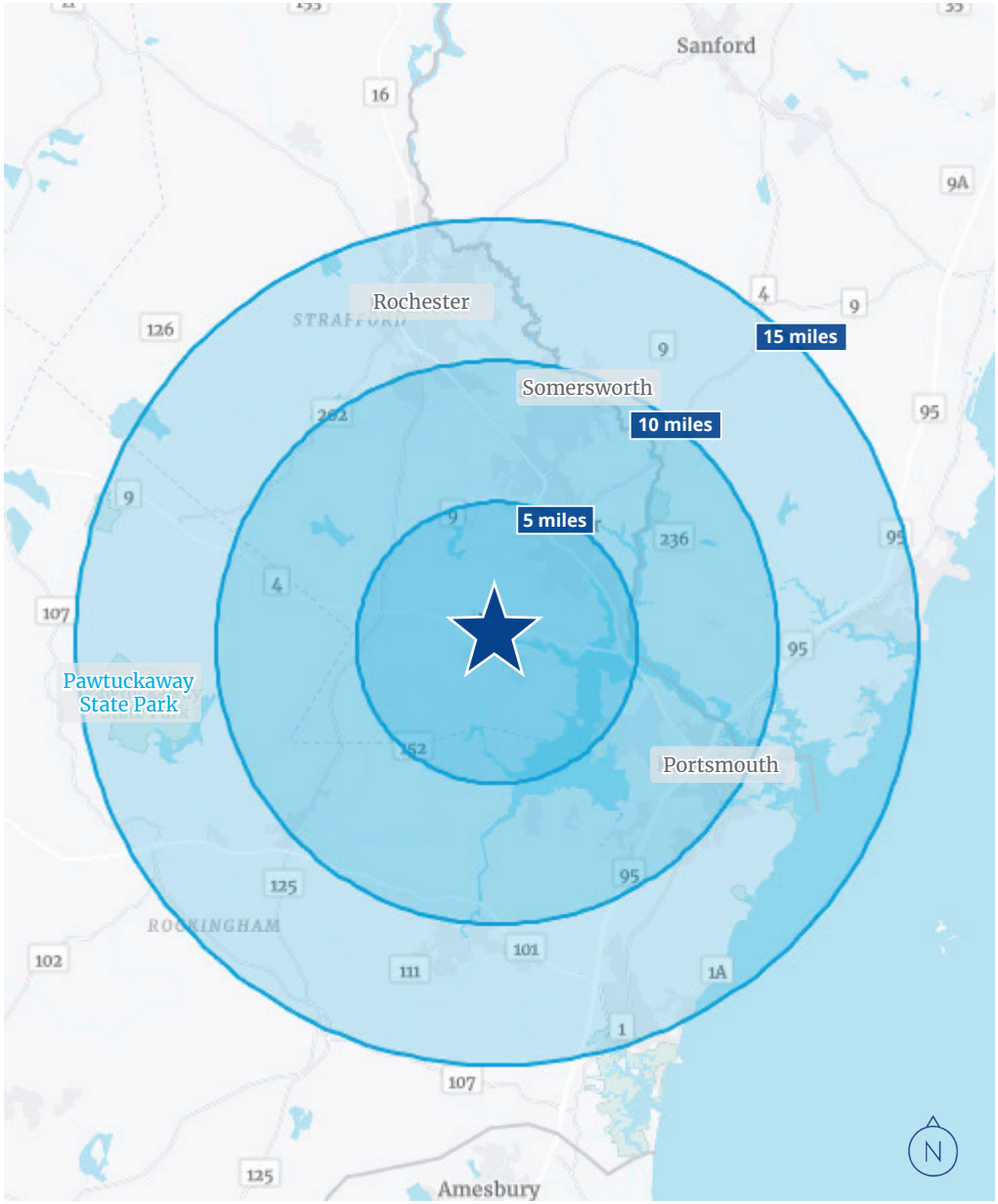
Demographics | 44 & 46 Main Street, Durham, NH

5 Mile Radius	
Total Population	25,547
Total Households	8,351
Median Household Income	$91,852
Median Age	27.3
Total Businesses	860
Total Employees	10,565

10 Mile Radius	
Total Population	83,862
Total Households	32,904
Median Household Income	$93,689
Median Age	36.8
Total Businesses	4,474
Total Employees	52,302

15 Mile Radius	
Total Population	204,562
Total Households	84,047
Median Household Income	$95,858
Median Age	41.2
Total Businesses	11,686
Total Employees	126,847

Source: Esri, U.S. Census 2024.



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