

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



1 B Commons Drive, Unit 13B

1b Commons Dr Unit 13b, Londonderry, NH 03053

Exclusively Represented By:

Jennifer Gray

Commercial Advisor

603 845 2500

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OFFERING MEMORANDUM

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FOR LEASE

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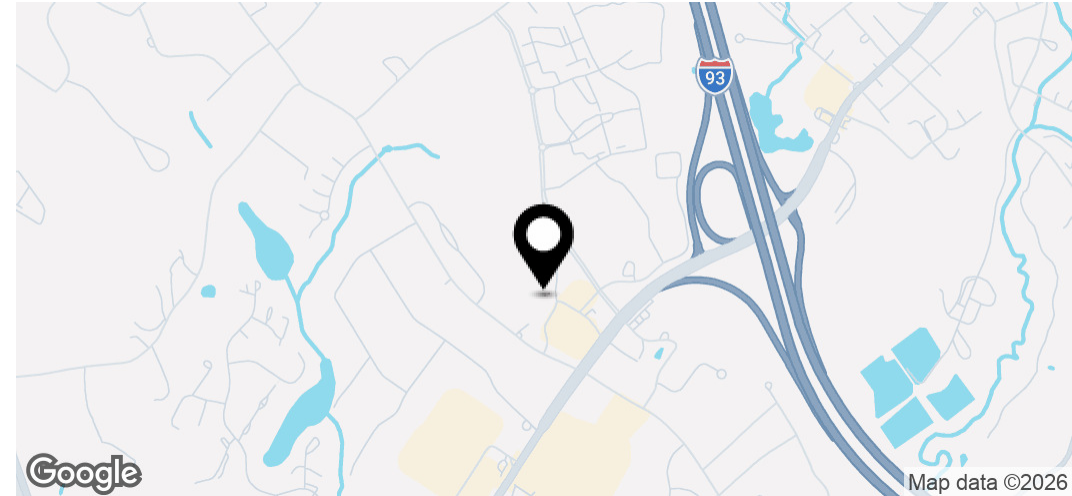
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Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$1,000 per month
Lease Type	Gross
Parking Spaces / Ratio	null / null
RSF Available	484 SF
Site Size	969 SF
Year Built	1986
# of Floors	1

Property Overview

Introducing a prime leasing opportunity at 1b Commons Dr Unit 13b, Londonderry, NH. This contemporary commercial space offers an ideal setting for businesses seeking a dynamic location. This property is tailored to accommodate a wide range of business needs. With its convenient access to I-93, this space presents an exceptional opportunity for growth and visibility. Elevate your business presence and establish your enterprise in this vibrant, well-appointed location. Potentially, additional space may be negotiated.

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Property Description

FOR LEASE



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Location Description

The area hosts a variety of shopping destinations, including the Londonderry Commons just a stone's throw away. Take advantage of the numerous local parks and recreational opportunities for a perfect work-life balance in this desirable location.

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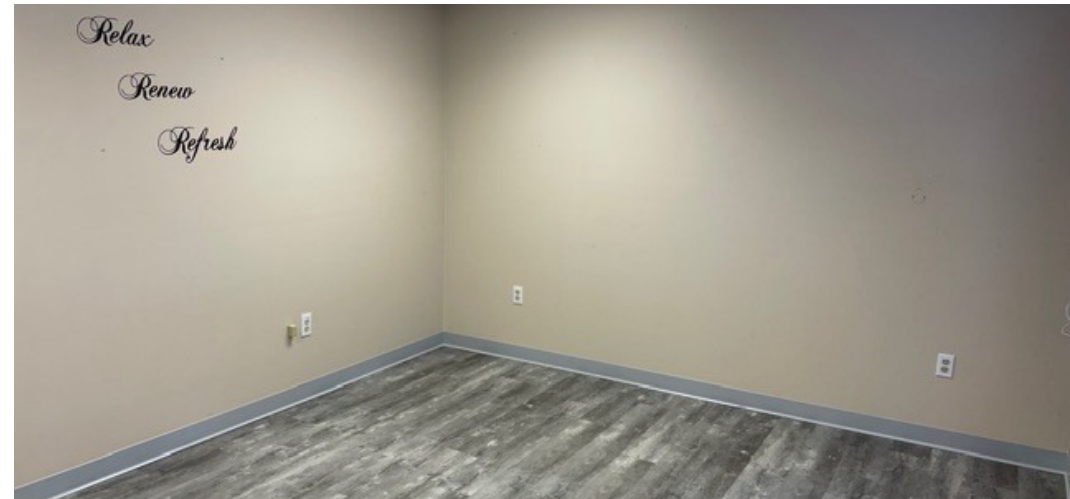
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Additional Photos

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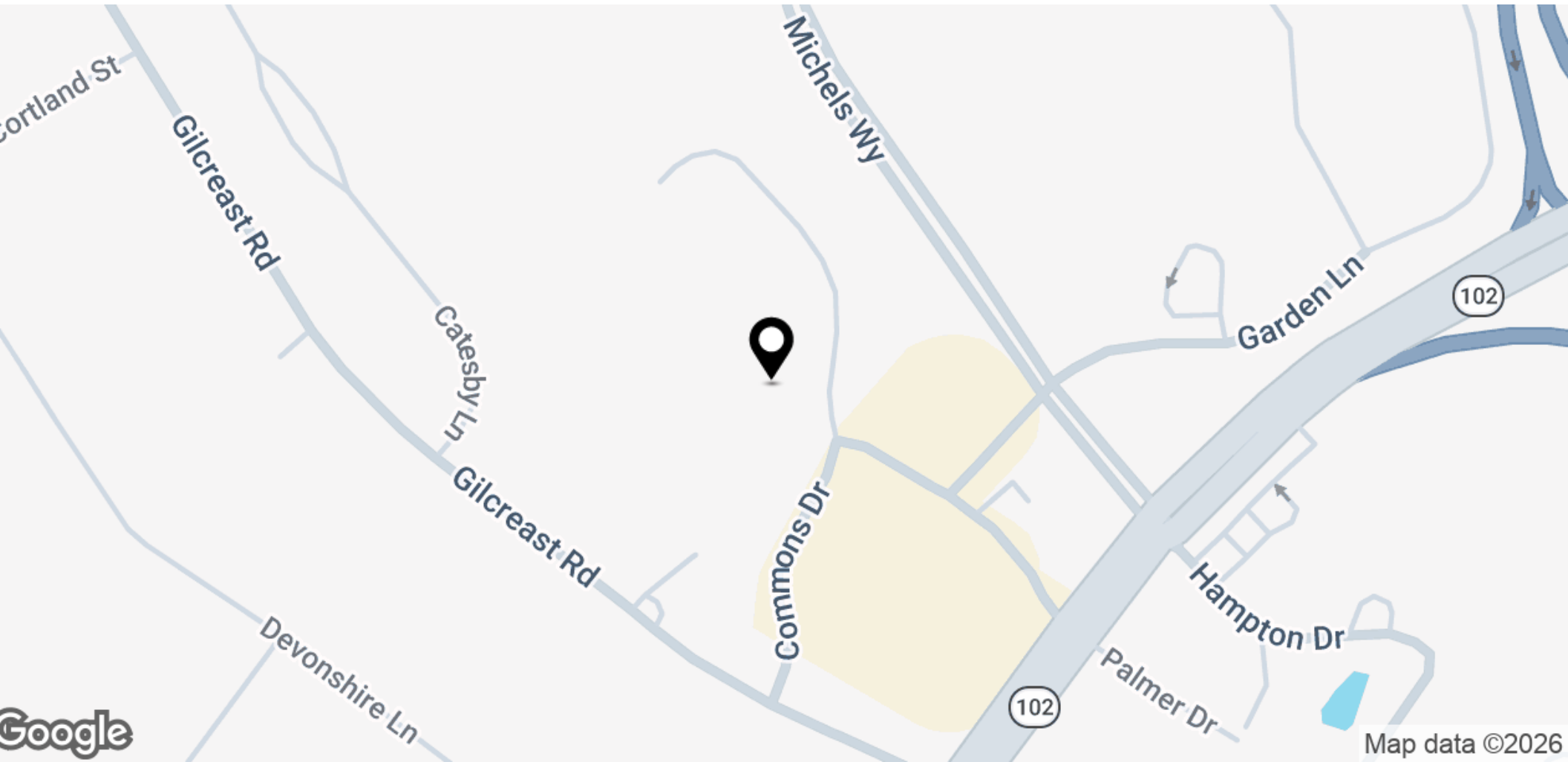
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Location Information

Section 2

Location Map

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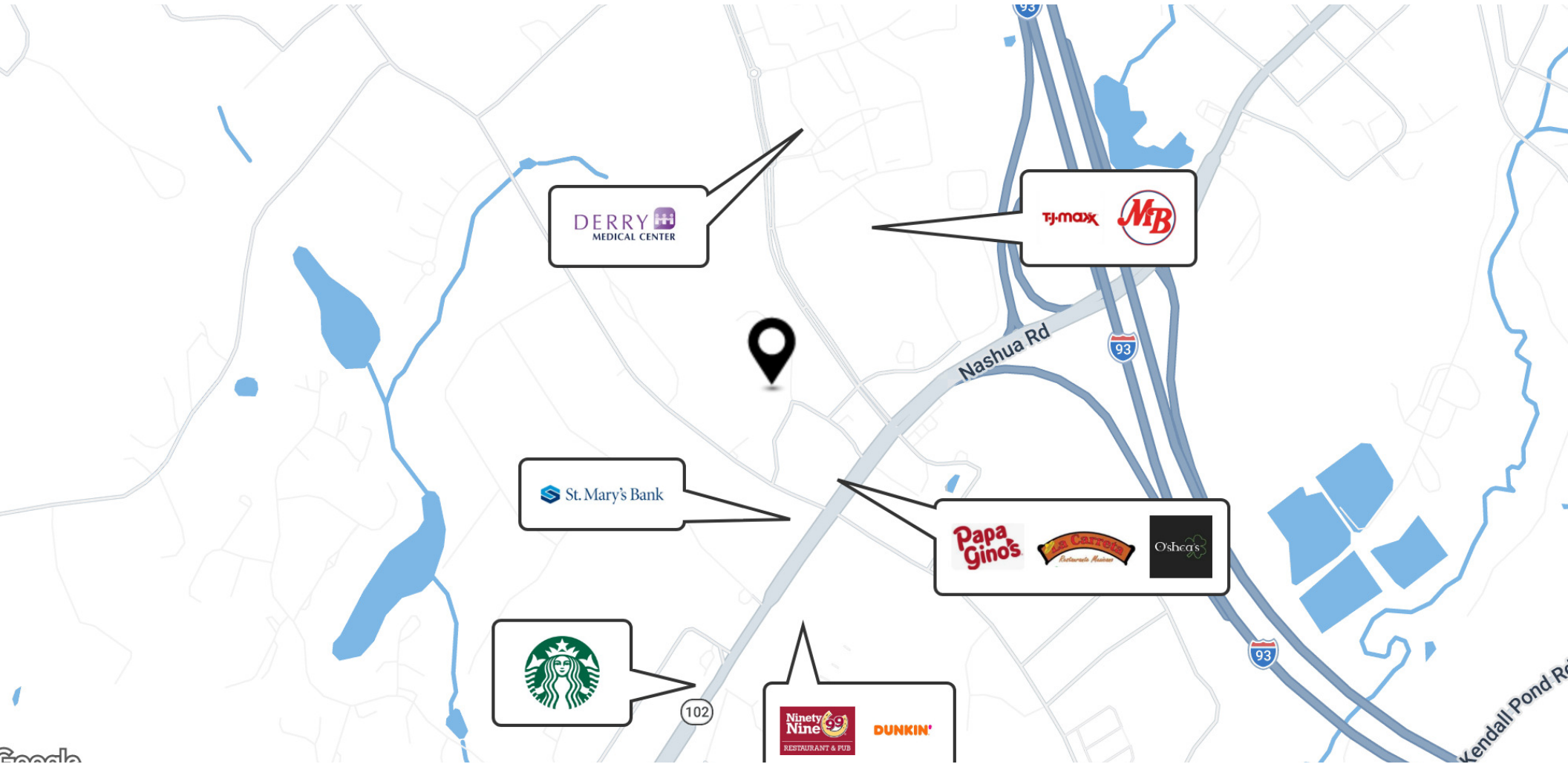
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Retailer Map

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Demographics

Section 3

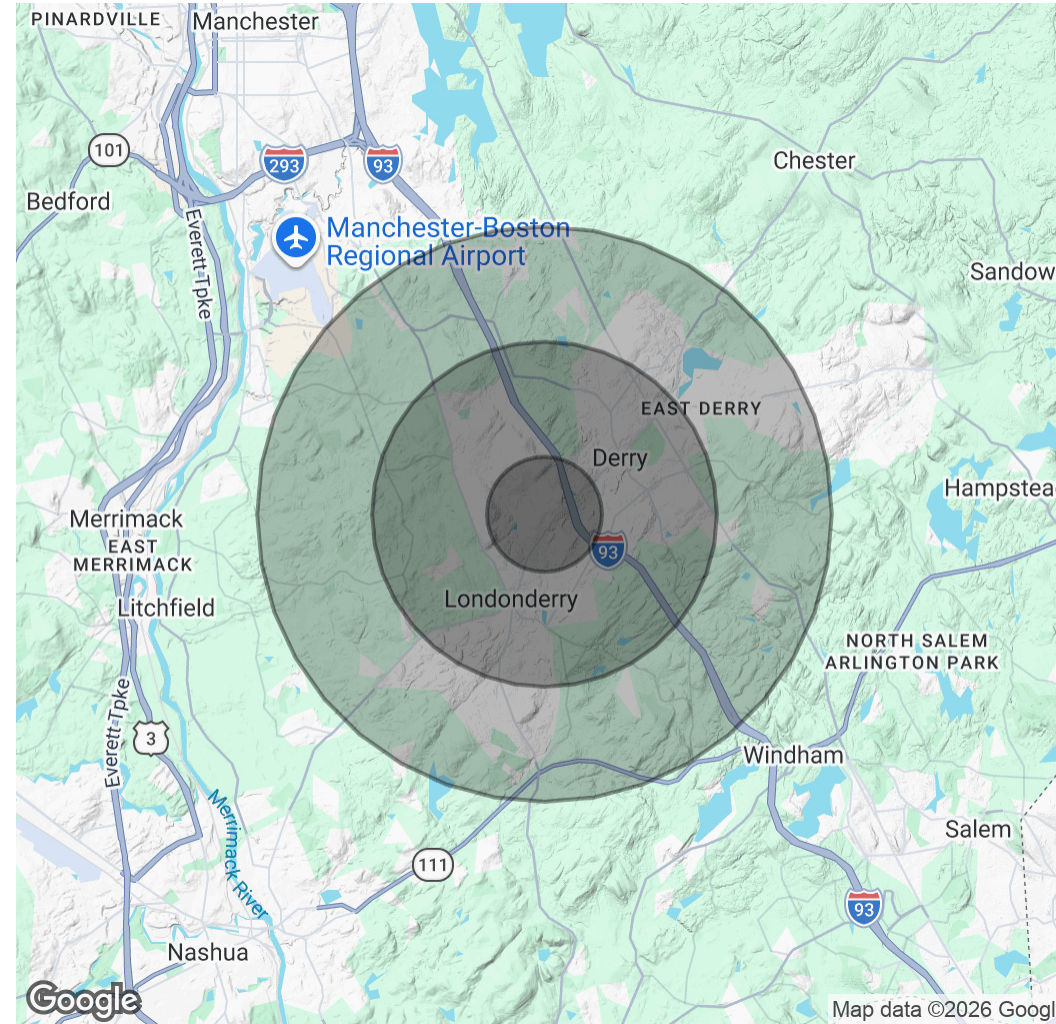
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	3,605	32,006	62,639
Average Age	43.8	40.7	40.9
Average Age (Male)	37.9	38	38.5
Average Age (Female)	45.2	41	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,409	12,224	23,069
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$112,269	\$125,353	\$144,885
Average House Value	\$392,625	\$427,383	\$488,833

2023 American Community Survey (ACS)



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Advisor Bios

Section 4

Advisor Bio 1

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Jennifer Gray

Senior Commercial Advisor

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Professional Background

How you handle a stressful situation says a lot about your character. Being strong but courteous makes Jennifer a success. Keeping her clients in the loop at all times is a must. She never misses a detail. Licensed in Massachusetts and New Hampshire, Jennifer is able to give top quality service to clients moving from one state to the other. She has the advantage of maximum exposure of her client's properties by listing in two MLS systems.

As a former Property Manager, Jennifer navigates Commercial Real Estate with ease.

Memberships

Commercial Investment Board of Realtors

New Hampshire Association of Realtors

National Association of Realtors

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