

Manchester Road
Property Lines

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 COMMERCIAL DIVISIONSM

Premiere 1.35± Derry Redevelopment Site

10 Manchester Rd, Derry, NH 03038

Exclusively Represented By:
Rich Garafola
Broker
603 845 2500
rich.garafola@verani.com

Google Earth

100 ft

OFFERING MEMORANDUM

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FOR SALE

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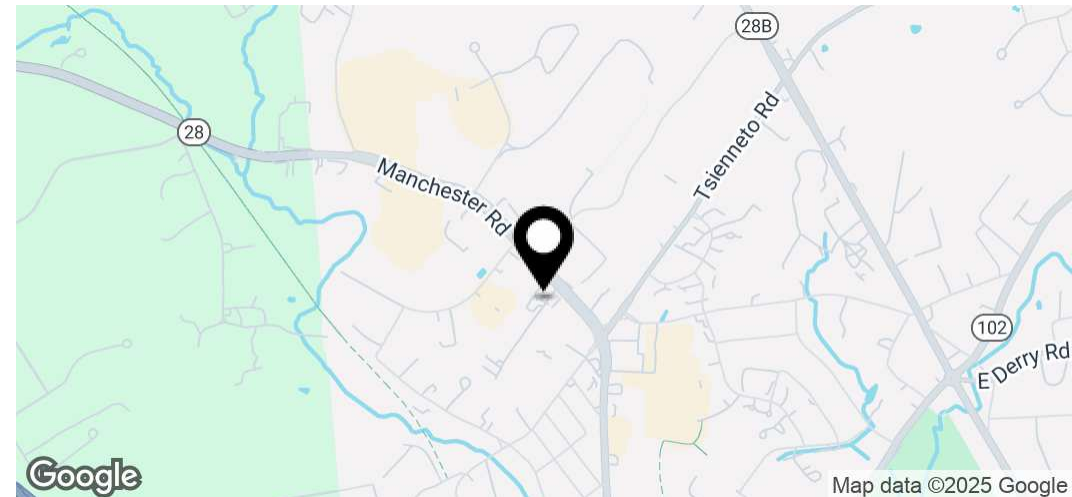


Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$2,395,000
Price / Acre	\$1,836,697
Lot Size	56,801 SF
Zoning	IND-IV

Property Overview

An exceptional and highly attractive redevelopment opportunity awaits at 10 Manchester Road in Derry, New Hampshire.

This 1.35 +/- acre parcel is strategically located on a major thoroughfare, presenting boundless potential for visionary developers and businesses seeking to establish a prominent, custom-built presence in a thriving commercial corridor.

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Property Description

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Property Description

Premier 1.35 +/- Acre Redevelopment Site - 10 Manchester Road, Derry, NH

An exceptional and highly attractive redevelopment opportunity awaits at 10 Manchester Road in Derry, New Hampshire.

This 1.35 +/- acre parcel is strategically located on a major thoroughfare, presenting boundless potential for visionary developers and businesses seeking to establish a prominent, custom-built presence in a thriving commercial corridor.

Location Description

Uncover the promising potential of the Derry, NH retail market at 10 Manchester Road. Positioned within a dynamic commercial hub, the area offers a compelling mix of residential and retail attractions, making it an appealing prospect for Retail/Strip Center investors. The proximity to established retail destinations like the Shoppes at Eastgate and Derry Village Center, alongside popular leisure spots such as Hoodcroft Country Club, presents a wealth of opportunities. With its strong commercial activity and consumer base, 10 Manchester Road presents an ideal setting for retail investment success in a thriving community.

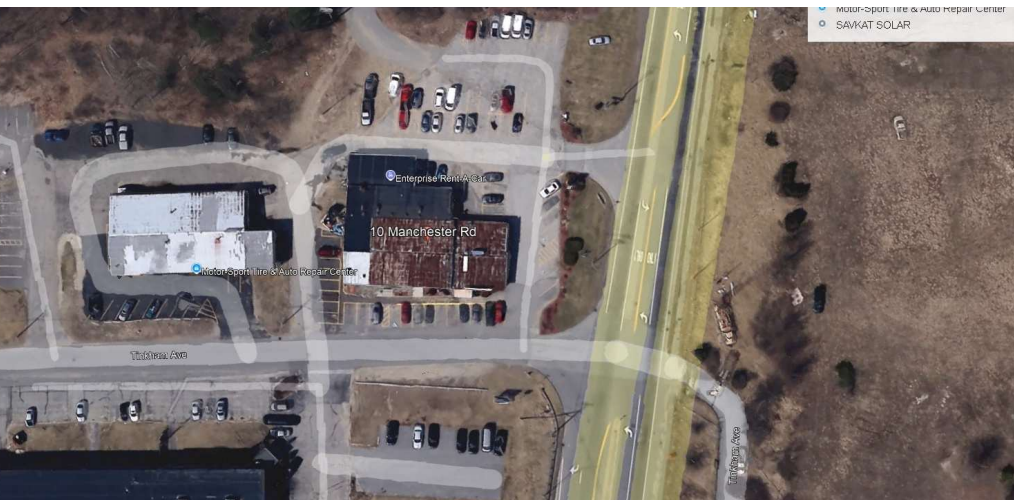
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Complete Highlights

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Property Highlights

- **Expansive 1.35-Acre Parcel:** Offering significant space for substantial new construction or comprehensive reimagining of the existing footprint.
- **Strategic & High-Visibility Location:** Positioned directly on Manchester Road, the site benefits from outstanding visibility and significant daily traffic counts, ensuring maximum exposure for any future development.
- **Favorable IND-IV Zoning:** The property is zoned IND-IV, offering a flexible framework for a wide range of industrial, commercial, and potentially mixed-use developments (subject to specific town ordinances and approvals).
- **Environmental Clearance:** A Certificate of No Further Action from the NHDES provides assurance regarding past environmental conditions, streamlining the redevelopment process.
- **Full Municipal Utilities:** The site is serviced by city water and city sewer, significantly simplifying utility connections and reducing development costs.
- **Ideal Topography:** Featuring a level lot with good drainage, the property offers straightforward construction conditions and minimizes site preparation complexities.
- **Established Commercial Corridor:** The surrounding area is a vibrant commercial hub with diverse existing businesses including Salon Eleganza, Scorpion Tattooing, Enterprise Rent-A-Car, State Farm Insurance, and more. This provides a strong existing customer base and a dynamic business environment.
- **Excellent Accessibility:** Convenient access from Manchester Road and its proximity to Tinkham Ave, facilitates easy ingress and egress for construction, future tenants, and customers.
- **Current Multi-Tenant Facility:** While presented as a redevelopment site, the property currently operates as a multi-tenant facility, which could potentially provide interim income during planning phases.
- **This is a unique opportunity to acquire a prime, well-vetted, and development-ready parcel in a highly desirable New Hampshire commercial location. Investors and developers are invited to explore the boundless possibilities this exceptional redevelopment site offers.**

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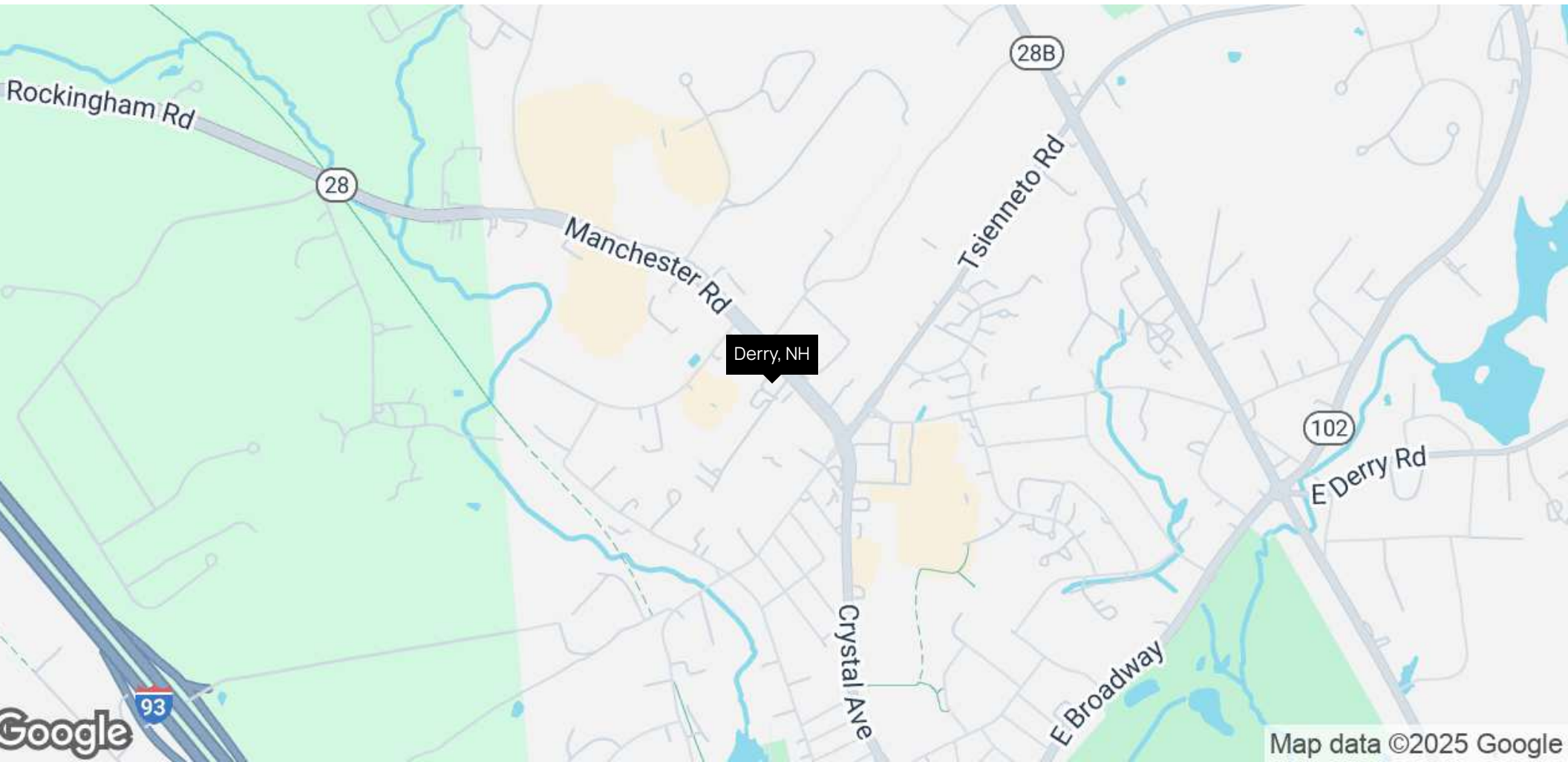


Location Information

Section 2

Regional Map

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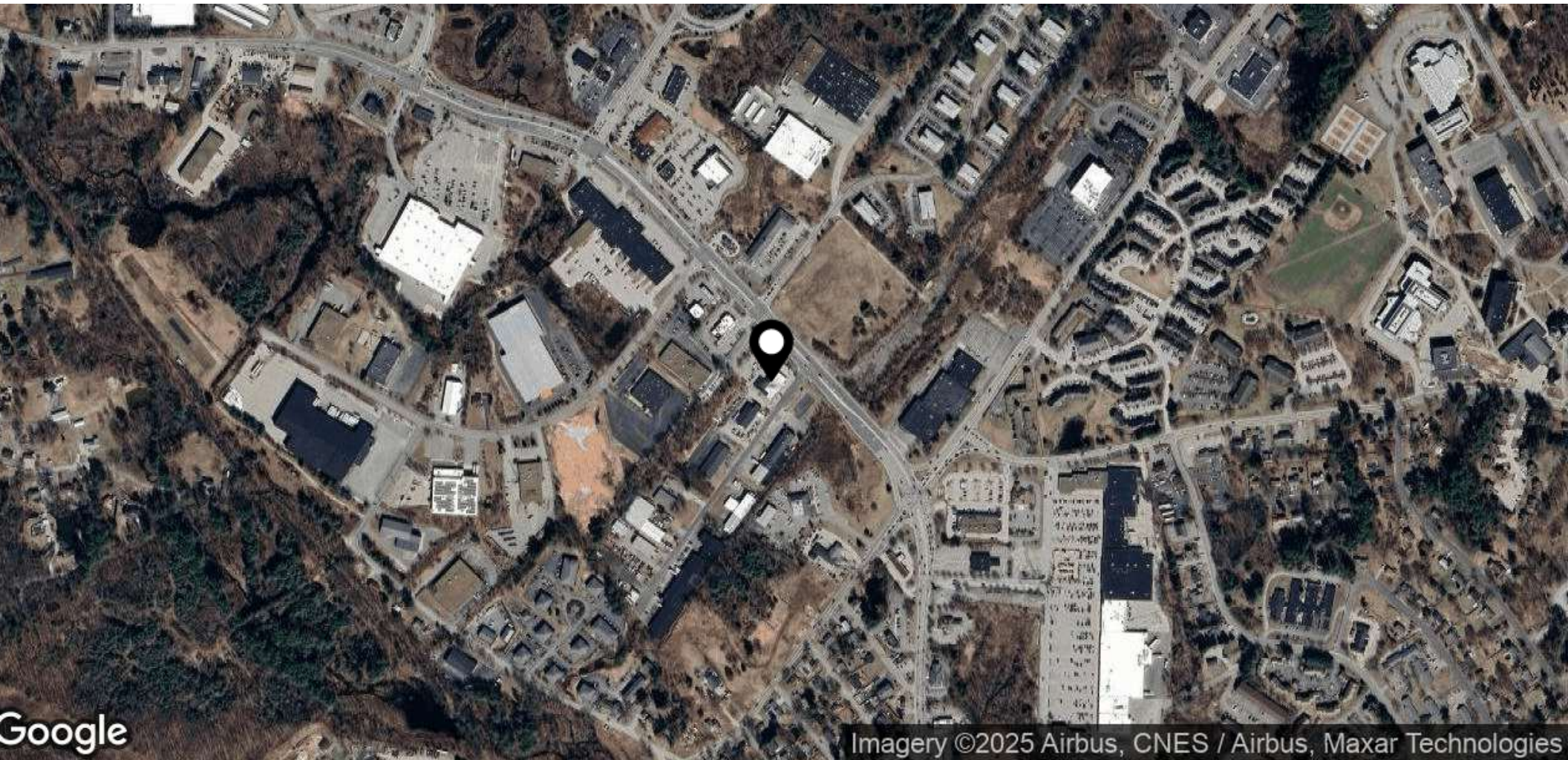
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Aerial Map

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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)

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Demographics

Section 3

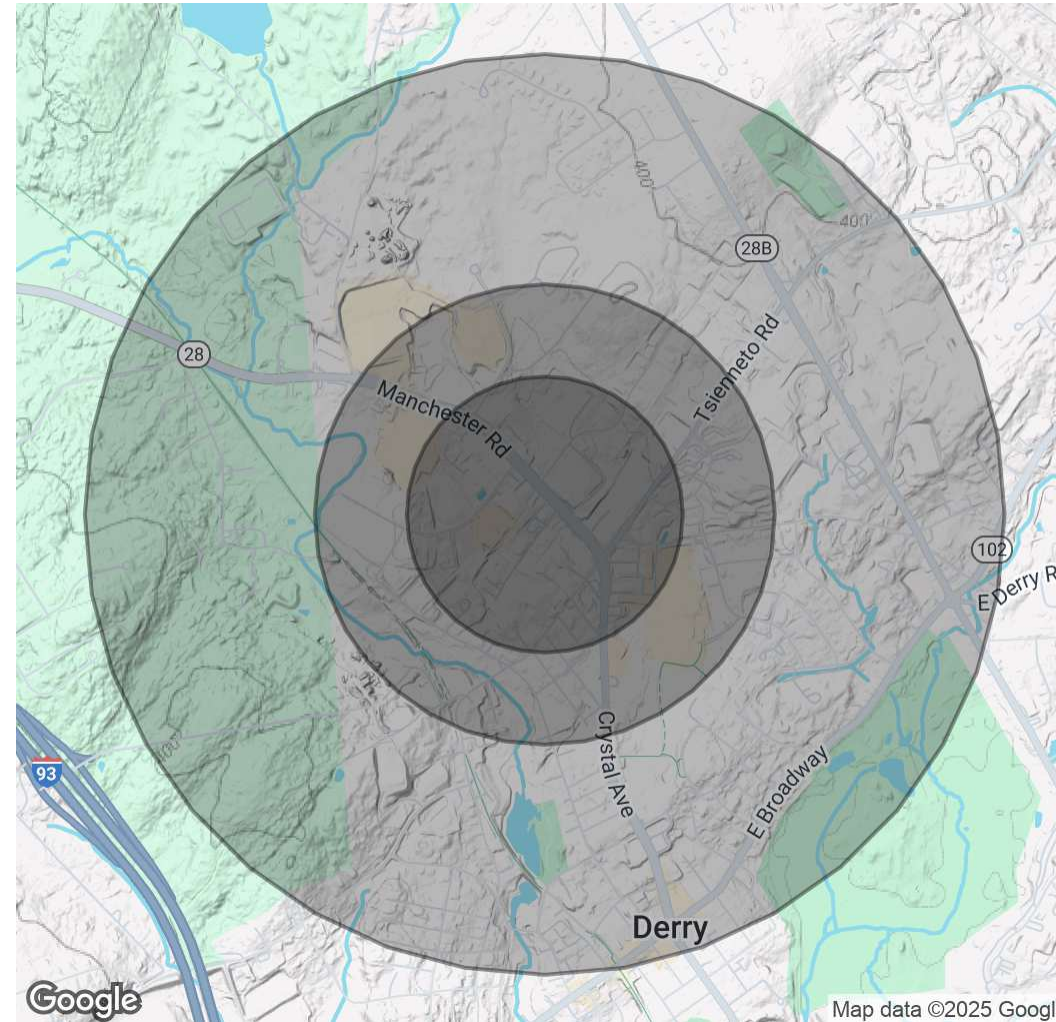
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	721	1,452	6,825
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	42	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	313	633	3,001
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$92,486	\$91,426	\$94,169
Average House Value	\$432,599	\$431,079	\$419,962

Demographics data derived from AlphaMap



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