

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Owner-User / Investment Office Opportunity

1 Buttrick Rd, Londonderry, NH 03053

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OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1

OFFERING MEMORANDUM

Property Summary

FOR SALE



VIDEO

Property Description

Opportunity to acquire a ±5,516 SF professional office building on approximately 0.96 acres at 1 Buttrick Road in Londonderry.

The property features three levels of finished office space with a flexible layout ideal for an owner-user, professional offices, medical, legal, or investment use. Located in Londonderry's flexible Commercial 1 zoning district, the property can be delivered vacant, with a potential leaseback to the existing occupant.

The property is served by public water and private septic. Municipal sewer has been extended to the property, with an agreement with the town to cover connection costs.

Conveniently located approximately one mile from I-93 Exit 4 and near Route 102, offering easy access to Londonderry, Manchester, Salem, and the greater Southern New Hampshire market.

Offering Summary

Sale Price:	$1,300,000
Number of Units:	1
Lot Size:	0.96 Acres
Building Size:	5,516 SF

Demographics	3 Miles	5 Miles	7 Miles
Total Households	10,867	23,081	41,760
Total Population	29,215	62,517	111,957
Average HH Income	$131,973	$146,685	$150,907

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Property Description

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Location Description

1 Buttrick Road is conveniently located just off Nashua Road/Route 102 in Londonderry, within an established commercial and professional corridor. The property offers convenient access to I-93 via Exit 4, connecting the site to Manchester, Salem, the Massachusetts border, and the greater Southern New Hampshire market. The surrounding area includes a mix of professional offices, medical uses, retail, restaurants, and residential neighborhoods, providing a strong combination of accessibility and nearby amenities.

This central Londonderry location is well suited for professional office, medical, or other commercial users seeking visibility and convenient regional access.

Property Highlights

- ±5,516 SF office building with flexible multi-level layout
- ±0.96-acre site in Londonderry's C-I Commercial 1 zoning district
- Zoning allows for professional suites and medical
- Prominent street level pylon signage
- Multi story building with 3 levels of office space
- Nicely maintained grounds
- Private septic with public sewer connection available (town agreement to cover costs of connection)
- Suspended ceilings, full kitchenettes, private baths, offices are fully fit out
- Electric heat, central A/C
- Expected to be delivered substantially vacant, ideal for an owner-user
- Potential opportunity for a lease-back arrangement with the existing occupant
- Flexible configuration for professional office, medical, service, or investment use, subject to zoning and approvals
- Convenient Londonderry location with quick access to Route 102 and I-93
- Opportunity for a buyer to occupy, reposition, or lease portions of the building for additional income
- 20+ convenient off-street parking spaces, Potential expansion for additional parking.
- Located exactly 1 mile from I-93 Exit 4, allowing direct access to Manchester Boston Regional Airport and the Greater Boston area.

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Additional Photos

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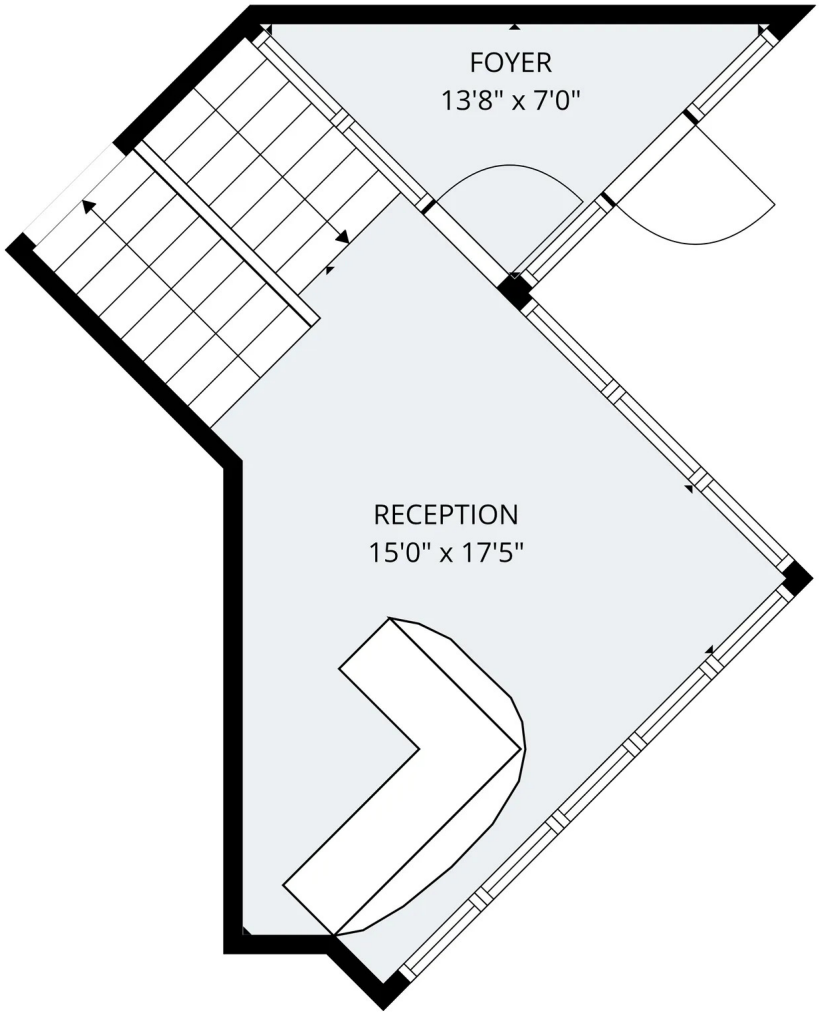
Floor Plans

Section 2

OFFERING MEMORANDUM

Foyer & Reception

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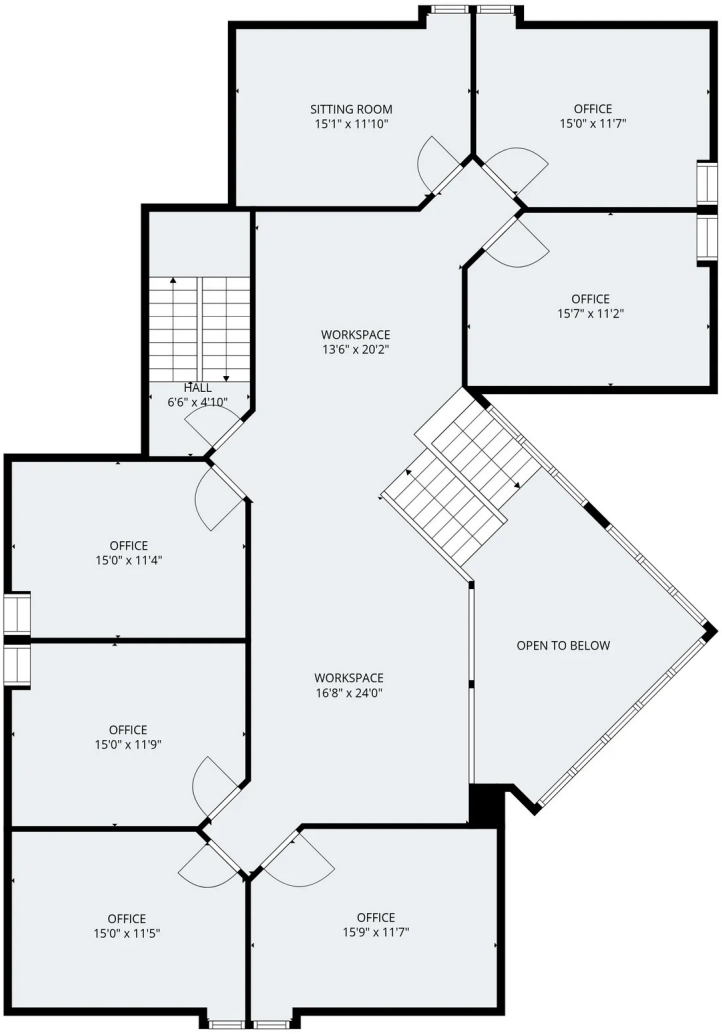
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First Floor

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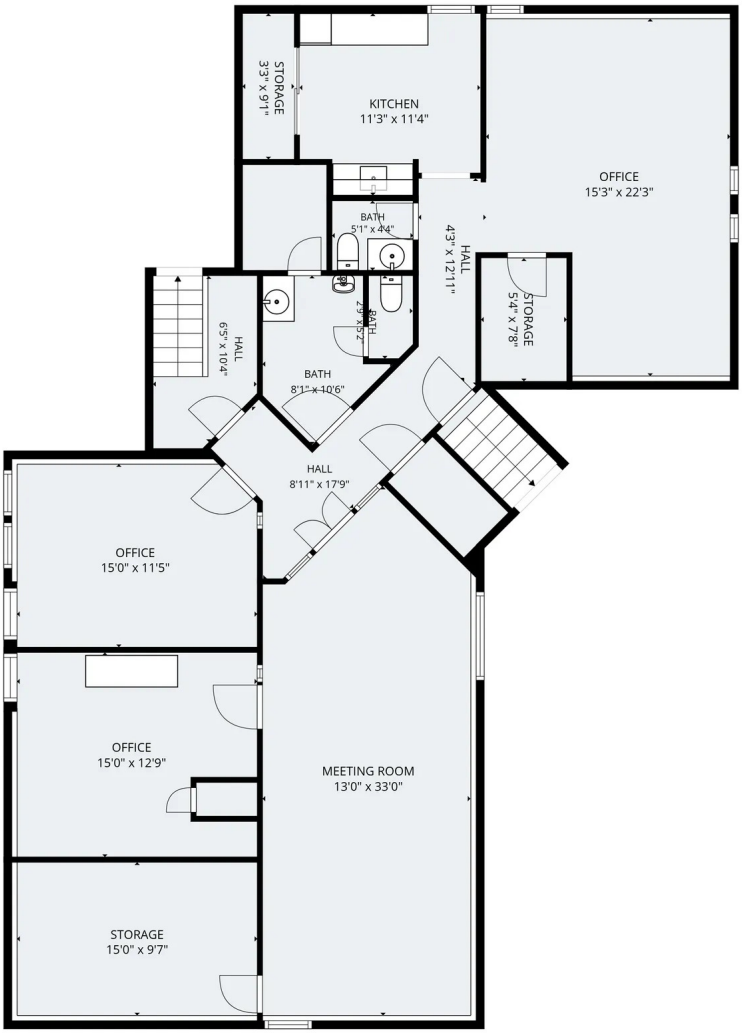
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Lower Level

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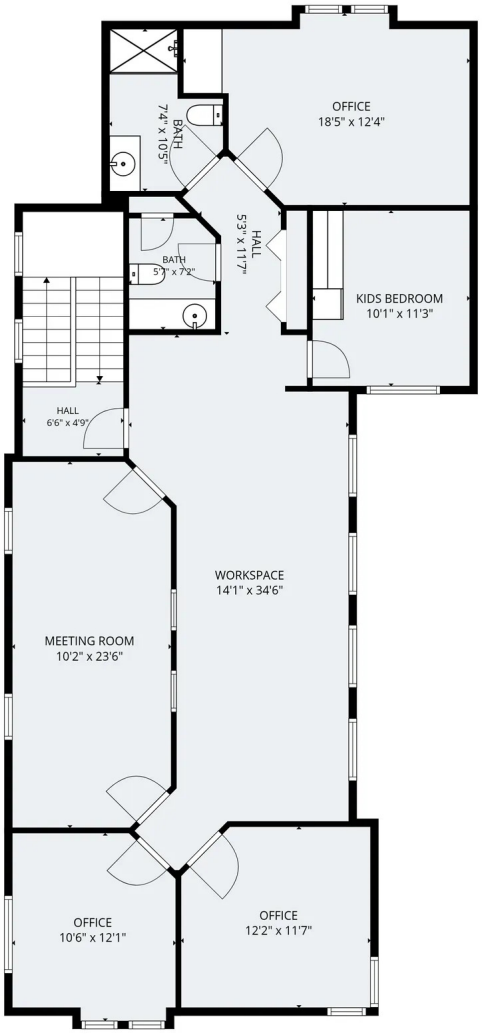
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Upper Level

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Zoning Information

Section 3

OFFERING MEMORANDUM

Allowable Use Chart

FOR SALE

TOWN OF LONDONDERRY ZONING ORDINANCE

4 USE AND DIMENSIONAL REGULATIONS

4.1 District Uses

Subject to other applicable sections and all other local, state and federal laws, rules and regulations, no building, structure or land may be used or occupied except for the purposes permitted in the base district in which the use is located as set forth in the Table of Uses.

4.1.1 Designation of Permitted Uses

Permitted uses in the base districts are designated in the Table 4-1, Table of Uses by the following:

A. Uses Permitted by Right - A use denoted by the letter "P" is permitted by right in the district

B. Uses Permitted by Special Exception - A use denoted by the letter "S" is a use that may be authorized by Special Exception in that district. The Zoning Board of Adjustment may grant a Special Exception in accordance with the procedures and conditions set forth in Section 8.1.5, Special Exceptions.

C. Uses Permitted by Conditional Use Permit - A use denoted by the letter "C" is a use that may be authorized by a Conditional Use Permit in that district. The Planning Board may grant a Conditional Use Permit in accordance with the procedures and conditions set forth in Section 6, Conditional Use Permits.

4.1.2 Use Table by Zoning District

Table 4-1
Londonderry Zoning Ordinance Use Table
P = Permitted by Right C = Conditional Use Permit S = Special Exception

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 [1]
RESIDENTIAL AND AGRICULTURAL													
Agriculture	P	P									P[1]		
Assisted Living Facilities	C	P	P	P	P		P				P[1]		P
Back Lot Development	C										P[1]		
Dwelling, multi-family		P	C[1]	C[1]	C[1]	C[1]	C[1]				P[1]		C[1]
Dwelling, multi-family workforce		C[1]	C[1]	C[1]	C[1]	C[1]	C[1]				P[1]		C[1]
Dwelling, single family	P	P			S						P[1]		
Dwelling, single family, workforce	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]					P[1]		
Dwelling, two-family	P	P			S						P[1]		
Dwelling, two-family, workforce	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]					P[1]		
Manufactured housing	P	P											
Manufactured housing, workforce	C[1]	C[1]											
Mixed use residential						P, C[1]	P, C[1]				P[1]		C[1]
Mobile homes	P												

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Allowable Use Chart (Cont)

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	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 [1]
Nursing Home and accessory uses		P	P	P	P		P				P [3]		P
Preexisting manufactured housing parks	P												
Presite Built Housing	P												
CIVIC USES													
Community center			P	P		C					P [4]		
Cemetery	P												
Public Facilities	P		P	P		C		P	P	P	P [4]	P	
Public Utilities	P	P	P	P				S	S	S	P [3]	S	
Recreational Facilities, Public	P			P							P [4]		P
Religious Facilities	P		P	P	P	P					P [3]		P
Cultural Uses and Performing Arts							C			P	P [4]		
BUSINESS USES													
Aeronautical Facilities												P	
Assembly, testing, repair and packing operations up to 250,000 sq. ft.								P	P	P	P [4]		
Assembly, testing, repair and packing operations 250,001 sq. ft. or larger								P	P	C	P [4]		
Bed and Breakfast Homestay	P										P [3]		
Business center development			P	P			P			P	P [4]		P
Conference/Convention Center							C			P	P [4]		
Day Care Center, Adult						C	C				P [4]		
Drive-thru window as an accessory use			P	P			C						
Drive-in establishments			P	P									
Drive-in theatres				P									
GB District Services										(See GB District Services Use Table, **Section 4.1.2**)			
Financial institution			P	P			P			P	P [4]		
Funeral homes			P	P	P								
Education and Training Facilities							C			P	P [4]		
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use.	See Section 5.8												
Group Child Care Center					P	C		S	S		P [4]		C
Home Occupation	See Section 5.12										S		

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Hospital										P			
Hotels				P			C			P	P [4]		
Manufacturing, Heavy									P	P		P	
Manufacturing, Light up to 250,000 sq. ft.				P				P	P	P	P [4]	P	
Manufacturing, Light 250,001 sq ft or larger				P				P	P	C	P [4]	P	
Membership club			P	P							P [4]		
Motels				P									
Motor Vehicle Maintenance, Major Repair and Painting									P			P	
Motor vehicle rental												P	
Motor Vehicle Station, Limited Service				P		C [2]					P [4]	P	
Recreation, commercial			P	P			P				P [4]		P
Retail sales establishment up to 75,000 sq. ft			P	P		P	P				P [4]		P
Retail sales establishment 75,001 sq. ft. or larger			P	P			C				P [4]		
Outdoor Storage of goods or materials (not to exceed 5-10% of the gross floor area) as an Accessory Use										C			
Professional office			P	P	P	P	P	P	P	P	P [4]	P	P
Rental Car Terminal up to 50,000 sq. ft										P	P [4]		
Rental Car Terminal 50,001 sq. ft. or larger										C	P [4]		
Repair services			P	P		P		P	P		P [4]	P	P
Research or Development Laboratories				P			P	P	P	P	P [4]	P	
Restaurant			P	P		C	P				P [4]	P	P
Restaurant, fast food			P	P			C				P [4]		
Sales of Heavy Equipment or Heavy Trucks as an accessory use								C	C	C			
School, Private					P						P [4]		P
Service establishment			P	P			P	P	P		P [4]	P	P
Sexually oriented businesses			P	P									
Storage, self serve				P				P	P				C
Terminal, Airplane												P	
Terminal, Trucking up to 100,000 sq. ft.									P	P	P [4]	P	

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Terminal, Trucking 100,001 sq. ft. or larger									P	C	P [4]	P	
Vehicle Sales Establishment				P									
Warehouses and Storage up to 250,000 sq. ft.				P				P	P	P	P [4]	P	C
Warehouses and Storage 250,001 sq. ft. or larger				P				P	P	C	P [4]	P	C
Wholesale Businesses up to 250,000 sq. ft.				P				P	P	P	P [4]	P	
Wholesale Businesses 250,001 sq. ft. or larger				P				P	P	C	P [4]	P	

1 - Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use
2 - See Section **4.3.1(B)(4)** for additional dimensional requirements related to fuel dispensers
3 - See Section **5.7** for specific requirements (workforce housing)
4 - As part of an approved PUD Master Plan, See Section **5.2**
5 - As part of an approved PUD Master Plan (where the underlying zoning is not GB), See Section **5.2**
6 –deleted
7- deleted
8 – deleted
9 – See Section **6.3.4** for building size criteria

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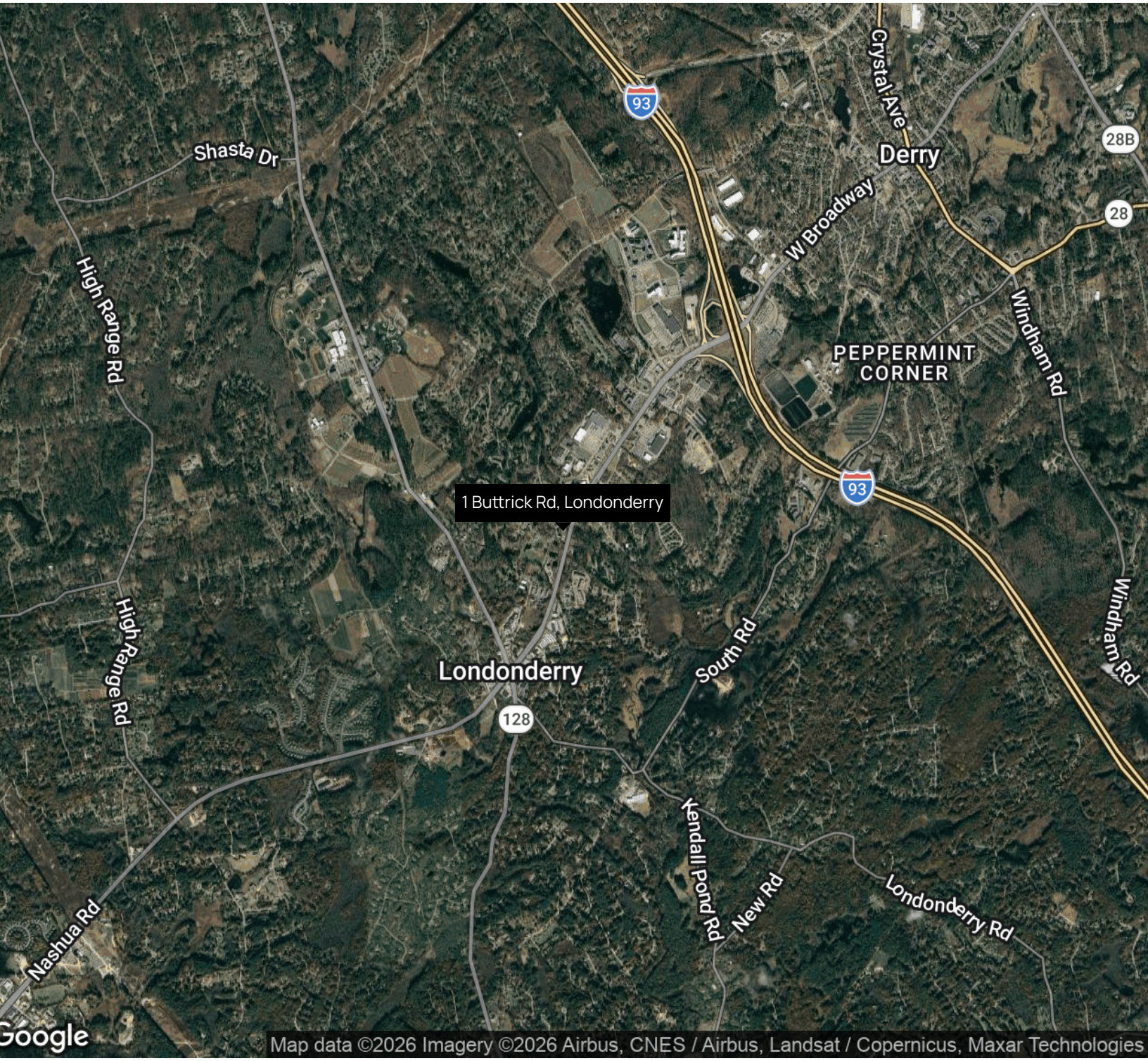
Location Information

Section 4

OFFERING MEMORANDUM

Regional Map

FOR SALE



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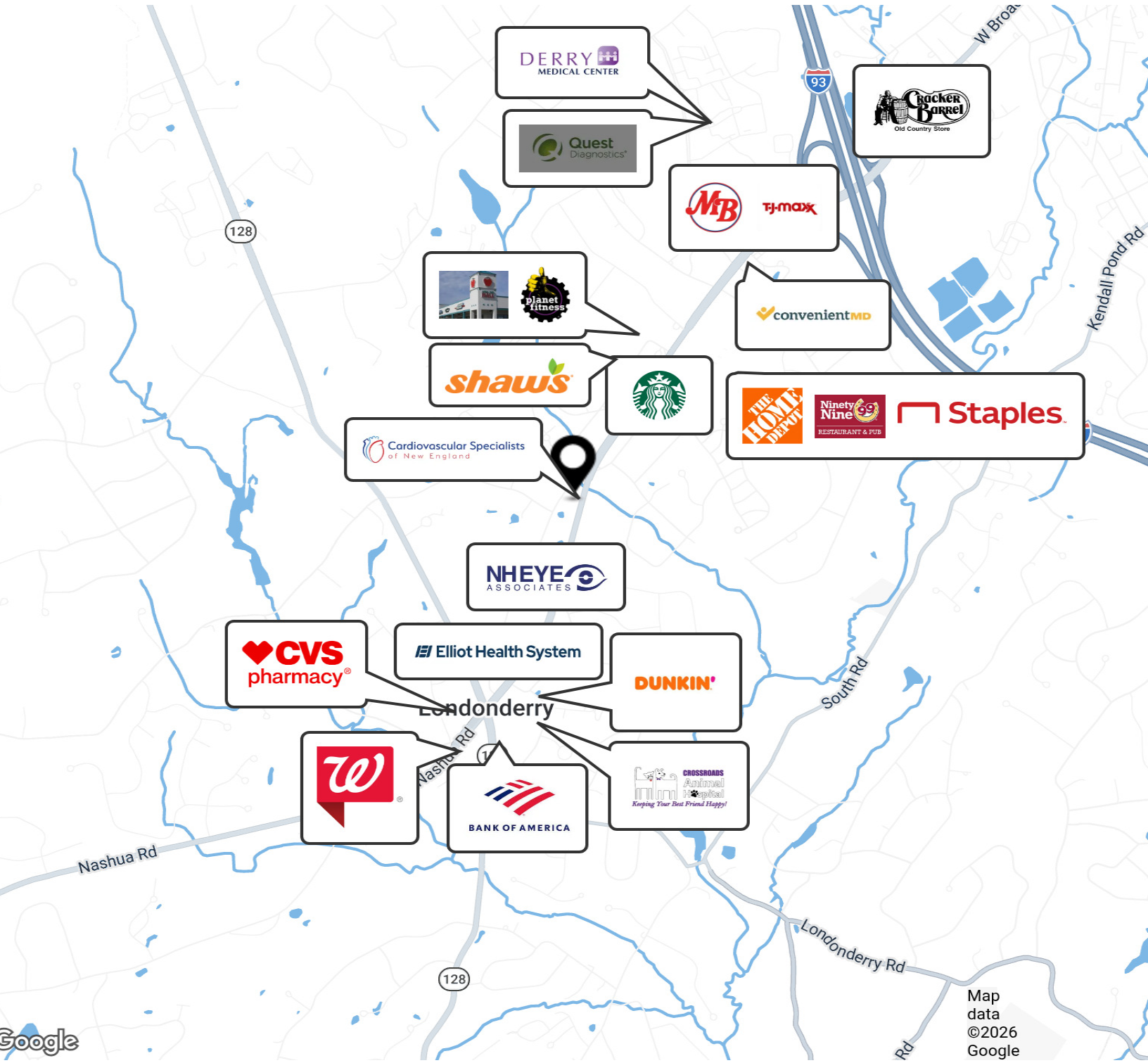
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Retailer Map

FOR SALE



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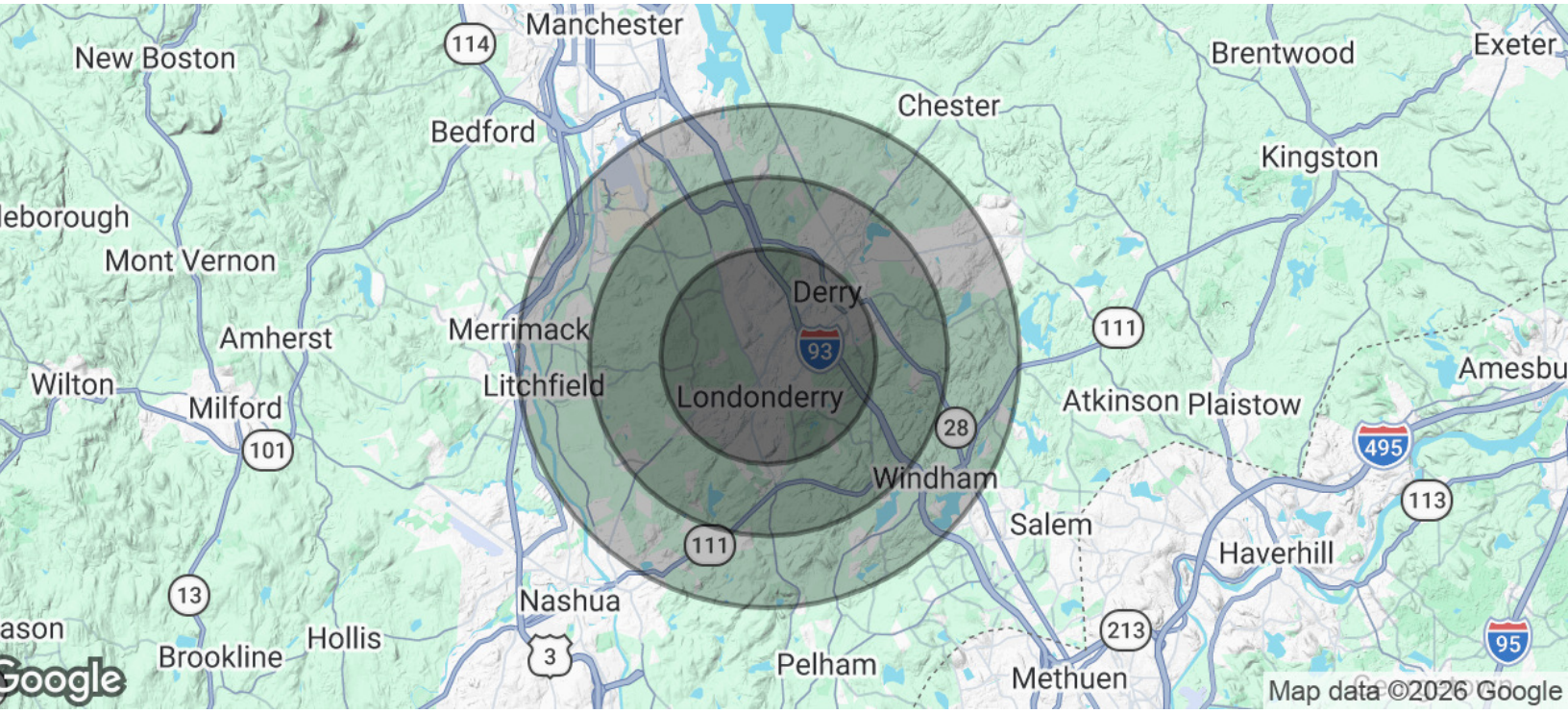
Demographics

Section 5

OFFERING MEMORANDUM

Demographics Map & Report

FOR SALE



Population	3 Miles	5 Miles	7 Miles
Total Population	29,215	62,517	111,957
Average Age	41	41.2	41.8
Average Age (Male)	37.9	38.8	40.3
Average Age (Female)	41.3	42.2	42.8

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	10,867	23,081	41,760
# of Persons per HH	2.7	2.7	2.7
Average HH Income	$131,973	$146,685	$150,907
Average House Value	$456,512	$485,608	$497,433

2023 American Community Survey (ACS)

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