

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

221 Rockingham Road

221 Rockingham Rd, Londonderry, NH 03053

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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Property Description

221 Rockingham Road now stands squarely in the path of Londonderry's commercial growth. Zoned C-II Commercial and set on a full acre, this 1,430 SF structure offers a flexible footprint that's ripe for conversion—whether for a dental office, wellness clinic, small agency, or professional practice seeking a visible, accessible home base.

Surrounded by new development, and just minutes from I-93 (Exit 5), Route 102, this stretch of Route 28 sees steady traffic and increasing demand. Clear frontage, and a functional layout make it an easy candidate for adaptive reuse or future expansion.

Whether you're an owner-occupant ready to customize your space, or an investor exploring long-term upside, 221 Rockingham offers presence, potential, and a front-row seat to what's next in Southern New Hampshire's evolving business landscape.

Offering Summary

Sale Price:	\$647,000
Number of Units:	1
Lot Size:	49,330 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	93	288	926
Total Population	213	691	2,232
Average HH Income	\$154,989	\$164,075	\$165,026

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Property Description

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Property Description

221 Rockingham Road offers a rare blend of size, access, and potential—anchored by a 1,430 SF bungalow-style structure that’s well-suited for conversion into professional office, medical, or specialty service use.

The existing building includes six rooms, two bathrooms, and a full 1,040 SF basement, offering built-in flexibility for practice rooms, waiting areas, or administrative space. With municipal water and sewer available, oil-fired heat, and ample space for parking improvements, the site is ready for thoughtful reuse or expansion. Whether you’re a dental group, wellness practice, creative firm, or service provider seeking a visible, functional base—this property offers a canvas that can work with you.

221 Rockingham provides seamless access for clients, patients, and staff alike. Strong road frontage along Route 28 ensures high daily exposure in one of southern New Hampshire’s most actively developing commercial corridors.

For owner-occupants, small business operators, or investors looking for long-term upside, 221 Rockingham Road is more than a location—it’s a launching point.

Location Description

Less than a mile from I-93’s Exit 5, this property lies within one of Londonderry’s most actively evolving commercial corridors—where residential neighborhoods are giving way to mixed-use development, professional offices, and higher-density housing. Route 28 serves as a key commuter artery between Manchester and the Massachusetts border, delivering consistent daily traffic and strong regional connectivity.

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Complete Highlights

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Property Highlights

- Located in Londonderry's C-II Commercial Zone with redevelopment potential
- High-visibility frontage on Route 28 near I-93 Exit 5 and Route 102
- Established curb cut and driveway access with room for parking upgrades
- 1-acre level lot with over 1430 SF of finished space plus a full basement
- Nearby mix of medical, office, and retail users in an expanding commercial corridor
- Next door to a newly developed multi-family complex—ideal for assemblage or conversion
- Existing 2-bedroom, 2-bath structure with fireplace and hardwood flooring
- Oil-fired hot water heating system and updated electrical panel
- Spacious basement (1,040 SF) ideal for storage or future expansion
- Classic hip roof, wood siding exterior, and functional floorplan with six rooms
- Ideal for investor, small business owner, or developer seeking long-term upside

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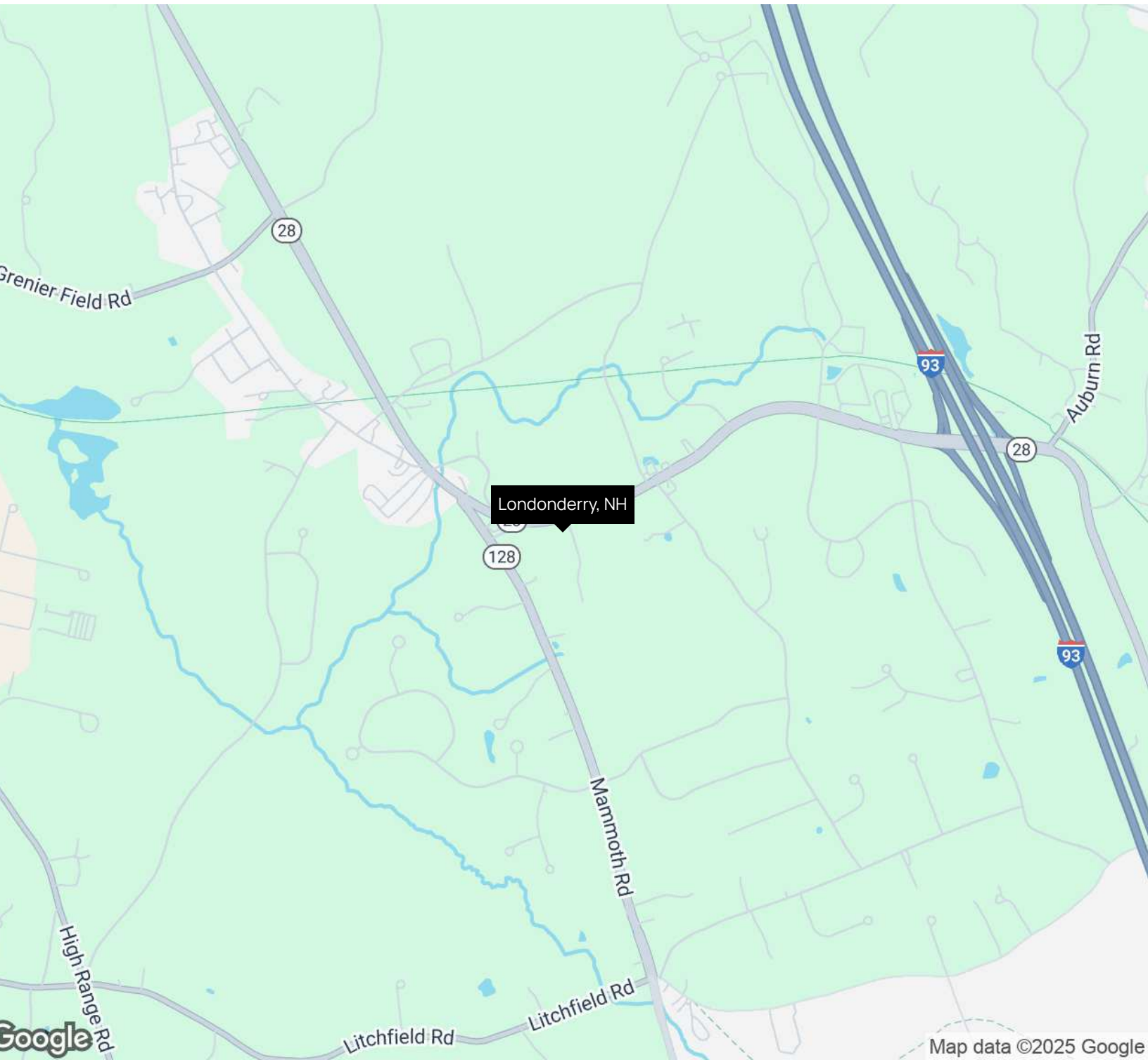
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Regional Map

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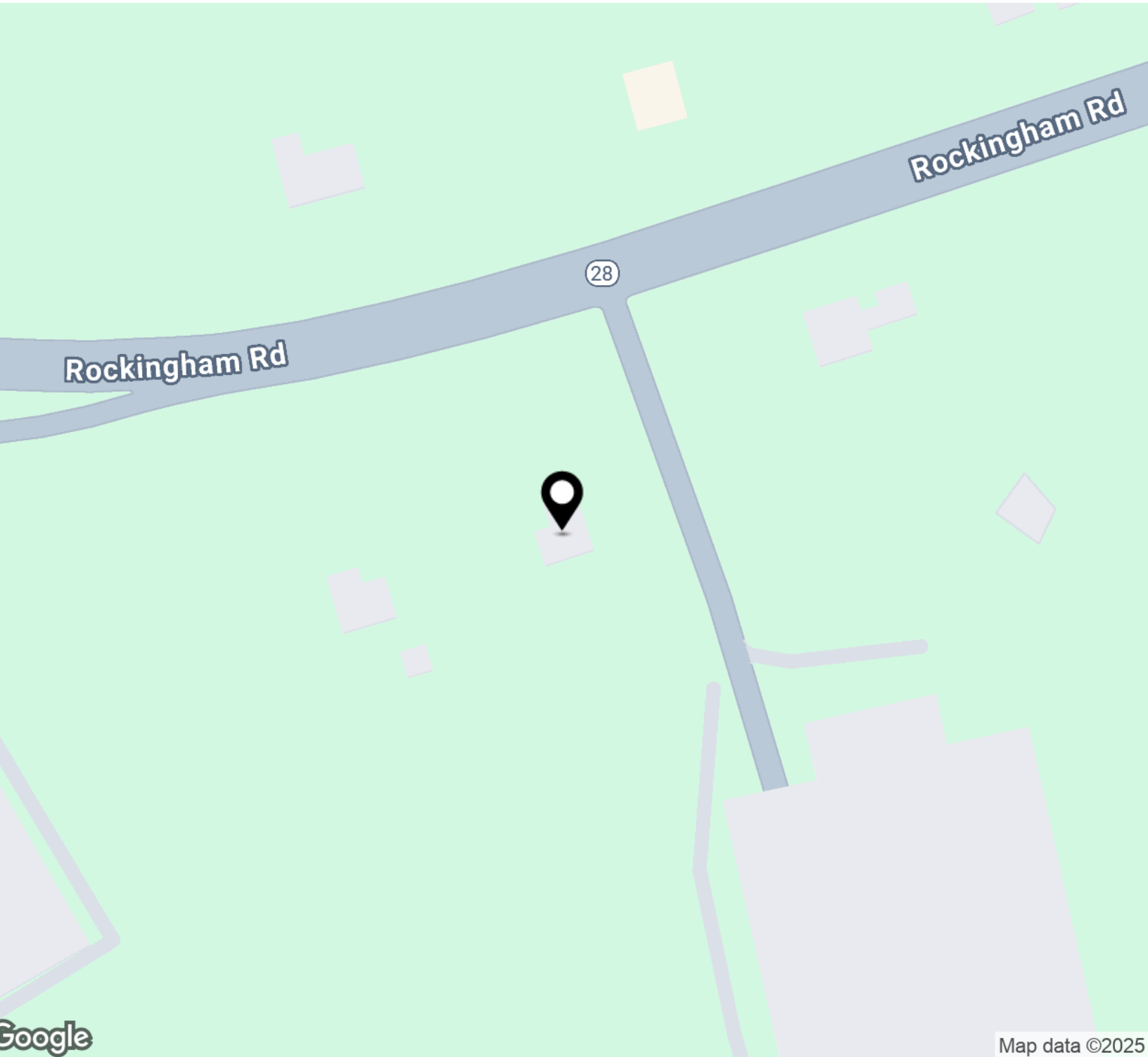
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Location Map

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Aerial Map

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Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

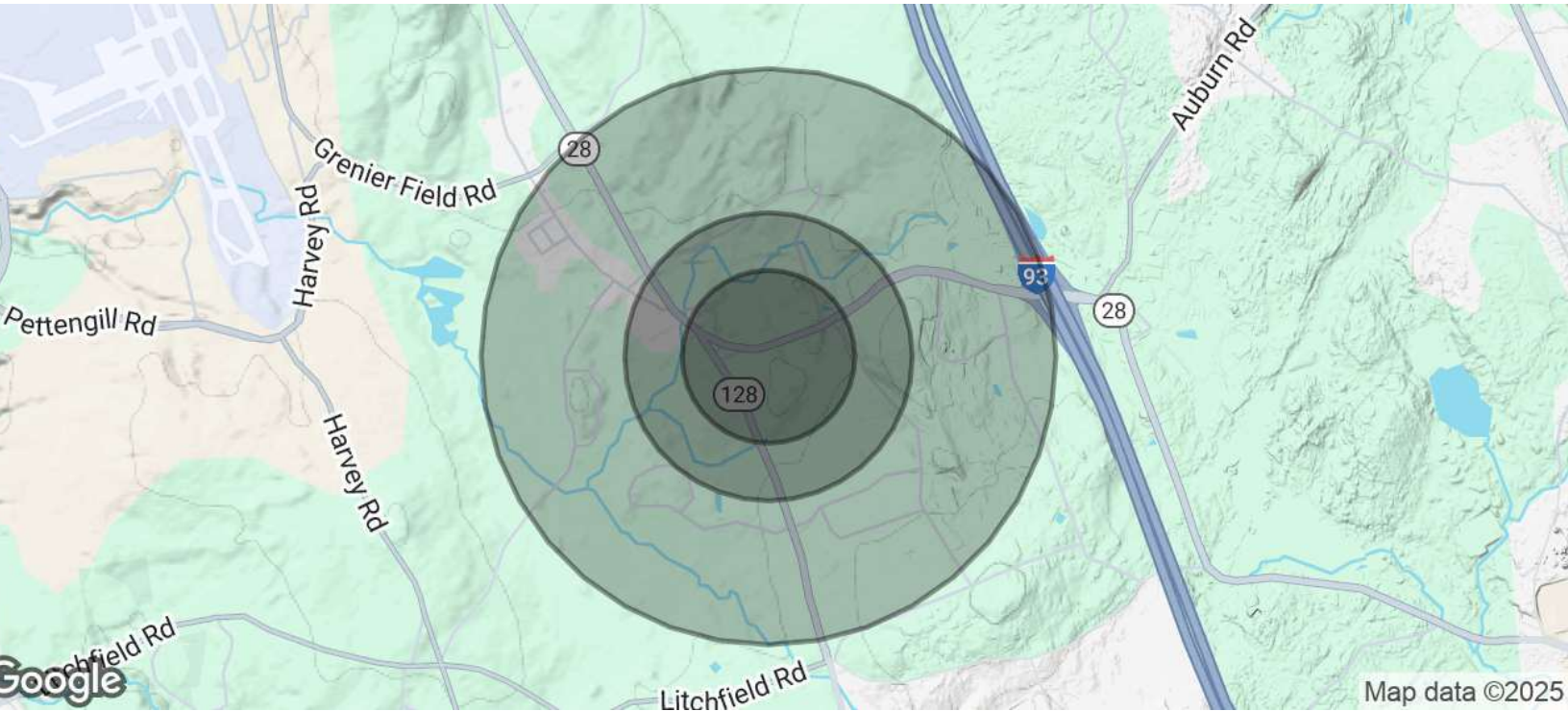
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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	213	691	2,232
Average Age	42	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	93	288	926
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$154,989	\$164,075	\$165,026
Average House Value	\$522,715	\$514,915	\$514,272

Demographics data derived from AlphaMap

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Professional Background

Joseph D. Gagnon is a commercial real estate advisor with Berkshire Hathaway HomeServices Verani Realty, specializing in representing investors, business owners, and property owners throughout New Hampshire. With a resourceful, client-first approach, Joseph brings a strong background in business development, negotiation, and market strategy to every transaction. His focus on clear communication, actionable insights, and diligent follow-through ensures clients can make smart, confident decisions in a competitive real estate environment.

Drawing on local expertise and a strong regional network, Joseph provides value at every stage of the process—from positioning assets for maximum exposure to navigating complex deal structures. His commitment to professionalism, responsiveness, and results-driven service has made him a trusted partner for owners and users alike across a wide range of commercial property types.

Memberships

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Meet The Team

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