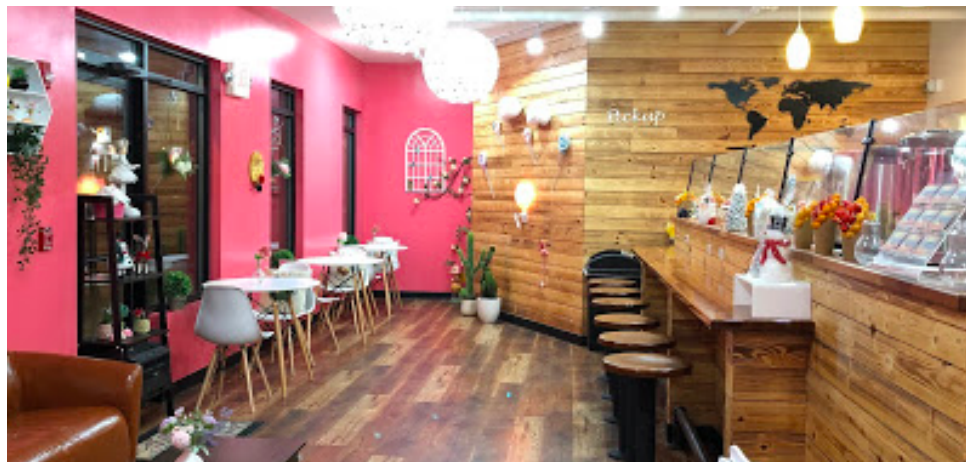


# SUITE 104-105 AT 9 MADBURY RD, DURHAM

9 Madbury Rd. Suite 104-105, Durham, NH 03824



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.35 Acres
<b>BUILDING SIZE:</b>	32,230
<b>ZONING:</b>	CBD
<b>MARKET:</b>	Seacoast NH
<b>SUBMARKET:</b>	Durham UNH

## PROPERTY OVERVIEW

Here's a 1st floor retail/restaurant space in the heart of downtown Durham. Spaces are difficult to find downtown; this is one of the best spots available on the market. The space comes equipped with walk-in cooler, direct ventilation system, multiple wash sinks, and additional kitchen equipment. Possessing the only large patio space that can serve alcohol, this location is great for a college community like Durham.

## PROPERTY HIGHLIGHTS

**KELLER WILLIAMS COASTAL REALTY**  
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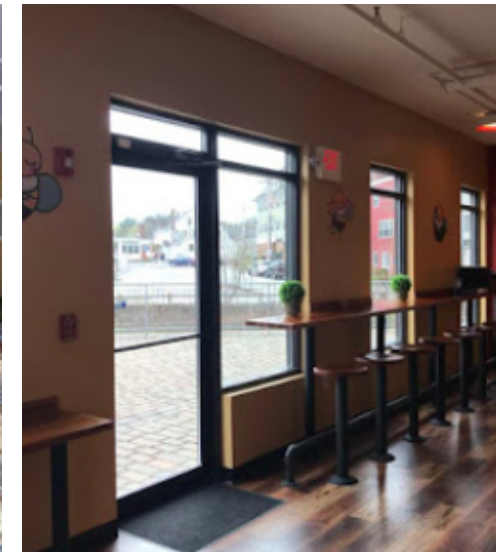
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## RETAIL FOR LEASE

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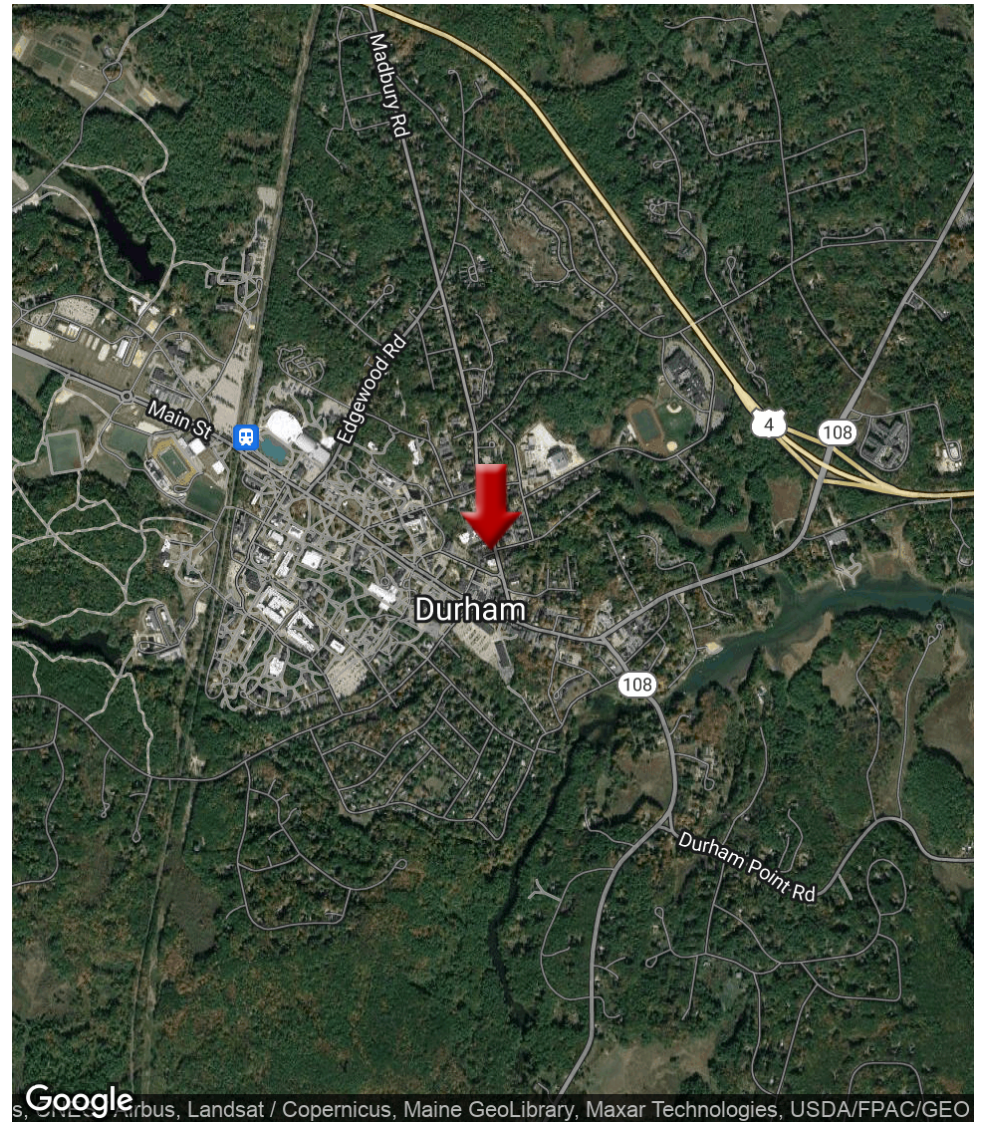
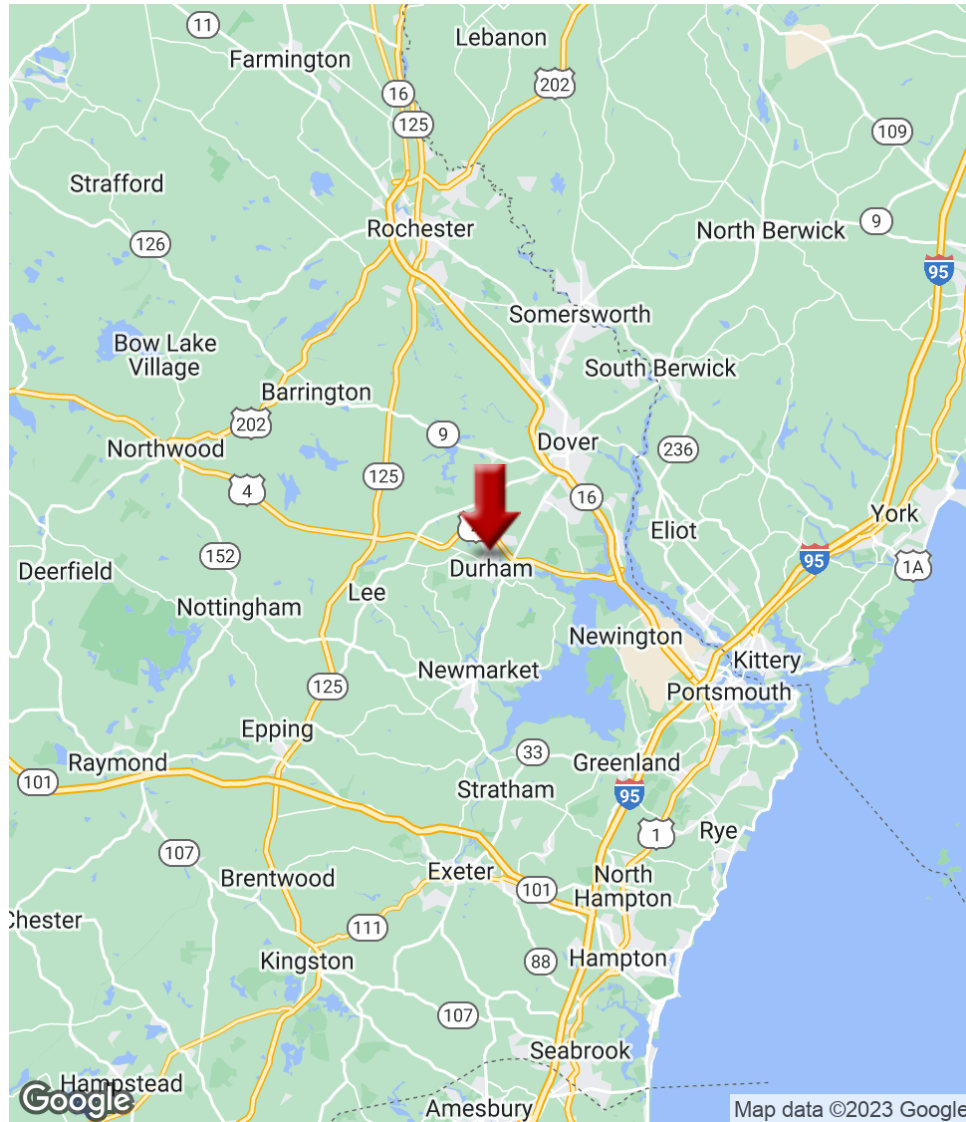
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DEMOGRAPHIC SUMMARY

11 Madbury Rd



Drive time of 15 minutes

KEY FACTS

48,172

Population



17,714

Households

31.3

Median Age

\$56,563

Median Disposable Income

EDUCATION

6%

No High School Diploma



18%

High School Graduate



24%

Some College



53%

Bachelor's/Grad/Prof Degree

INCOME



\$71,768

Median Household Income



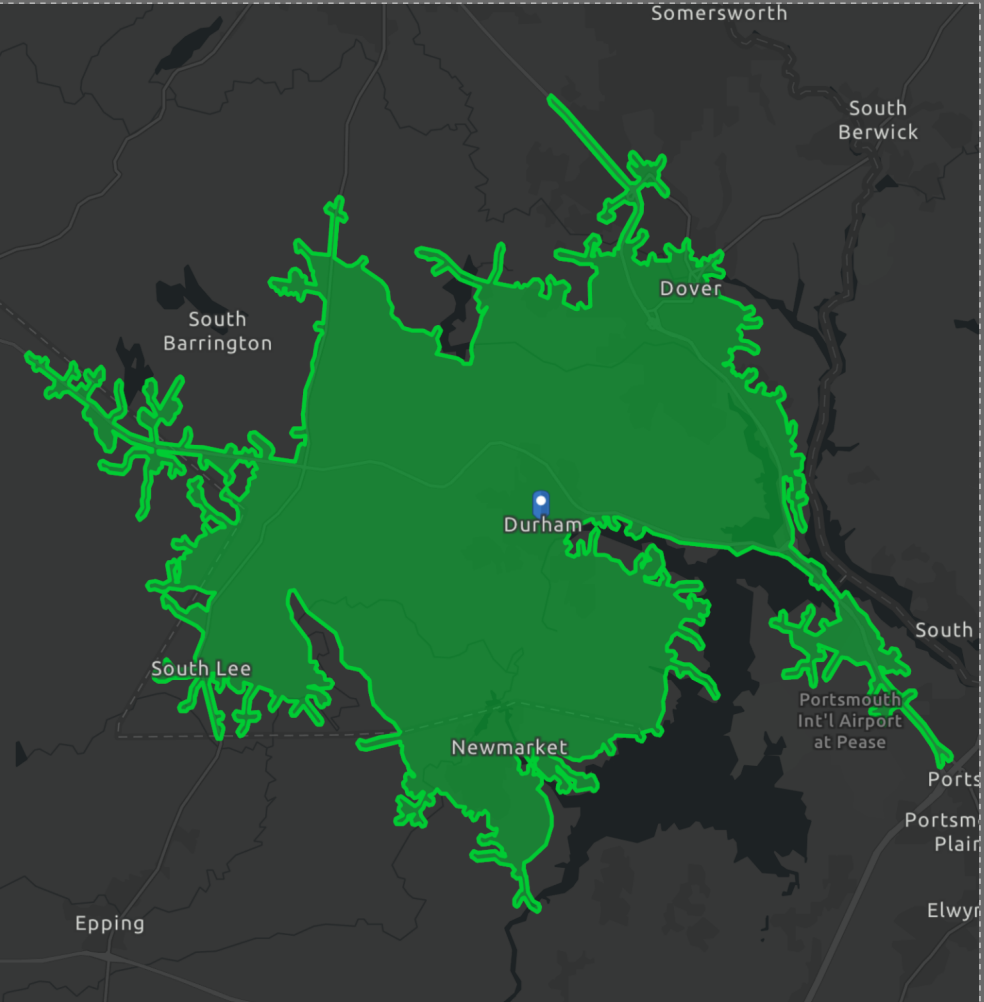
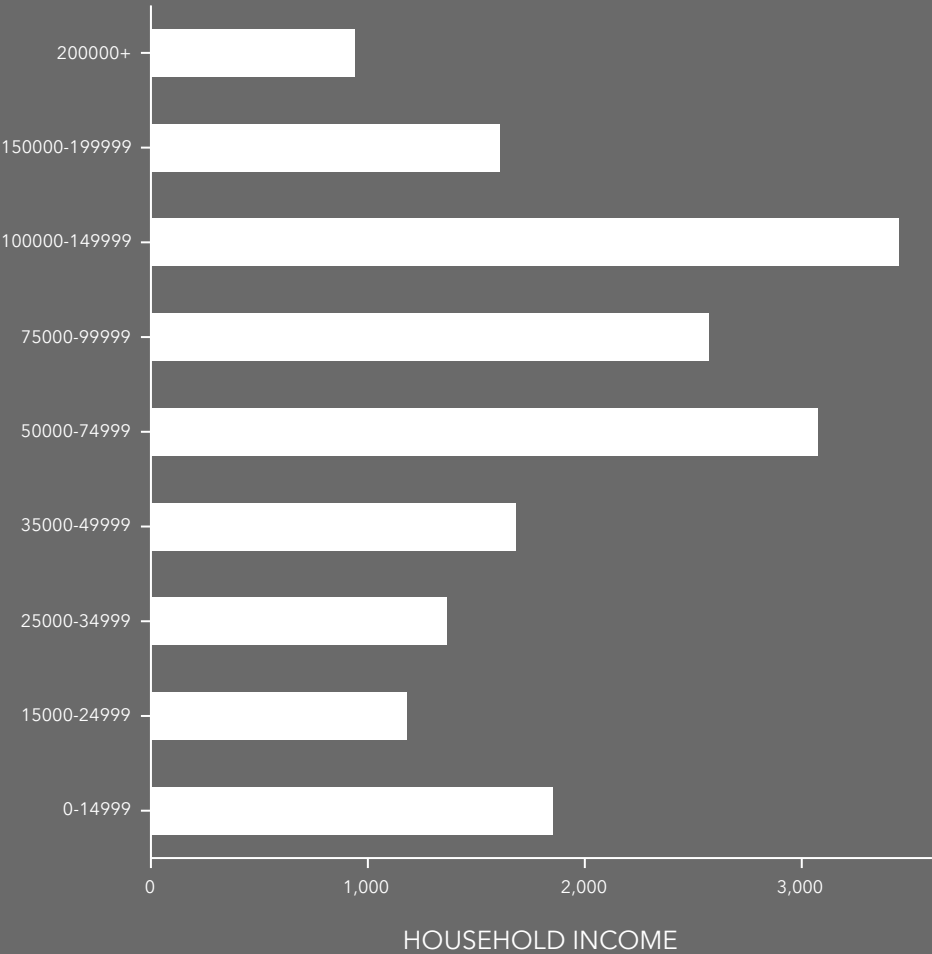
\$33,563

Per Capita Income



\$80,731

Median Net Worth



EMPLOYMENT



67%

White Collar



15%

Blue Collar



18%

Services

3.1%

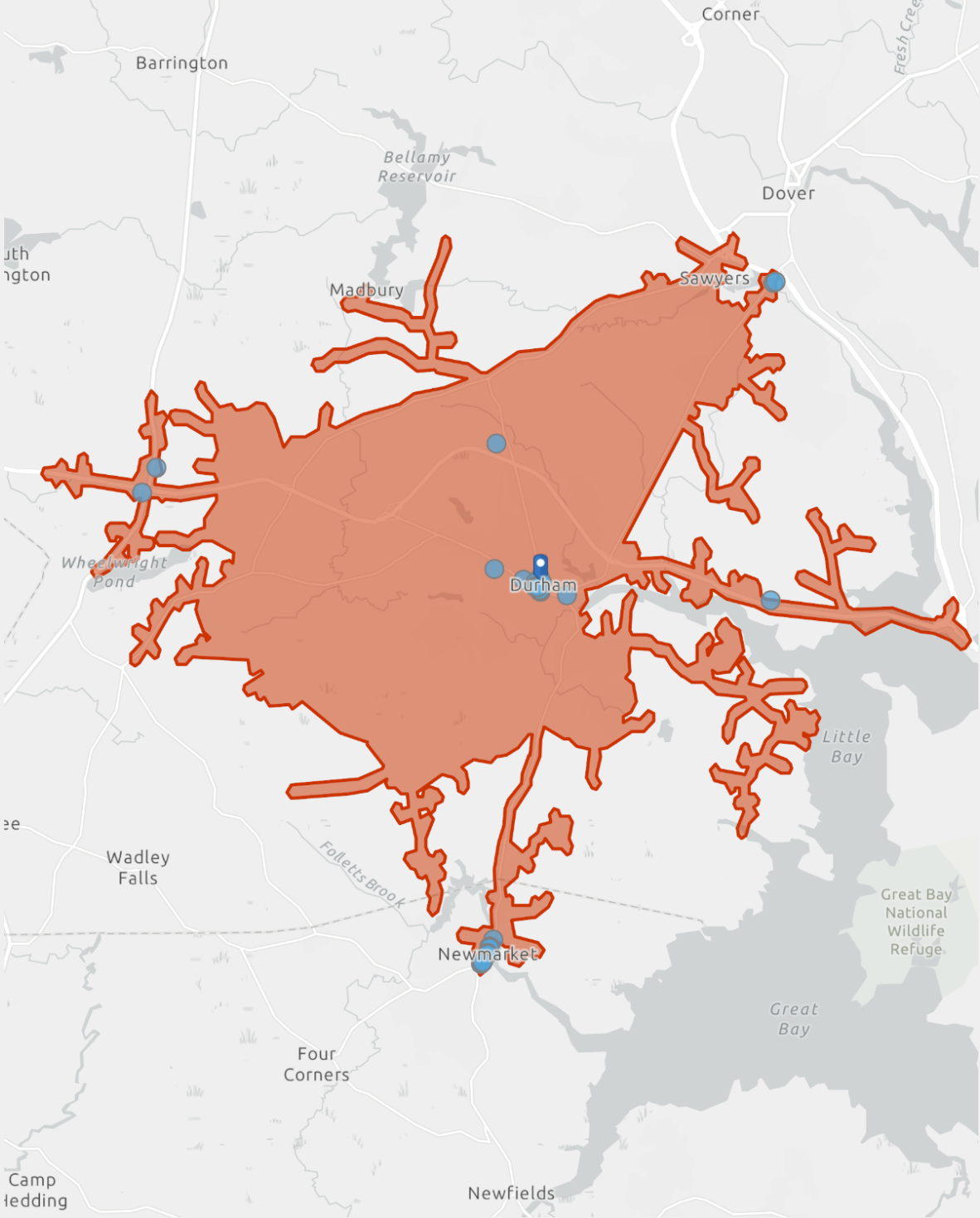
Unemployment Rate



NEARBY RESTAURANTS

11 Madbury Rd, Durham, New Hampshire, 03824, Drive time of 10 minutes

Name	Direction	Distance (Miles)
NOMAD'S KITCHEN	SE	0.0
HOP & GRIND	NW	0.0
BAMEE ENTERPRISES LLC	SW	0.0
THAI & SUSHI RESTAURANT	SW	0.1
FRANZ'S FOOD	SW	0.1
YOUNG'S RESTAURANT & COFFEE	SW	0.1
SPOT-SMOOTHIES & BOWLS	SW	0.1
TACOMANO	SW	0.1
LIBBYS BAR & GRILL	SW	0.1
VILLAGE PIZZA	SE	0.1
SUBWAY	NW	0.2
SUBWAY	SE	0.3
ACORNS RESTAURANT CAFE & LNG	NW	0.5
BELLA'S CASUAL DINING	NW	1.5
LOAF & LADLE PANTRY	SE	2.4
JOINERY RESTAURANT	SW	3.8



Closest 28 locations





## KEY FACTS

20,799

Population

23.2

Median Age

2.3

Average  
Household Size

\$69,276

Median Household  
Income

## ANNUAL SPENDING PER HOUSEHOLD



\$3,775

Meals at Restaurants



\$541

Food & Drink on Trips

## BUSINESS



586

Total Businesses



10,545

Total Employees

## SPENDING ON EATING OUT



\$395

Breakfast



\$1,212

Lunch

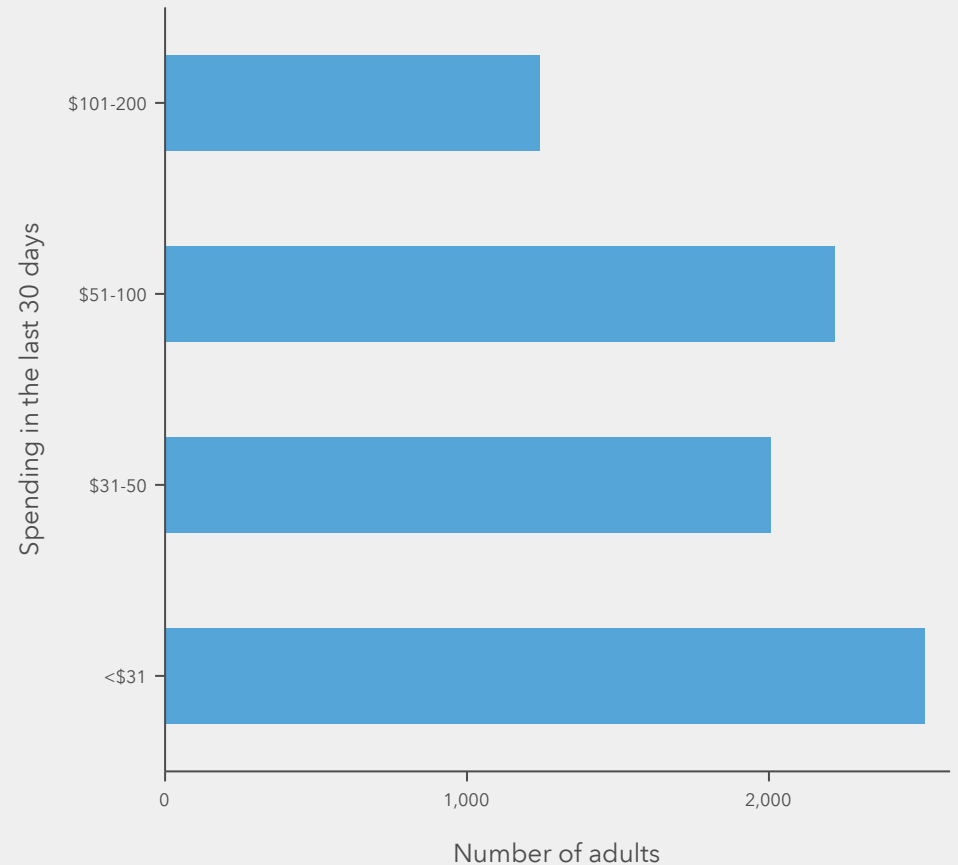


\$1,812

Dinner

(Average spent per household annually)

## FAMILY RESTAURANT MARKET POTENTIAL

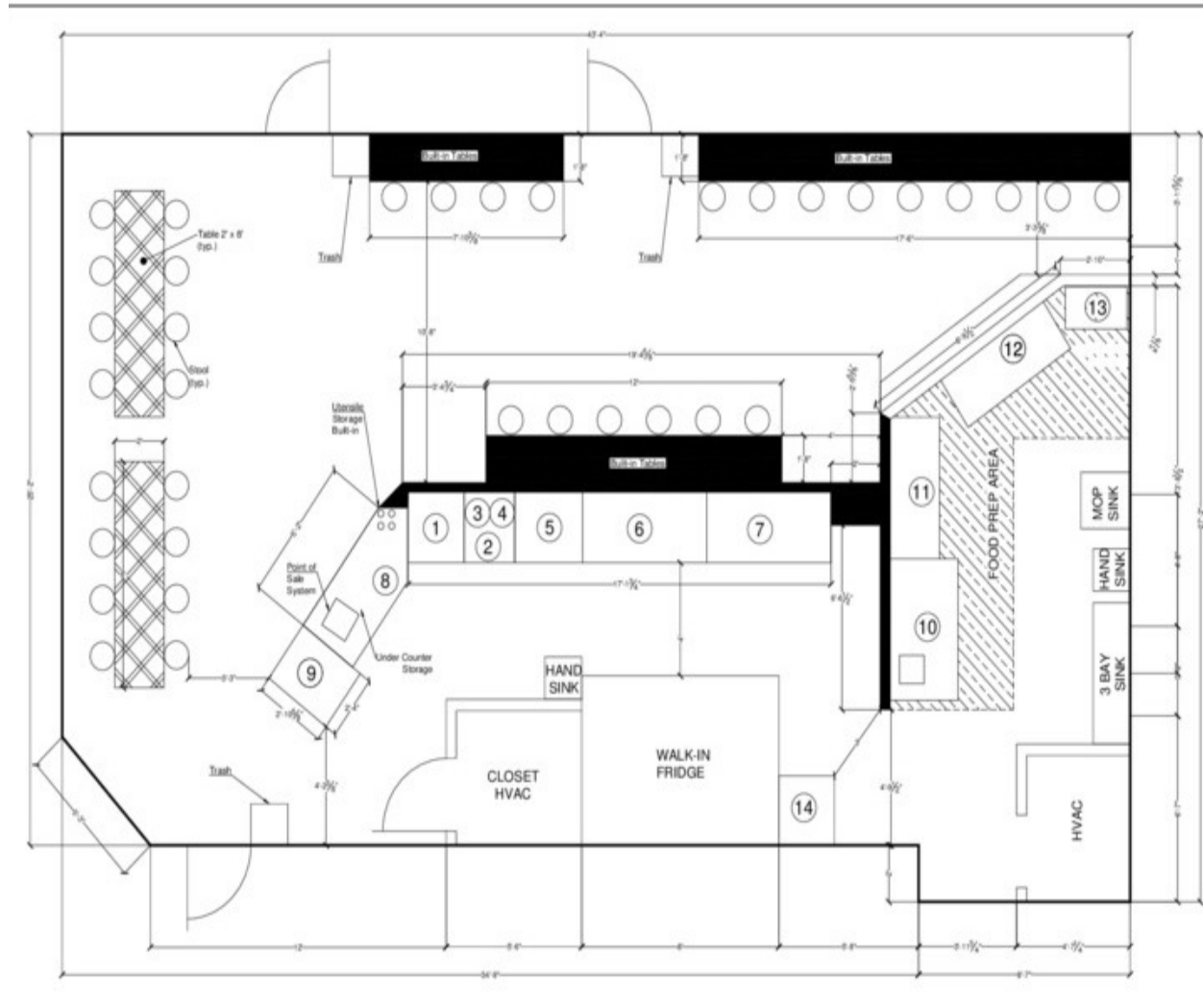




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