

## RETAIL FOR LEASE

# 8 JENKINS COURT - RESTAURANT SPACE

8 Jenkins Court, Durham, NH 03824



### PROPERTY DESCRIPTION

Here's an excellent opportunity to be located in Durham, NH. Situated right next to the University of New Hampshire for businesses that need skilled college students, this is the perfect space for that. There is plenty of on street parking as well as several municipal lots within walking distance.

### PROPERTY HIGHLIGHTS

- Hosted a very successful restaurant that's easy walking distance to UNH campus
- Central heating and cooling system
- Heavy traffic count with daily count of 11,000 and pedestrian count
- Outdoor seating available

### OFFERING SUMMARY

Lease Rate:	\$12.00 - 17.50 SF/yr (NNN)
Number of Units:	2
Available SF:	345 - 3,800 SF
Lot Size:	0.21 Acres
Building Size:	24,665 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,072	4,529	14,288
Total Population	4,700	18,638	42,111
Average HH Income	\$70,777	\$84,517	\$83,311

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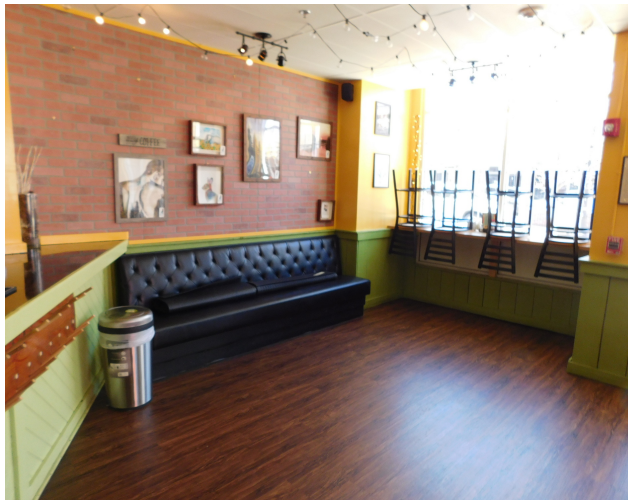
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## RETAIL FOR LEASE

# 8 JENKINS COURT-103

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## RETAIL FOR LEASE

# 8 JENKINS COURT-104

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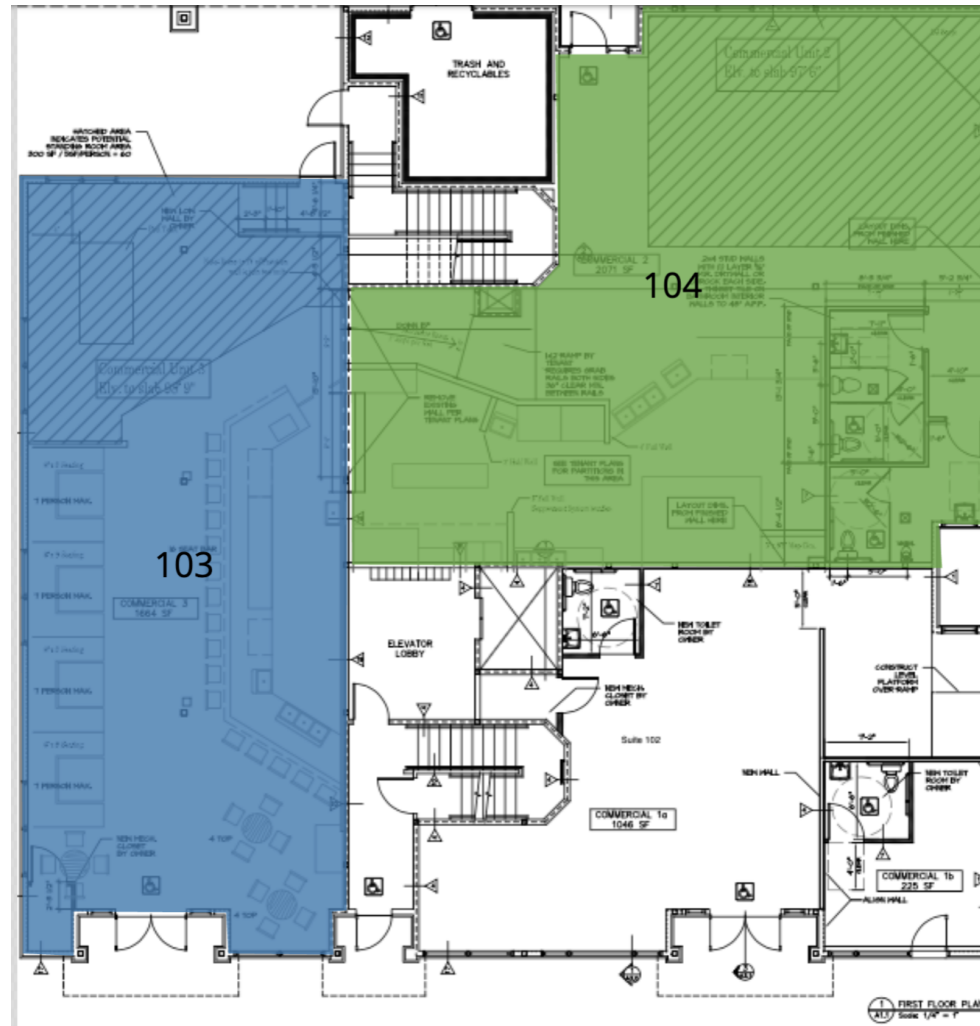
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# FLOOR PLAN OPTION 1

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### LOCATION DESCRIPTION

Downtown Durham is the heart of this college town. With close proximity to most of the academic buildings as well as where most of the off campus housing, the area is bustling for most of the year. Durham has some of the best demographics in the area and one of the most populated communities for over half the year. This building sits in the heart of it all with close proximity to 3 municipal lots and plenty of short term street parking on Main St., Jenkins Ct., and Pettee Brooke.

### LOCATION DETAILS

County	Strafford
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small



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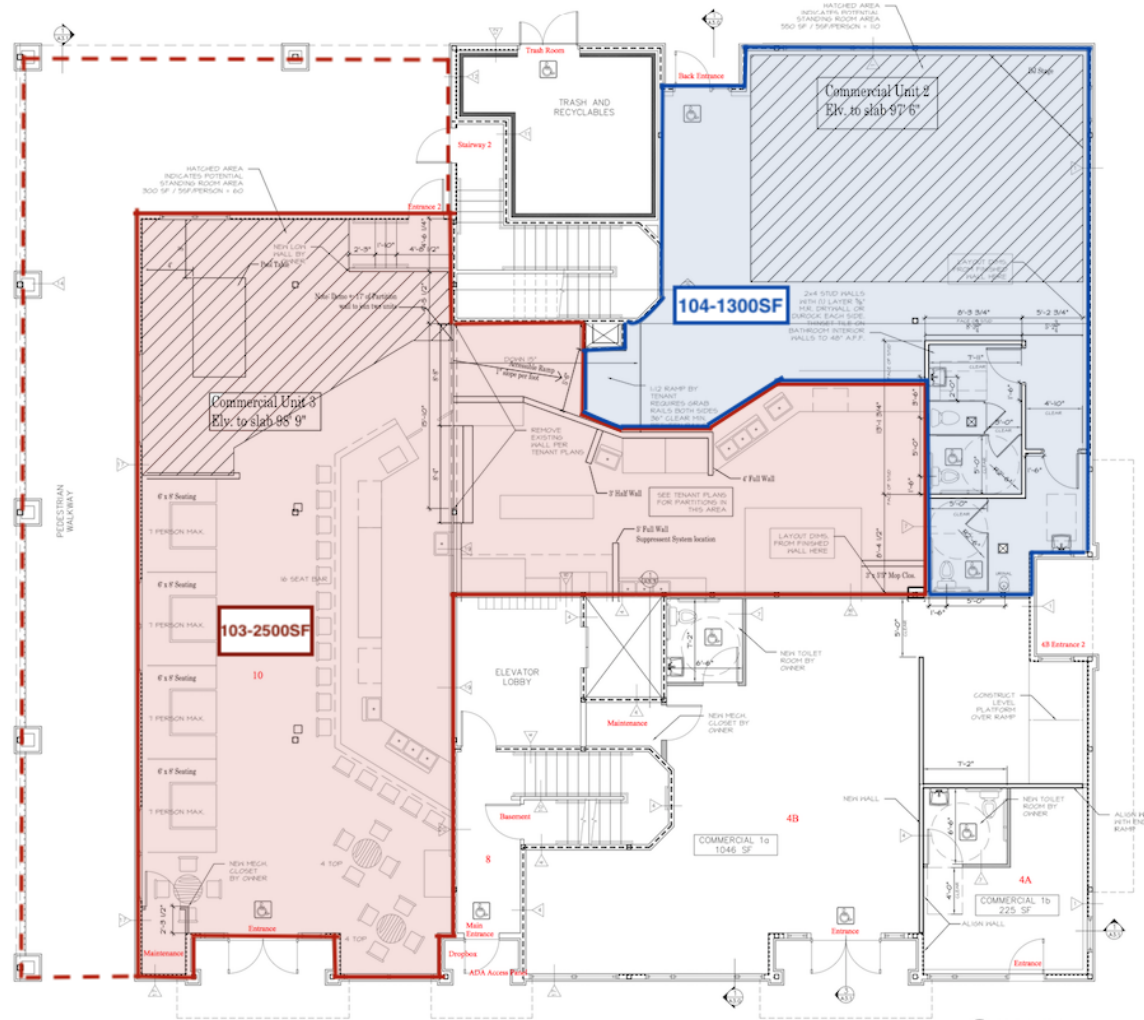
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# FLOOR PLAN OPTION 2

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