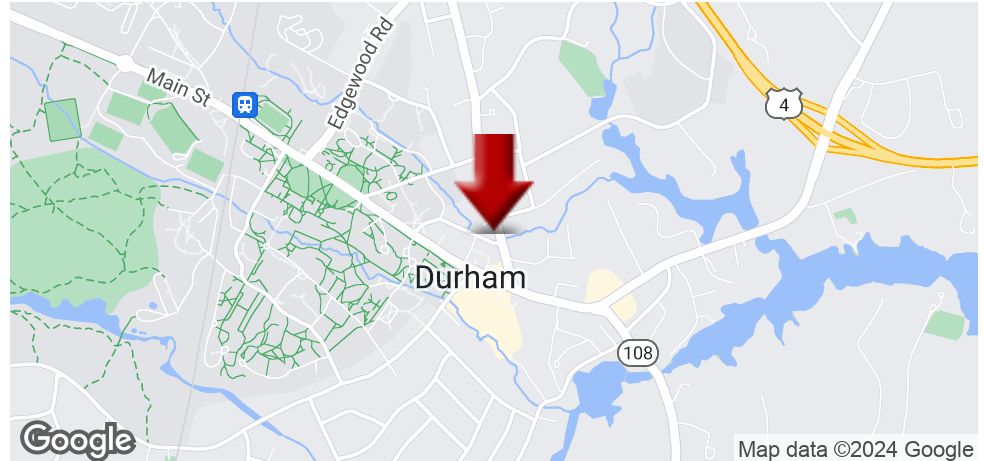


RETAIL GROUND FLOOR OFFICE SUITE

9 Madbury Rd., Durham, NH 03824



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	0.35 Acres
BUILDING SIZE:	32,000
RENOVATED:	2015
ZONING:	Central Business

PROPERTY OVERVIEW

Here's a 1st floor retail or office space in the heart of downtown Durham. Spaces are difficult to find downtown; this is one of the best spots available on the market. If you need small retail/office space that is easily accessible or food/beverage location with extremely low monthly rent, look no further. With street parking available with 2 additional municipal lots within 150FT, this property with frontage on Madbury Road and Pettee Brook has excellent visibility.

PROPERTY HIGHLIGHTS

- Street parking available with two municipal lots within 150 feet
- Average vehicle traffic count over 18,000 daily
- UNH enrollment in 2022 was 14,096
- An additional 5,000 staff and professors are on campus
- Large patio space

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,066	4,607	14,537
TOTAL POPULATION	4,628	18,840	42,721
AVERAGE HH INCOME	\$71,606	\$84,135	\$82,963

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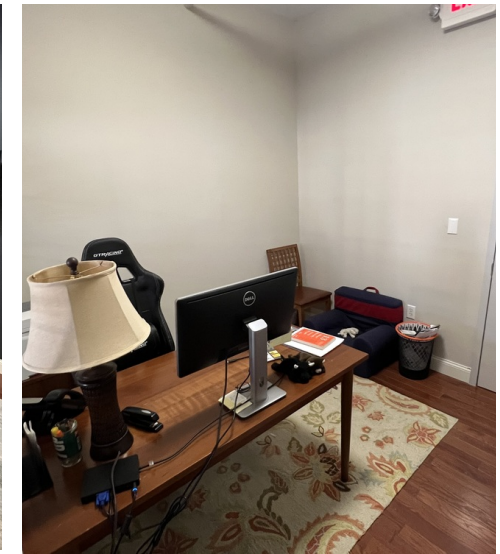
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RETAIL FOR LEASE

SUITE 102

9 Madbury Rd., Durham, NH 03824



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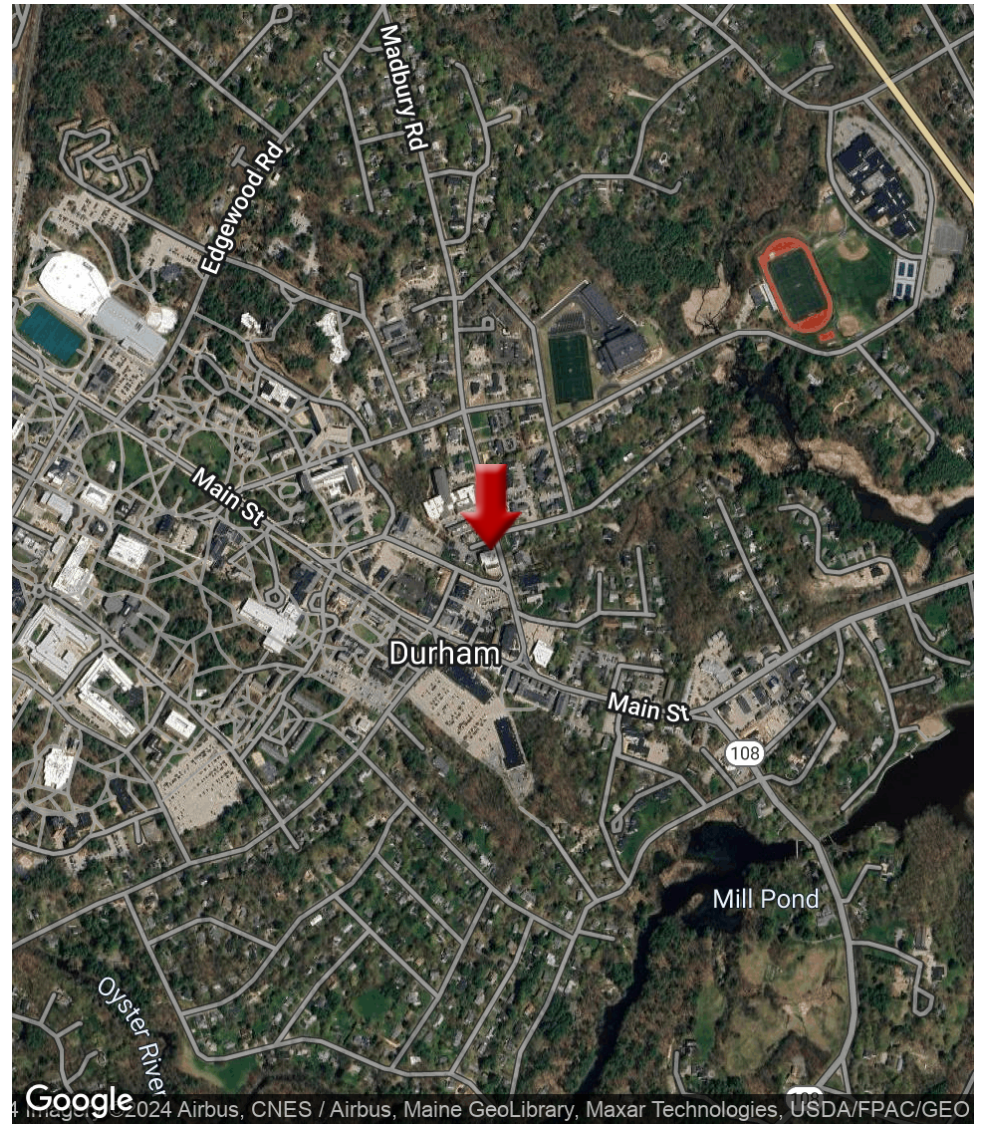
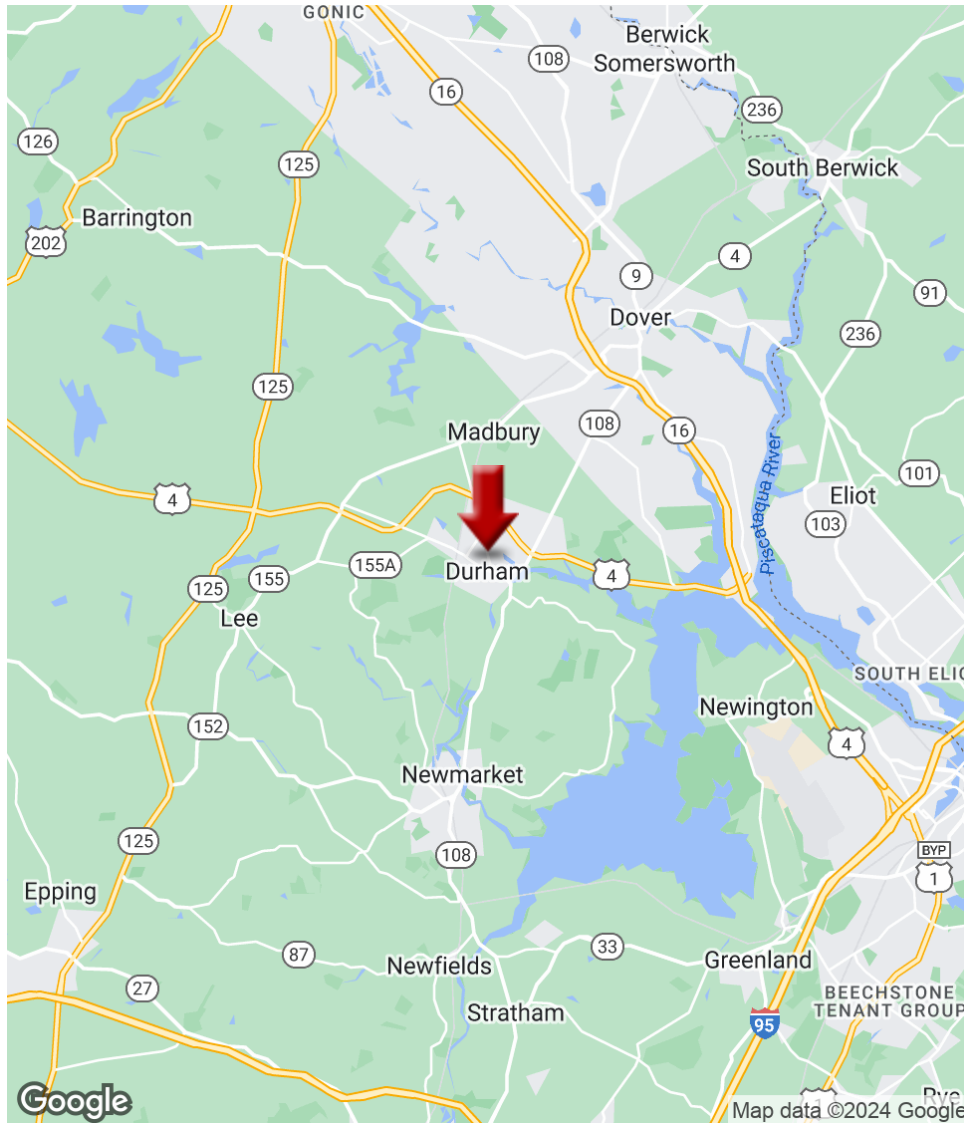
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LOCATION DESCRIPTION

Located in downtown of Durham, this 14,000 person community that exceeds 30,000 during the school year is excellent for retail or office space. With few retail spaces in this same part of town, this would be excellent for a new business.

LOCATION DETAILS

County	Strafford
Street Parking	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Rt. 16 (5miles)
Nearest Airport	Pease (8.7 miles)



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RETAIL FOR LEASE



9 Madbury Rd., Durham, NH 03824



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 102	-	862 SF	NNN	\$15.00 SF/yr	If you need small retail or office space that is easily accessible with extremely low monthly rent, look no further.
Unit 106	-	856 SF	NNN	\$20.00 SF/yr	-
Unit 103	-	297 SF	NNN	\$15.00 SF/yr	-
Unit 104-105	-	2,309 SF	NNN	\$2,000 per month	-

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