



**PRIME OFFICE /
MEDICAL SPACE
FOR LEASE**

For Lease

**5-9 SHEEP DAVIS ROAD,
PEMBROKE, NH 03275**

1,000 & 3,191 +/- SF Available

 nainorwoodgroup.com

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PROPERTY INFORMATION



5-9 Sheep Davis Road, Pembroke, NH 03275

Unit E 3,191+/- SF; \$5,025 per month, gross

Unit J 1,000+/- SF ;\$1,617 per month, gross.

DESCRIPTION:

Come join a large orthodontist practice in a lovely two-story office building, located just off Route 106, Pembroke, NH. The building has a dry sprinkler system, serviced by municipal water and sewer and has an elevator. Adequate parking and great visibility and location, located in Pembroke business district. Available spaces recently occupied by Allen C. Jones Management and NHHCA.

2 office suites available for lease. Unit J is on the first floor and the second floor unit has elevator access. Dental practice on first floor with common access to building.

PROPERTY FEATURES:

- Ample Parking
- Natural Gas Heat
- Elevator Building
- Excellent Highway Access

FLOOR PLAN (UNIT J, FIRST FLOOR)



[VIRTUAL TOUR LINK](#)

FLOOR PLAN (UNIT E, 2ND FLOOR)



[VIRTUAL TOUR LINK](#)

DEMOGRAPHICS



2026 SUMMARY

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Population	4,612	45,788	101,411
Households	2,145	19,817	41,919
Families	1,200	11,329	26,266
Avg HH Size	2.15	2.19	2.31
Median Age	45.8	43.7	43.5
Median HH Income	\$89,214	\$92,764	\$104,421
Avg HH Income	\$107,519	\$115,904	\$130,476

BUSINESSES (10 MILE)



5,528

TOTAL BUSINESSES



69,082

TOTAL EMPLOYEES

INCOME (10 MILE)



\$104,421

MEDIAN HH INCOME



\$55,013

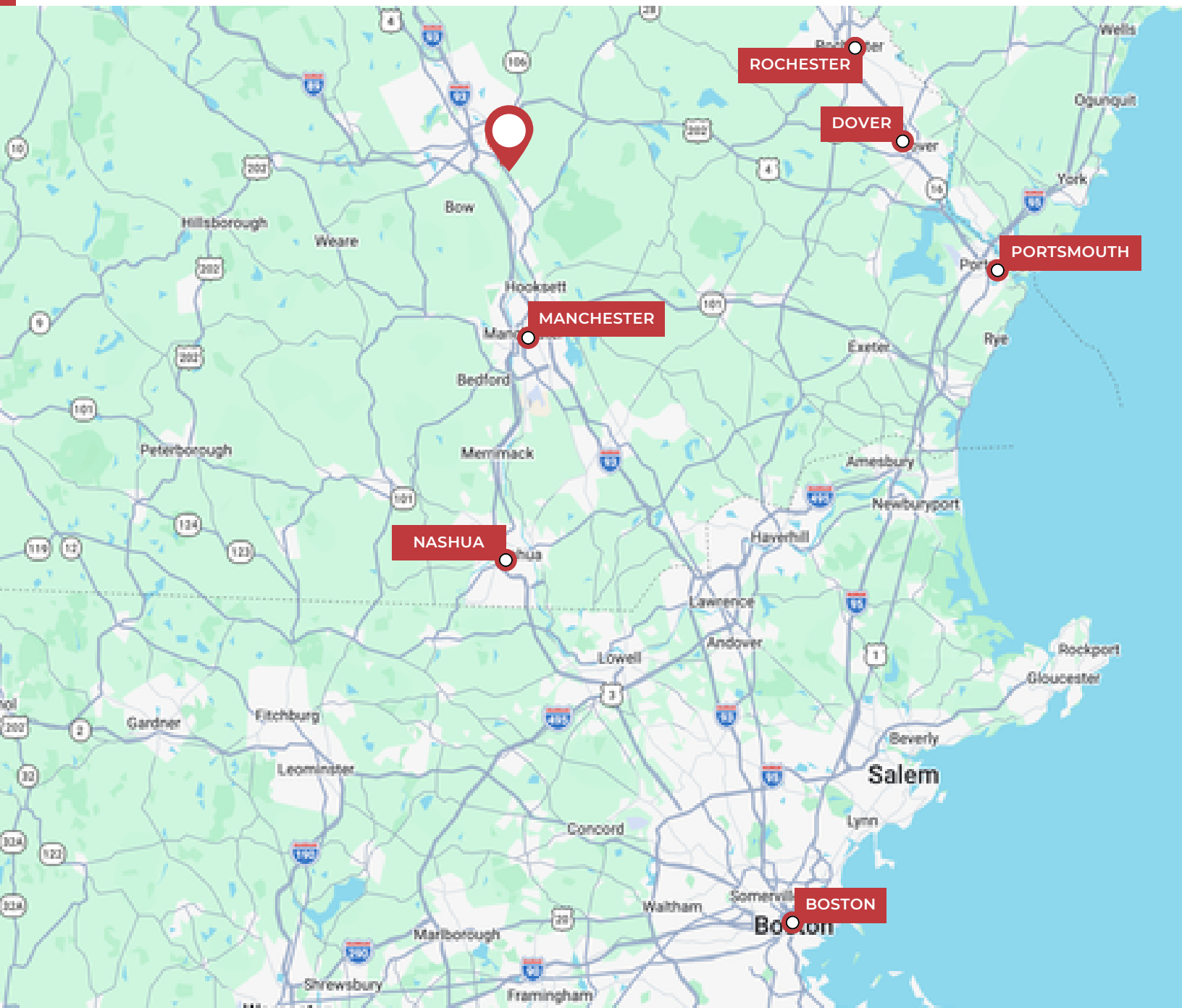
PER CAPITA INCOME



\$397,146

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	23 mins	Rochester, NH	53 mins
Nashua, NH	40 mins	Dover, NH	57 mins
Boston, MA	1 hr 10 mins	Portsmouth, NH	1 hr 1 min

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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

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