

# For Lease or Sale

52 Rockingham Road | Derry, NH



**SITE**

Beth Israel Lahey Health  
Core Physicians

New England  
Foot & Ankle Specialists

Parkland Medical Center

Speedway  
**DUNKIN'**

**DERRY**  
Plumbing & Heating  
AIR CONDITIONING



**BRYAN WRIGHT**  
617.610.0791 | bryan.wright@srsre.com

**CHRISTIAN JANELLE**  
617.872.1115 | chris.janelle@srsre.com

**JOE QUINN**  
781.690.5199 | joe.quinn@srsre.com





## For Lease or Sale

52 Rockingham Road  
Derry, NH

### Property Specifications

SPACE AVAILABLE

14,564 SF

PARCEL SIZE

2.12 AC

ZONING

Office/Medical/Business  
District (OMB)  
Opportunity Zone

ASKING RENT

\$16 PSF  
NNN

ASKING PRICE

\$3,900,000



### About the Property

- Freestanding retail building available for sale or lease
- Situated on 2.12 acres
- Excellent visibility and access to lighted intersection
- Minutes from downtown Derry and I-93
- Prominent pylon signage along Rockingham Rd
- Flexible zoning allows for multiple uses, including medical

### Nearby Retailers





93

28

28B

102

**TD Bank**  
DOLLAR TREE  
DUNKIN'

20,415 VPD

Panera  
verizon

ALDI

Applebee's

Enterprise

Starbucks

McDonald's

Auto Zone  
FIVE GUYS  
Citizens

Hood Commons

planet fitness  
shaws  
TRACTOR SUPPLY CO  
WRAP CITY  
SUPERCUTS

12-113 VPD - S MAIN ST

1 Mile

CVS

DUNKIN'

Derry Plaza

Advance Auto Parts  
SHERWIN-WILLIAMS  
SUBWAY

NAPA

Parkland Medical Center

SITE

DUNKIN'

WINDHAM RD  
4,073 VPD

Cracker Barrel

DUNKIN'

BURGER KING

O'Reilly AUTO PARTS

Wendy's  
HOTWORX  
Citizens convenient

DUNKIN'

McDonald's  
Hannaford

THE HOME DEPOT  
Staples  
DUNKIN'  
Ninety Nine  
99

23,943 VPD

Woodmont Commons

IVYBROOK ACADEMY  
Beth Israel Lahey Health Core Physicians  
Eastern Bank  
DMC PRIMARY CARE

Alta Oak and Pine at The Baldwin  
Orchard Inn at The Baldwin

Londonderry Marketplace

TJ-maxx  
MARKET BASKET  
HomeGoods  
Hallmark

AT&T  
T

Apple Tree Mall

DOLLAR TREE  
planet fitness  
HobbyTown  
shaws  
Jockey MALL

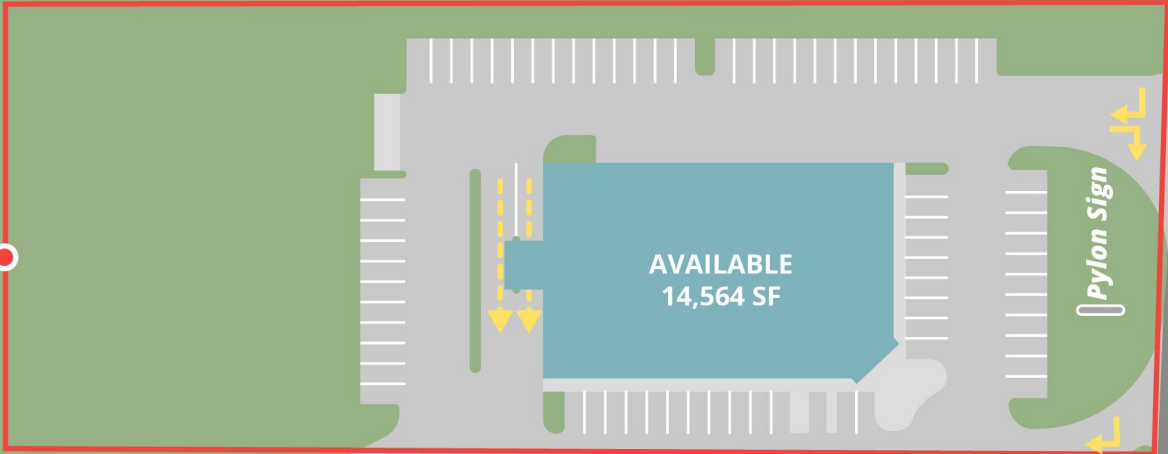
CHASE  
TD Bank

verizon  
Starbucks  
KFC  
TACO BELL

USPS.COM



**SITE**



ROCKINGHAM ROAD



28

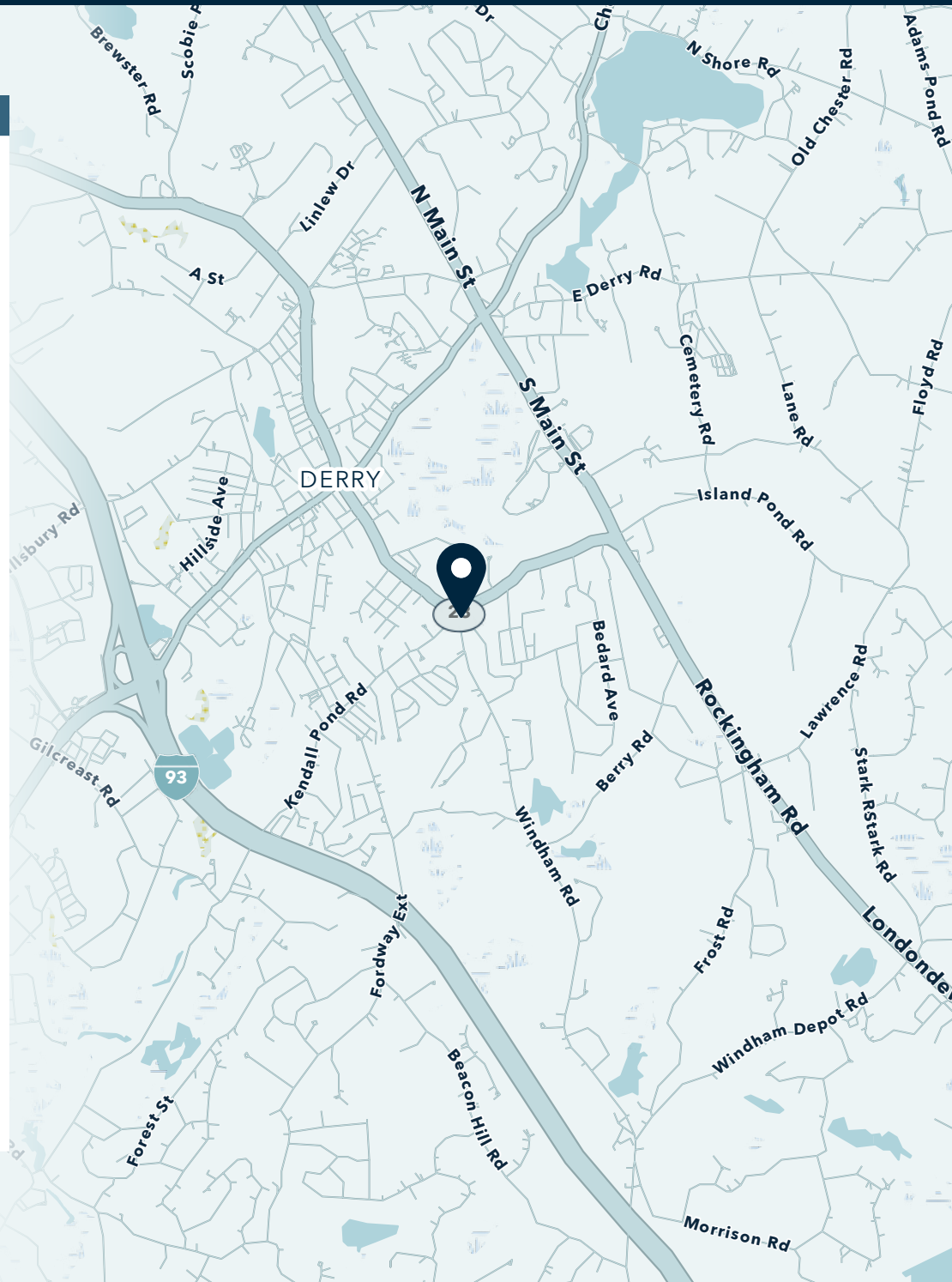
BIRCH STREET

KENDALL POND ROAD



## Area Snapshot

Population	3 miles	5 miles	7 miles
2025 Estimated Population	32,634	64,594	102,323
2030 Projected Population	33,521	66,526	105,081
Proj. Annual Growth 2025 to 2030	0.54%	0.59%	0.53%
<b>Daytime Population</b>			
2025 Daytime Population	30,051	52,450	85,511
Workers	15,824	24,457	41,195
Residents	14,227	27,993	44,316
<b>Income</b>			
2025 Est. Average Household Income	\$122,936	\$154,886	\$162,736
2025 Est. Median Household Income	\$96,181	\$124,495	\$131,437
<b>Households &amp; Growth</b>			
2025 Estimated Households	13,629	25,249	39,360
2030 Estimated Households	14,267	26,508	41,200
Proj. Annual Growth 2025 to 2030	0.92%	0.98%	0.92%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	88%	88%	89%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	9%	8%	7%
2025 Est. Hispanic (Any Race)	6%	5%	5%

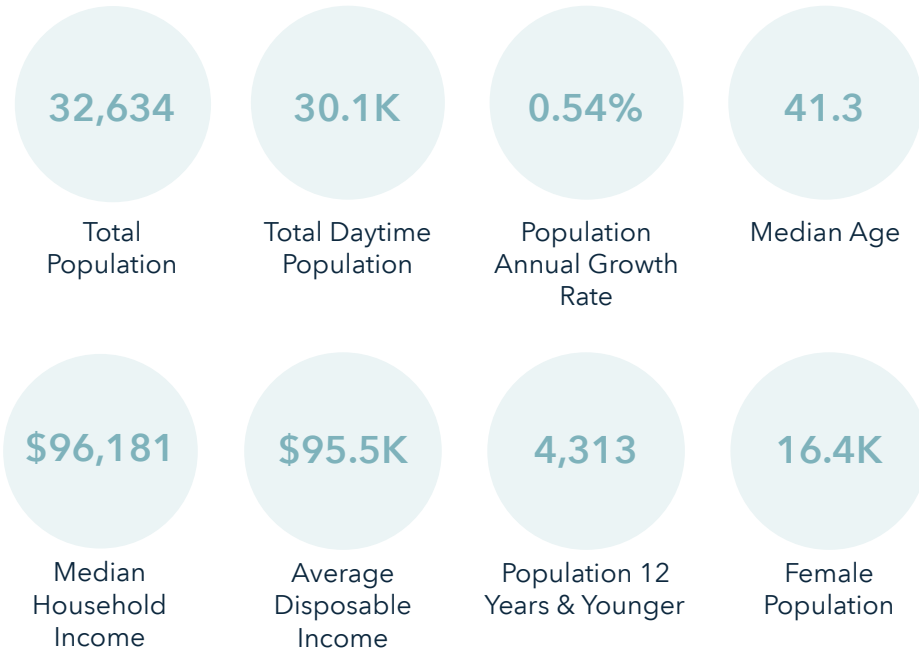


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

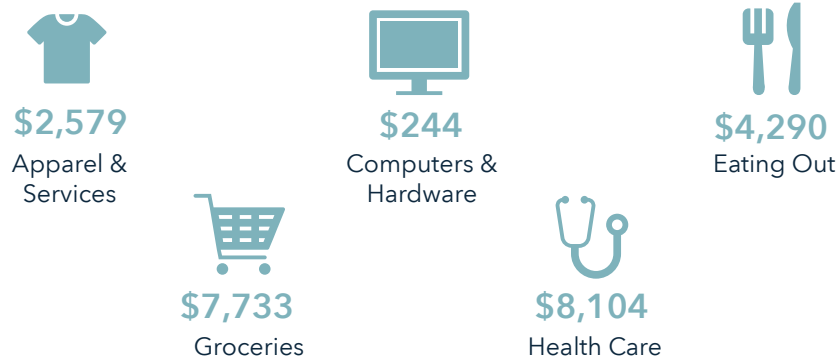


## Ring of 3 Miles

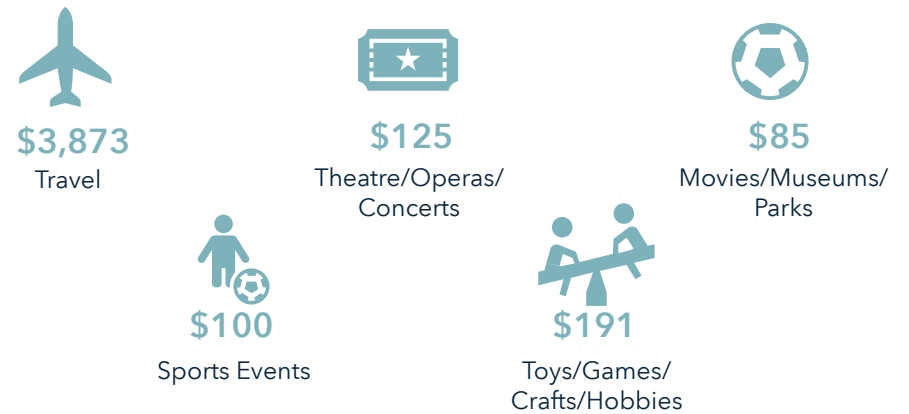
### Key Facts



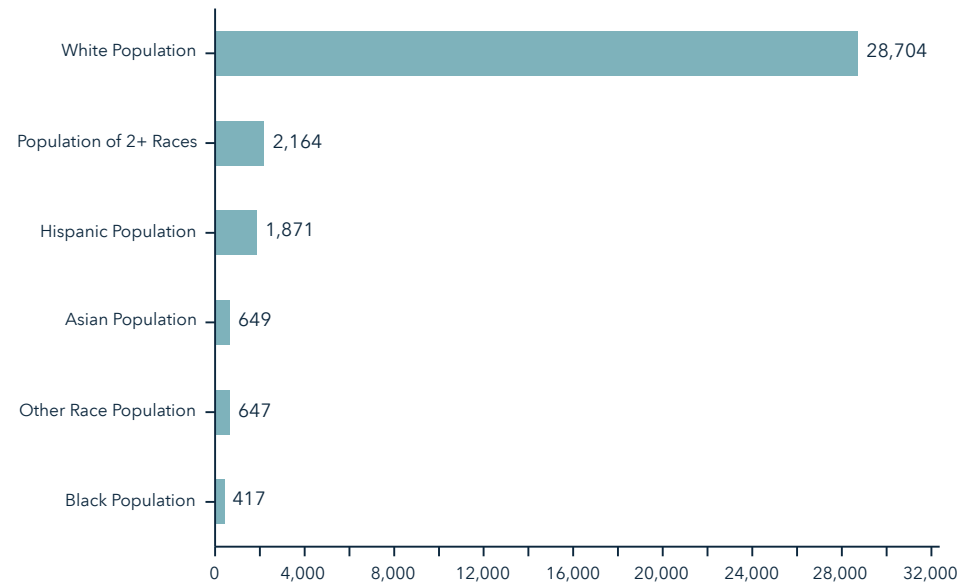
### Annual Household Spending



### Annual Lifestyle Spending



### Race





---

**SRS REAL ESTATE PARTNERS**

---

400 Fifth Avenue, Suite 105  
Waltham, MA 02451  
857.263.3839

**SRSRE.COM**

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.