

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Multi-Use Commercial Building

6 Mohawk Dr, Londonderry, NH 03053

Exclusively Represented By:

Brian Murphy

Commercial Advisor

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OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$1,350,000
Price / GSF	\$231.16
GSF	5,840 SF
Units	6
Year Built	2019

Property Overview

Introducing a prime opportunity for multi use investors: the 5,840 SF building at 6 Mohawk Dr in Londonderry, NH. Built in 2019, this property is comprised of 6 units and is zoned C-1, offering maximum versatility for a range of retail/office endeavors. With a strategic location in the desirable Londonderry area near crossroads mall, this property presents a coveted investment prospect. Don't miss the chance to capitalize on this modern multi use space that promises both functionality and potential for growth.

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Location Description

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Location Description

Immerse yourself in the dynamic commercial environment surrounding the multi-use commercial building in the desirable town of Londonderry, NH. Situated in a prime retail district, the area is alive with the energy of thriving businesses and eager customers, creating an inviting setting for retail or free-standing building investment. Nearby, renowned destinations like Crossroad Mall draw in a steady stream of potential clientele, while the town's strong sense of community fosters customer loyalty. Embrace the opportunity to position your investment in the heart of this vibrant commercial hub, where the momentum of foot traffic and the appeal of the surroundings make Londonderry an attractive location for retail and free-standing building ventures.

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Complete Highlights

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Property Highlights

- Desirable Londonderry Business District
- 5,840 +/- SF building
- High Traffic Area
- Pylon Sign located on the busy Rt. 102
- Ample Parking
- Built in 2019
- Zoned C-1
- Unfinished basement offering additional square footage Expansion
- A mix of tenants and vacancy providing a great option for owner occupancy with rental income possibilities

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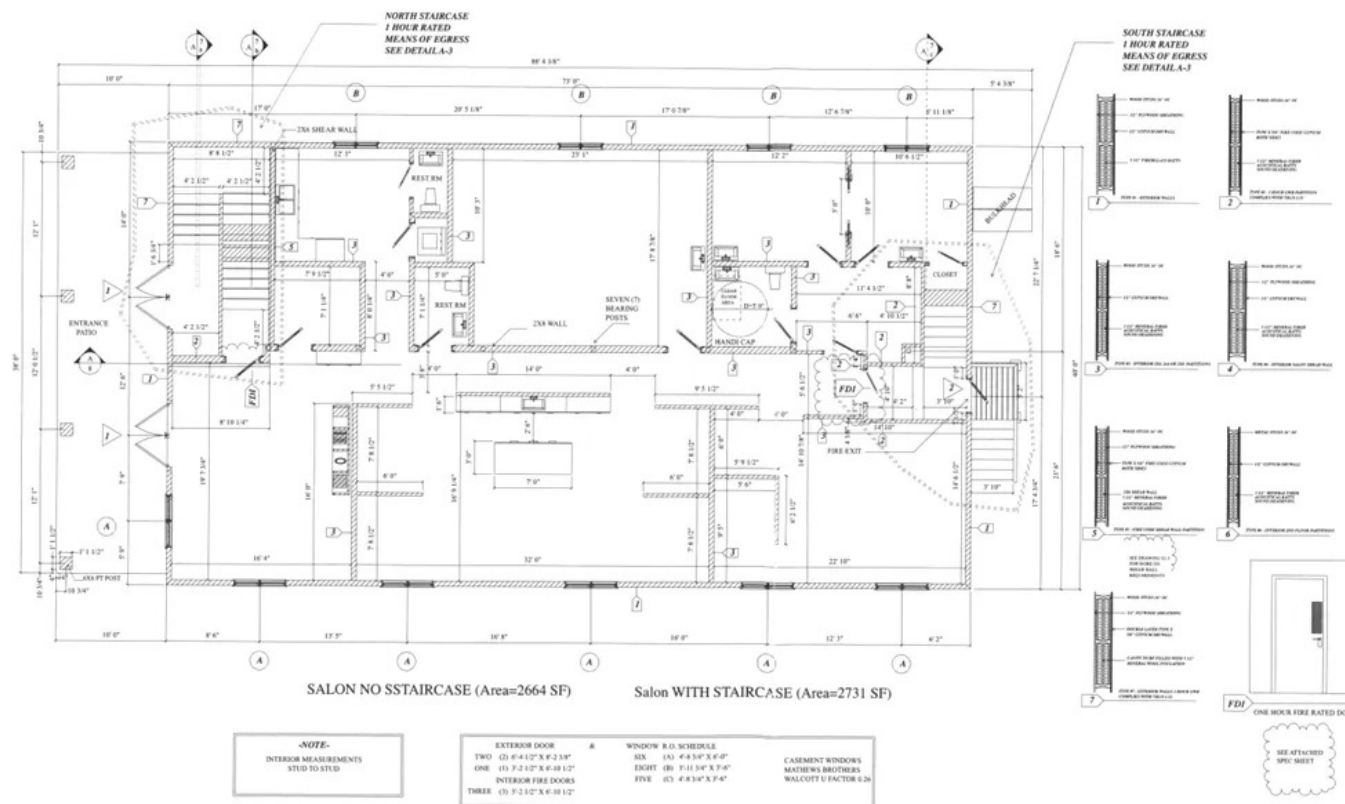
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First Floor

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FIRST FLOOR PLAN

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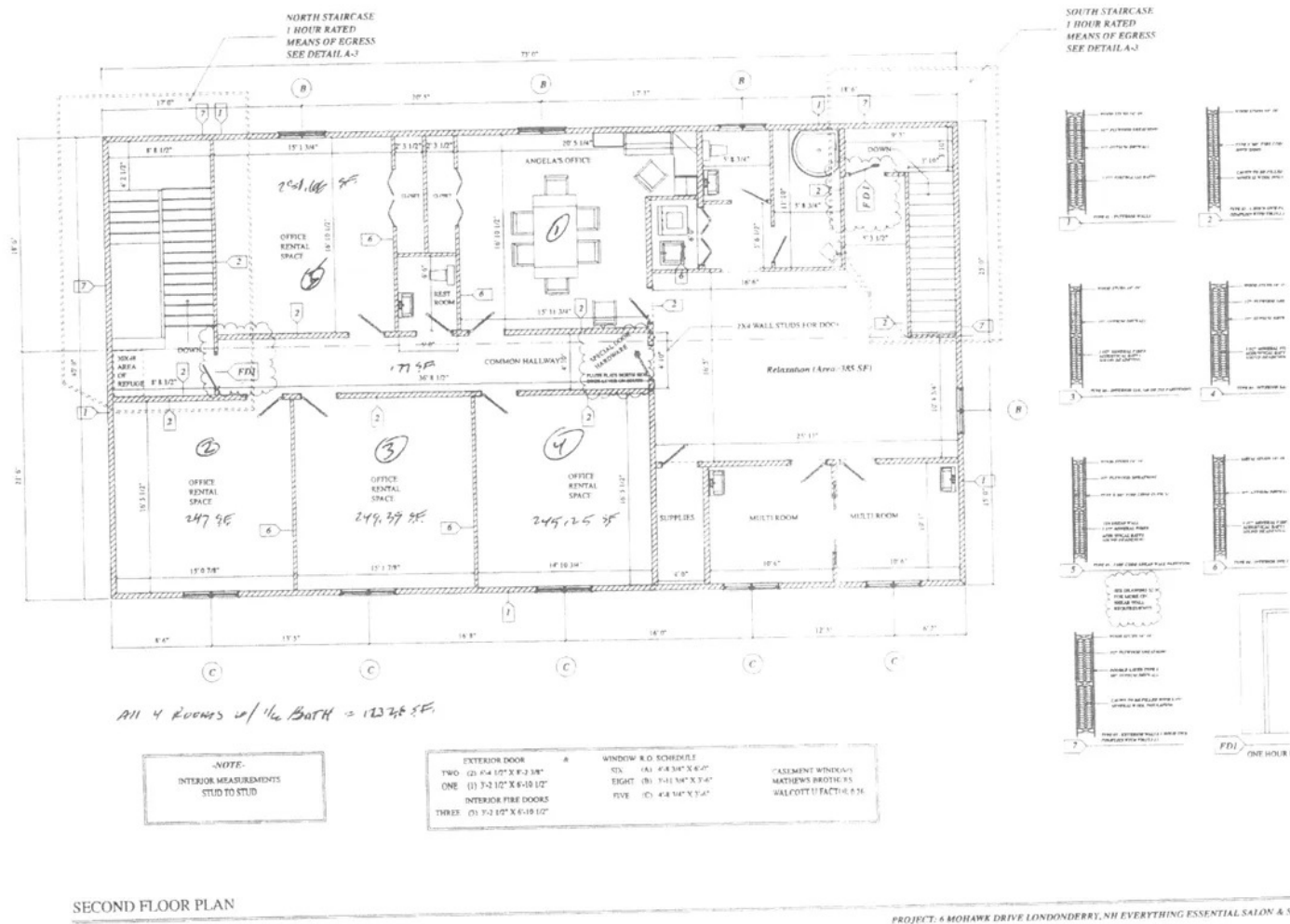
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Second Floor

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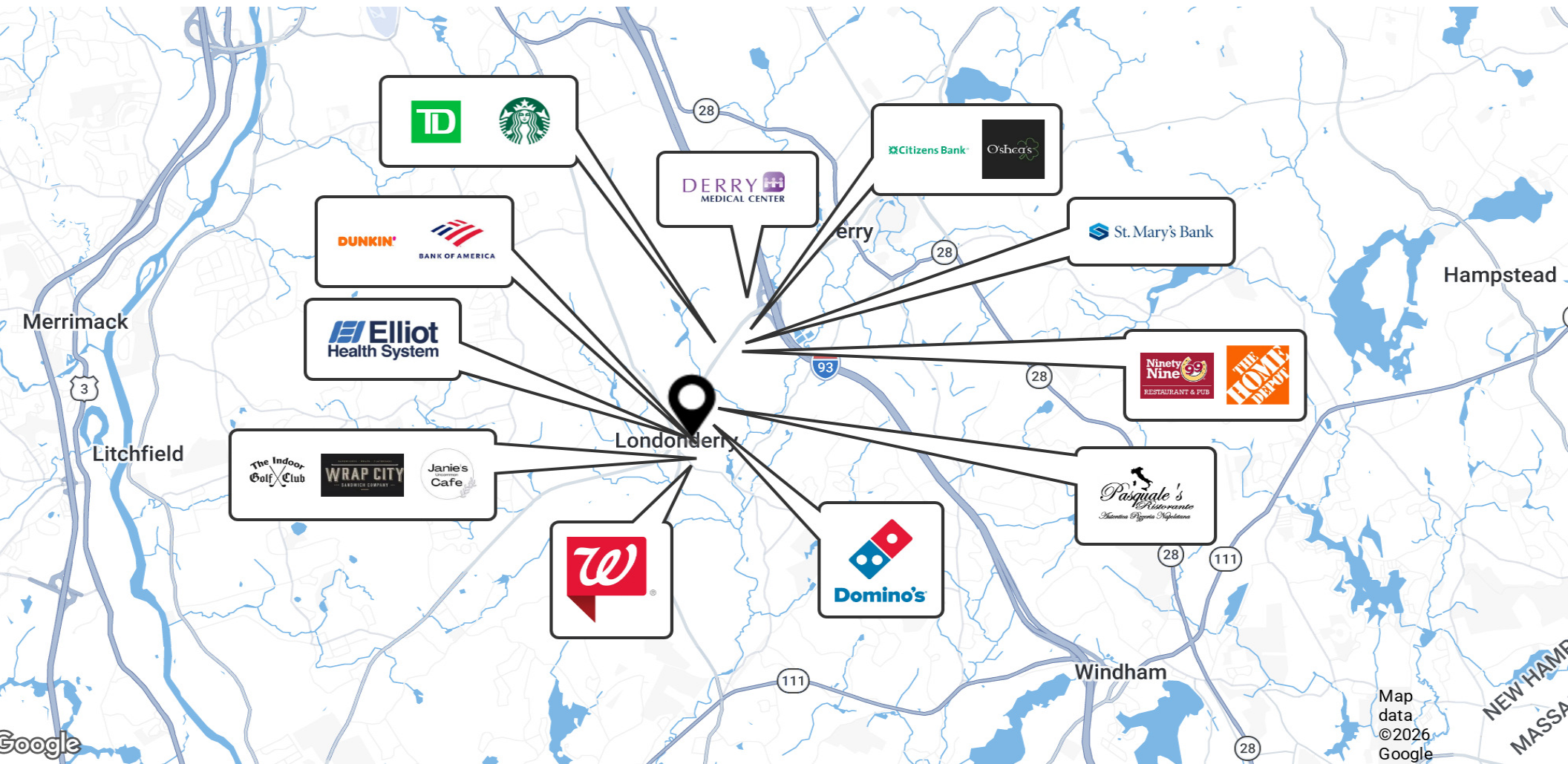
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Location Information

Section 2

Regional Map

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Location Map

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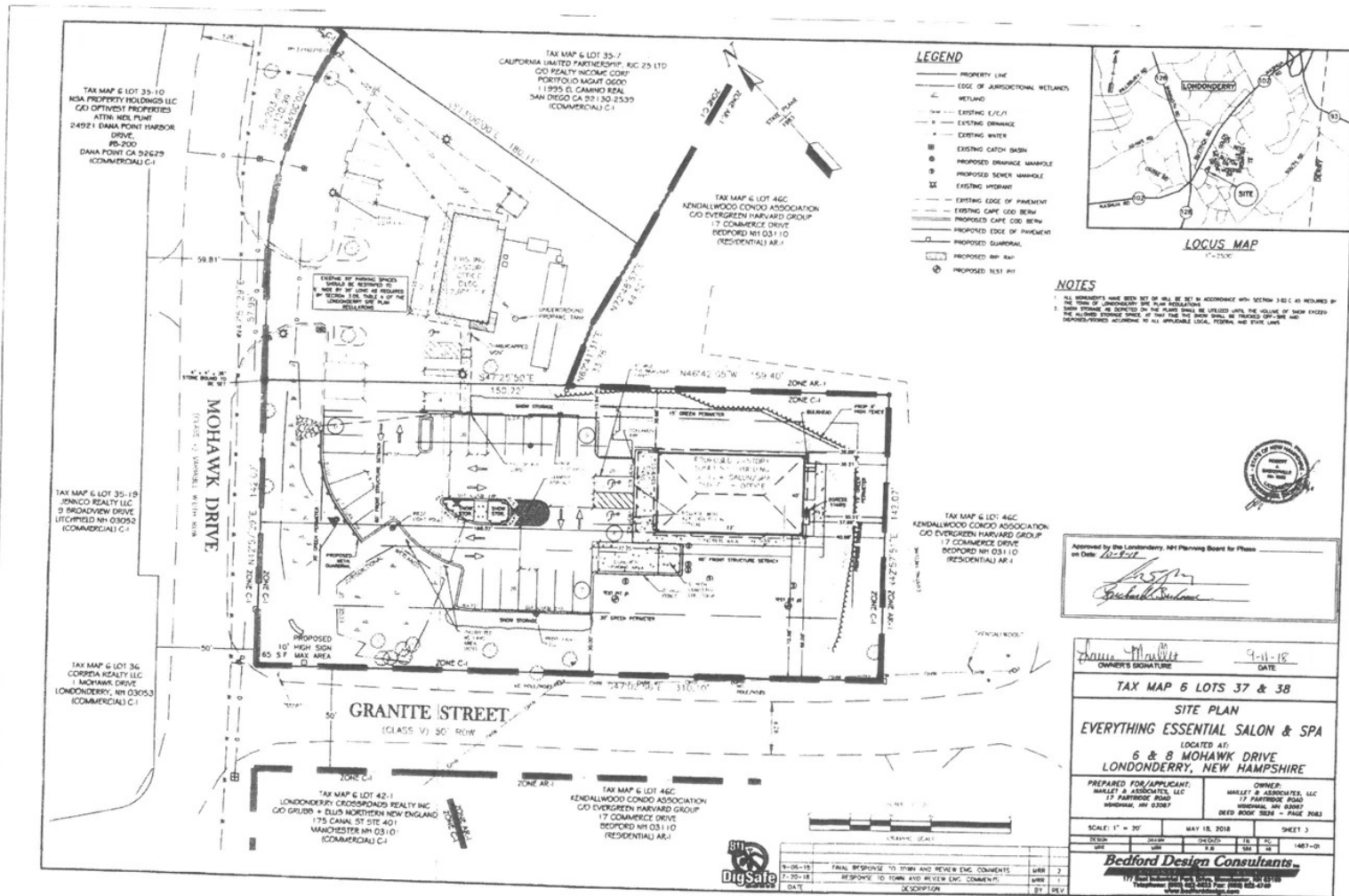
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Site Plans

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Demographics

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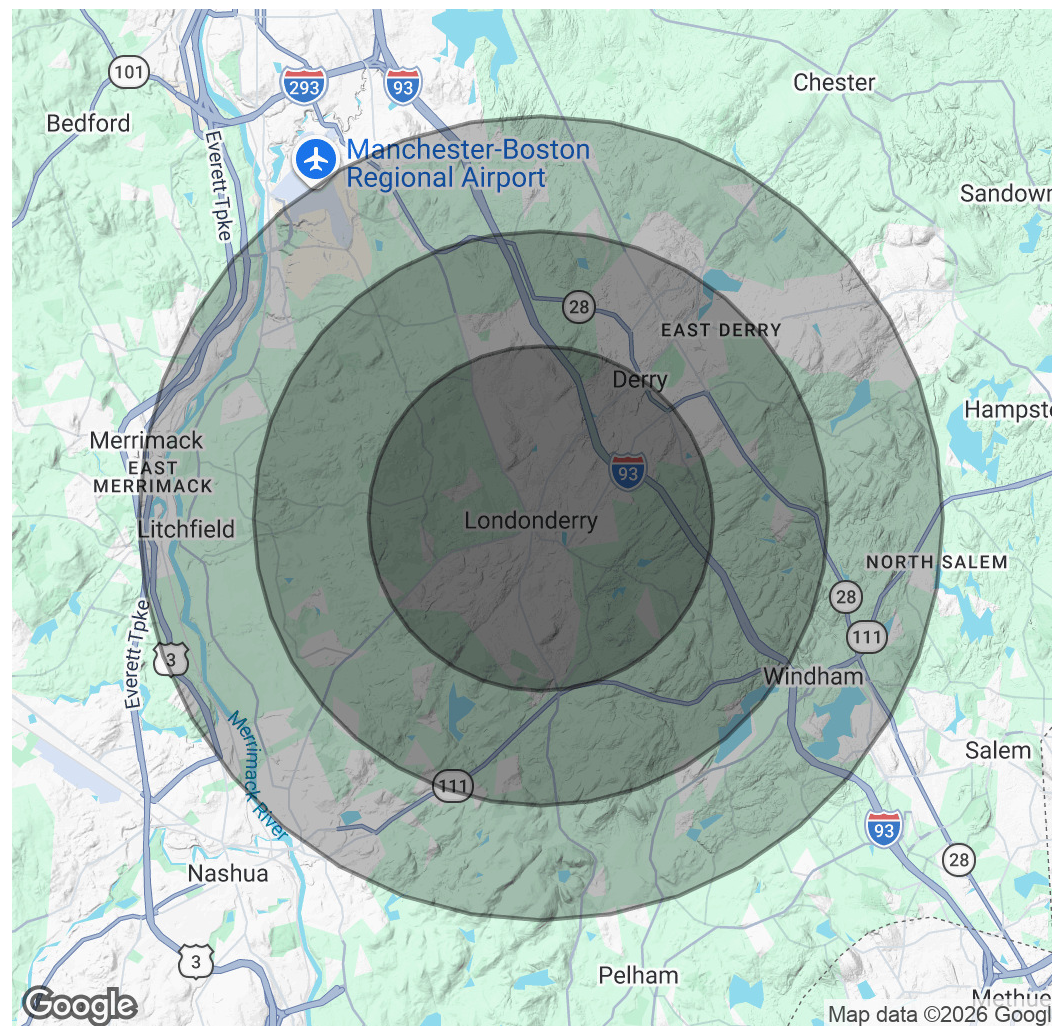
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	26,761	62,548	115,848
Average Age	41.4	41.6	42.2
Average Age (Male)	37.9	39.1	40.5
Average Age (Female)	41.8	42.4	43.2

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	9,655	23,106	43,319
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$141,482	\$148,798	\$149,795
Average House Value	\$474,688	\$486,850	\$491,020

2023 American Community Survey (ACS)



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