



17 CRYSTAL AVENUE

DERRY, NH

FOR SUBLEASE | 16,658 SF RETAIL BUILDING ON 4.25 AC

- 1.3 Miles to Route 93
- 9.1 Miles to Route 293

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,658 SF Retail Building on 4.25 AC for Sublease

PROPERTY HIGHLIGHTS

- 1.3 Miles to Route 93
- 9.1 Miles to Route 293
- Free-standing Building
- Long-term Lease Options

ALLOWED USE BY RIGHT

- Retail sales
- Pharmacy
- Banks
- Indoor recreational facility
- Office
- Restaurant
- Library
- Public/private educational facility

PROPERTY SPECIFICATIONS

Building Size:	16,658 SF
Lot Size:	4.25 AC
Construction:	Masonry
Year Built:	2007
Parking:	Surface - 60
Zoning:	CBD (Central Business District)
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,696	24,356	122,884
Total Population	33,247	63,427	307,872
Average HH Income	\$118,077	\$146,992	\$130,165

TRAFFIC VOLUME

- Crystal Ave: 10,942
- NH 28: 10,900
- Rollins Street: 2,278
- Pearl St: 1,174







101

Raymond

101

HIGHWAY PROXIMITY

 1.3 MILES
4 MINUTES

 9.3 MILES
12 MINUTES

 6 MILES
11 MINUTES

MANCHESTER, NH
13 MILES | 18 MINS

NASHUA, NH
12 MILES | 26 MINS

NORTH END

Manchester

Auburn

Chester

Sandown



MANCHESTER BOSTON
REGIONAL AIRPORT



EAST DERRY

17 CRYSTAL AVE.
DERRY NH





















3

INTERSTATE
93

Windham

Salem

111

Nashua

INTERSTATE
93

213

Pelham

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