

FOR LEASE

Former Walgreens with Drive-thru: Derry, NH

17 Crystal Avenue | Derry, NH



Overview

LEASE RATE	Contact Broker
LEASE EXPIRATION	8/31/2032
AVAILABLE SF	14,820 SF

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Description

14,820 SF Former Walgreens with drive-thru. Area retail includes Shaw's, Planet Fitness, Five Guys Burgers & Fries, Aldi, CVS, Cracker Barrel, Dunkin', Burger King, and more. Approximately one mile from I-93.

Demographics

	1 MILE	3 MILES	5 MILES
Population	10,384	31,960	60,993
Average HH Income	\$62,156	\$85,242	\$108,830
Total Daytime Population	10,597	29,775	53,829

Year: 2020 | Source: Esri

Traffic Counts

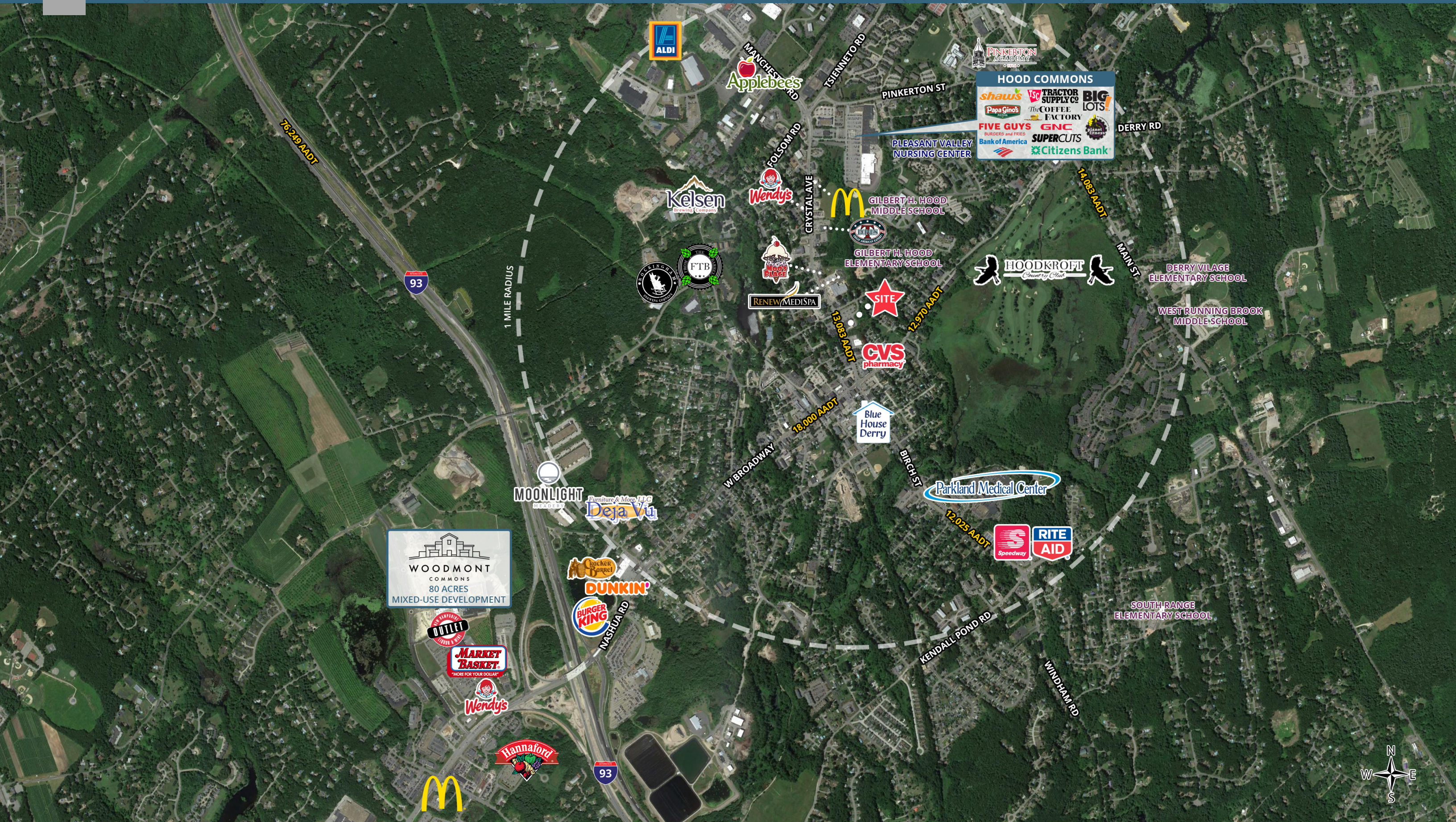
Crystal Avenue, adjacent to Site	13,083 AADT VPD
Broadway, E of Site	12,970 AADT VPD
Broadway, SW of Site	18,000 AADT VPD
Crystal Avenue, S of Site	12,025 AADT VPD

Year: 2019 | Source: NH DOT

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

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SRSRE.COM



HOOD COMMONS

- shaws
- Papa Gino's
- FIVE GUYS
- Bank of America
- TRACTOR SUPPLY CO.
- The COFFEE FACTORY
- GNC
- SUPER CUTS
- Citizens Bank
- BIG LOTS!

PLEASANT VALLEY NURSING CENTER



GILBERT H. HOOD MIDDLE SCHOOL

GILBERT H. HOOD ELEMENTARY SCHOOL



DERRY VILAGE ELEMENTARY SCHOOL

WEST RUNNING BROOK MIDDLE SCHOOL



Parkland Medical Center



SOUTH RANGE ELEMENTARY SCHOOL

WOODMONT COMMONS
80 ACRES
MIXED-USE DEVELOPMENT

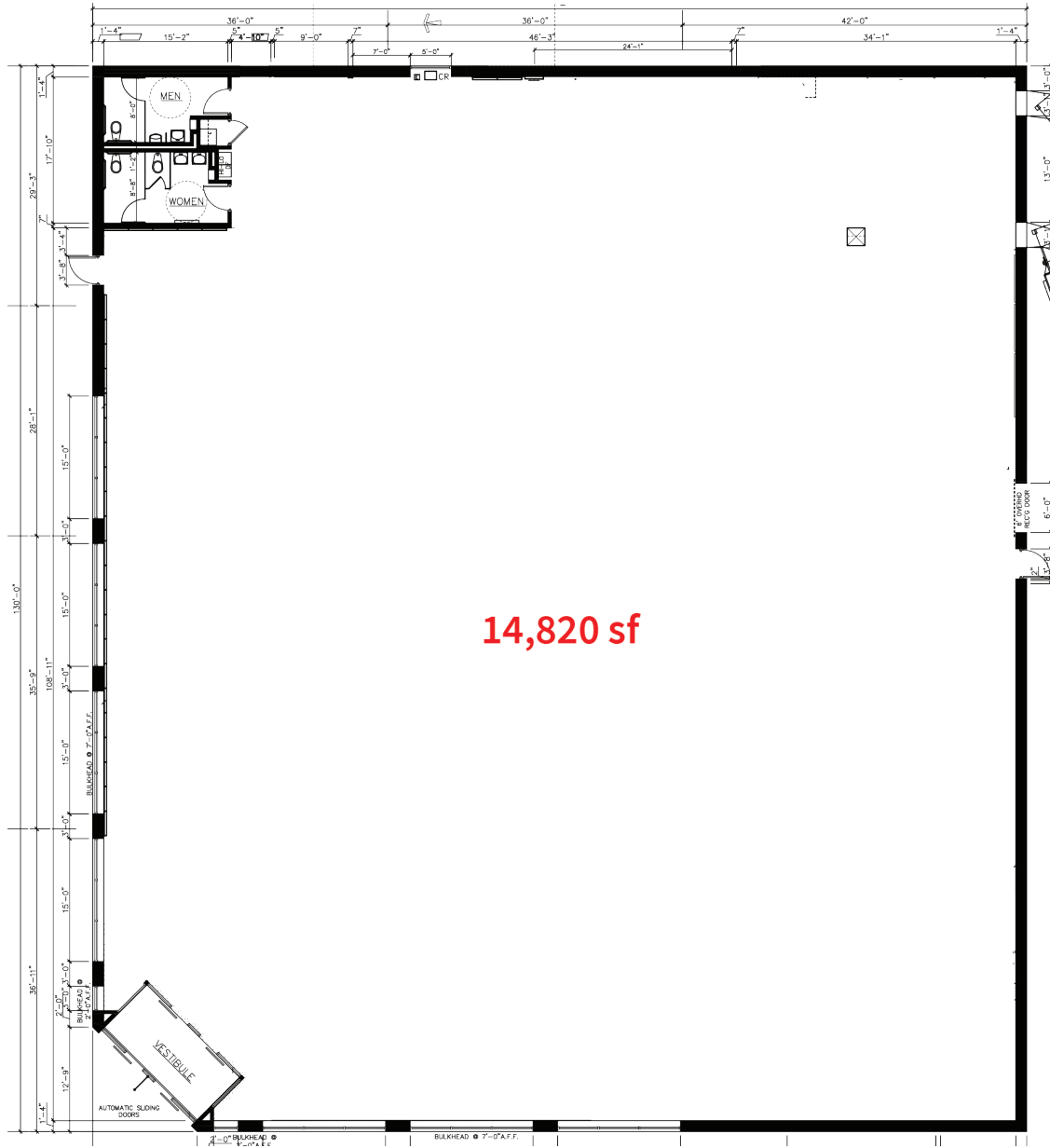
MOONLIGHT MEADERY

Deja Vu Furniture & More LLC



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Crystal Avenue

Executive Summary

17 Crystal Avenue | Derry, NH



	1 mile	3 miles	5 miles
Population			
2000 Population	10,094	31,025	56,285
2010 Population	9,913	30,516	57,598
2020 Population	10,384	31,960	60,993
2025 Population	10,655	33,328	63,291
2000-2010 Annual Rate	-0.18%	-0.17%	0.23%
2010-2020 Annual Rate	0.45%	0.45%	0.56%
2020-2025 Annual Rate	0.52%	0.84%	0.74%
2020 Male Population	49.6%	49.3%	49.5%
2020 Female Population	50.4%	50.7%	50.5%
2020 Median Age	38.1	40.0	40.8

In the identified area, the current year population is 60,993. In 2010, the Census count in the area was 57,598. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 63,291 representing a change of 0.74% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	91.0%	92.1%	92.9%
2020 Black Alone	1.5%	1.3%	1.1%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	2.1%	2.4%	2.5%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	2.4%	1.5%	1.1%
2020 Two or More Races	2.6%	2.3%	2.0%
2020 Hispanic Origin (Any Race)	7.3%	5.7%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	45	85	132
2000 Households	4,354	11,612	19,628
2010 Households	4,463	11,888	21,009
2020 Total Households	4,729	12,583	22,486
2025 Total Households	4,865	13,180	23,439
2000-2010 Annual Rate	0.25%	0.24%	0.68%
2010-2020 Annual Rate	0.57%	0.56%	0.67%
2020-2025 Annual Rate	0.57%	0.93%	0.83%
2020 Average Household Size	2.17	2.52	2.70

The household count in this area has changed from 21,009 in 2010 to 22,486 in the current year, a change of 0.67% annually. The five-year projection of households is 23,439, a change of 0.83% annually from the current year total. Average household size is currently 2.70, compared to 2.73 in the year 2010. The number of families in the current year is 16,292 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	16.4%	15.7%	13.9%
Median Household Income			
2020 Median Household Income	\$51,861	\$66,337	\$87,718
2025 Median Household Income	\$52,685	\$71,285	\$97,211
2020-2025 Annual Rate	0.32%	1.45%	2.08%
Average Household Income			
2020 Average Household Income	\$62,156	\$85,242	\$108,830
2025 Average Household Income	\$65,943	\$94,036	\$120,982
2020-2025 Annual Rate	1.19%	1.98%	2.14%
Per Capita Income			
2020 Per Capita Income	\$27,520	\$33,885	\$40,518
2025 Per Capita Income	\$29,292	\$37,552	\$45,257
2020-2025 Annual Rate	1.26%	2.08%	2.24%

Households by Income

Current median household income is \$87,718 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$97,211 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$108,830 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$120,982 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$40,518 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,257 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	104	111	128
2000 Total Housing Units	4,515	11,928	20,054
2000 Owner Occupied Housing Units	1,725	7,098	14,340
2000 Renter Occupied Housing Units	2,628	4,514	5,289
2000 Vacant Housing Units	162	316	425
2010 Total Housing Units	4,777	12,567	21,998
2010 Owner Occupied Housing Units	1,723	7,557	15,762
2010 Renter Occupied Housing Units	2,740	4,331	5,247
2010 Vacant Housing Units	314	679	989
2020 Total Housing Units	5,032	13,258	23,433
2020 Owner Occupied Housing Units	1,789	7,927	16,779
2020 Renter Occupied Housing Units	2,940	4,656	5,707
2020 Vacant Housing Units	303	675	947
2025 Total Housing Units	5,169	13,856	24,378
2025 Owner Occupied Housing Units	1,888	8,234	17,423
2025 Renter Occupied Housing Units	2,977	4,946	6,016
2025 Vacant Housing Units	304	676	939

Currently, 71.6% of the 23,433 housing units in the area are owner occupied; 24.4%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 21,998 housing units in the area - 71.7% owner occupied, 23.9% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 2.85%. Median home value in the area is \$292,586, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.40% annually to \$329,412.