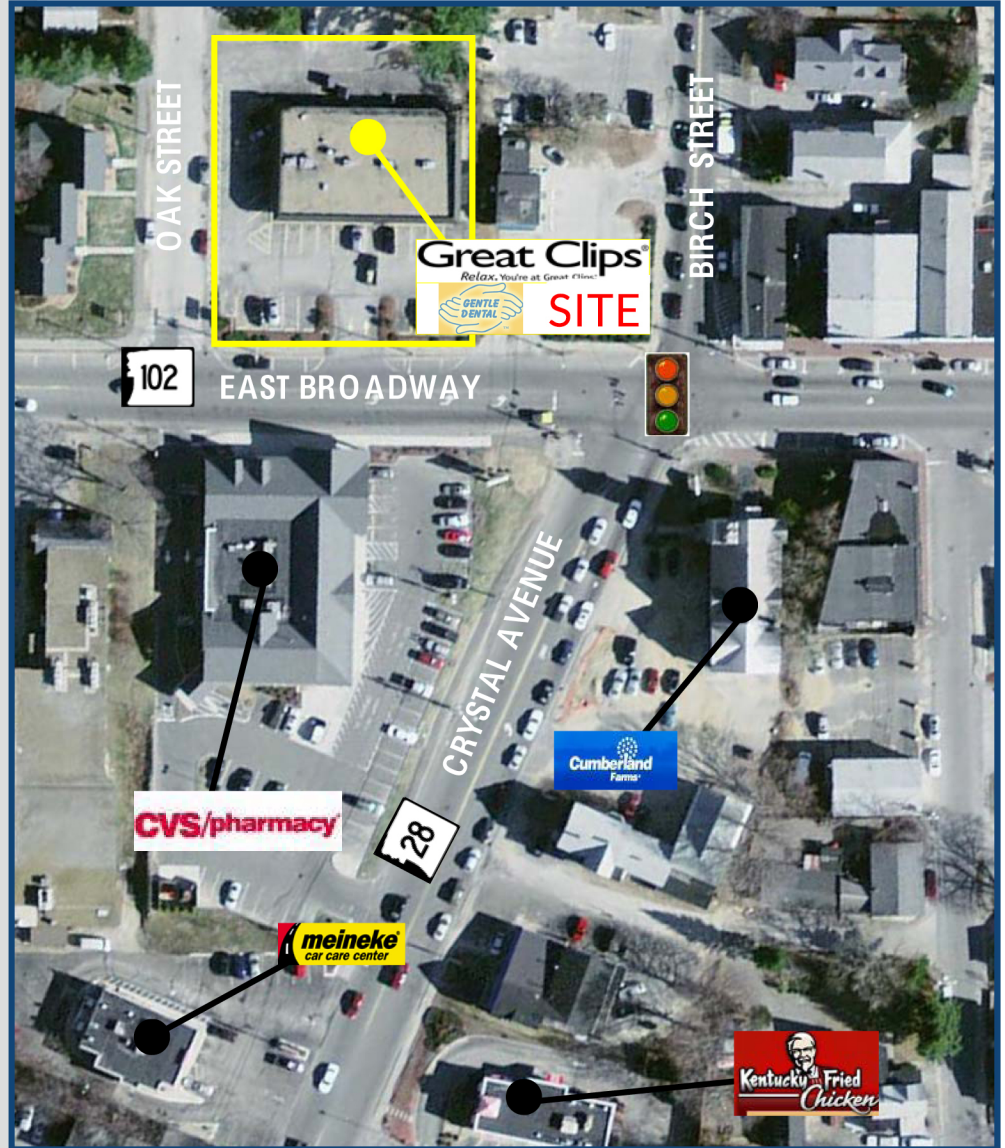
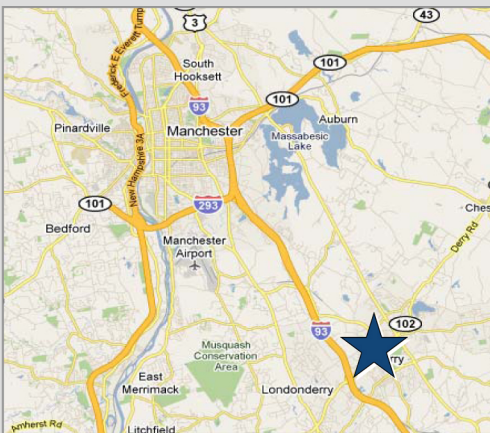


# 55 EAST BROADWAY

ROUTE 102

DERRY, NEW HAMPSHIRE



## FULLY LEASED

- Located at the intersection of Route 28 & Route 102
- Traffic Counts of 27,000+ cars per day
- Area Retailers: CVS Pharmacy, Cracker Barrel, Shaw's, Planet Fitness, Big Lots, Tractor Supply Co., Applebee's, Flagship Cinemas, Hannaford, AutoZone, Citizens Bank and other national retailers

**SARAH KLAMAN**

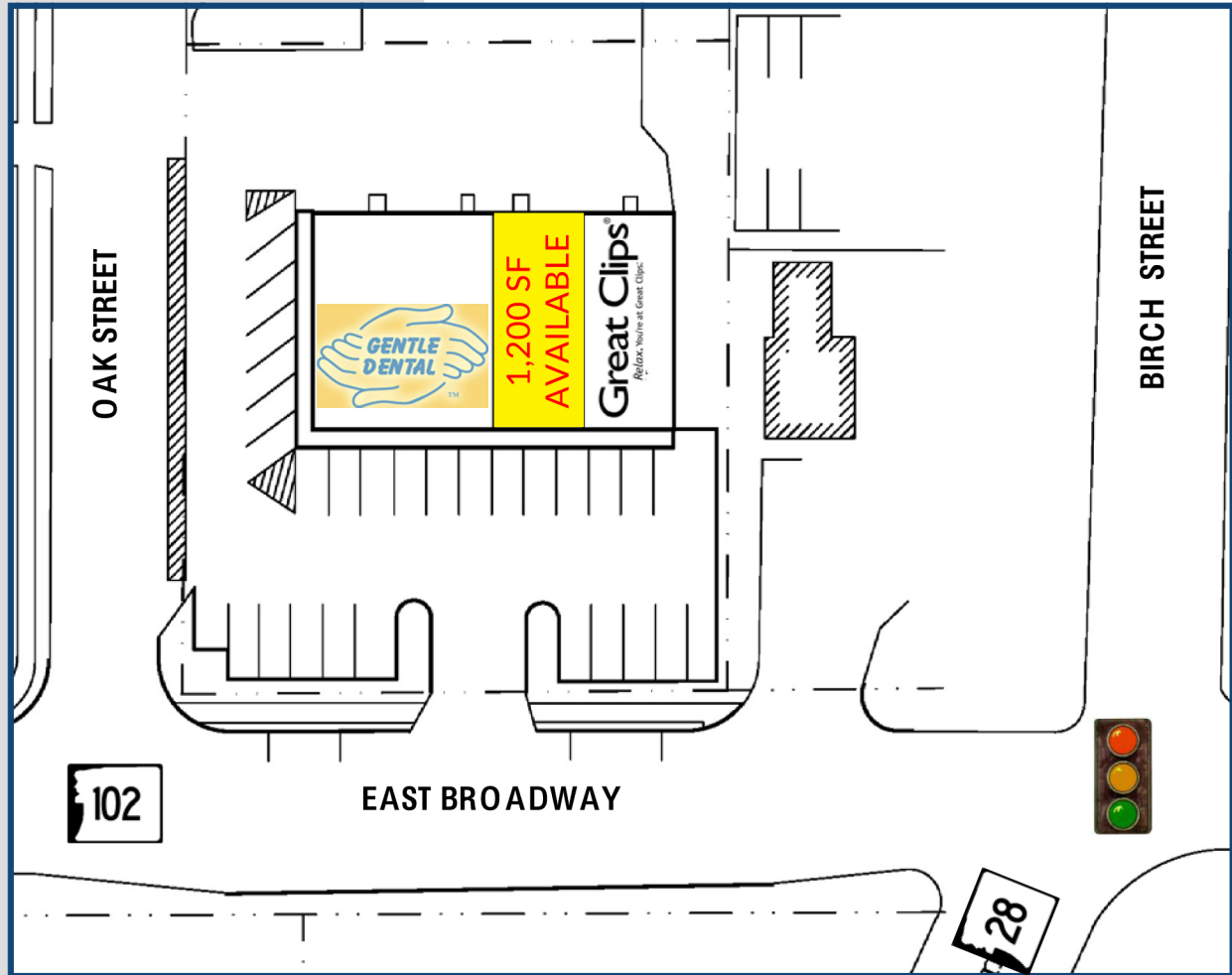
CENTERCORP Retail Properties  
600 Loring Avenue, Salem, MA 01970  
office: 978.741.4740 ■ mobile: 781.696.5303  
fax: 978.745.1223  
sarah@centercorpretail.com

**CENTERCORP**  
Retail Properties

# 55 EAST BROADWAY

ROUTE 102

DERRY, NEW HAMPSHIRE



## TENANT AREA

GENTLE DENTAL	3,000 SF
AVAILABLE	1,200 SF
GREAT CLIPS	1,800 SF

## PROJECT INFORMATION

GLA	6,000 SF			
PARKING SPACES	29 SPACES			
TRAFFIC COUNT	13,000 ADT EAST BROADWAY/ROUTE 102 (2008) 14,000 ADT CRYSTAL AVENUE/RT. 28 (2006)			
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	8,273	32,686	58,097	93,017
DAYTIME POP	5,061	13,367	19,252	31,396
MEDIAN HH INC.	\$44,353	\$60,956	\$71,770	\$75,635

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