

# 8 JENKINS COURT-RESTAURANT SPACE

8 Jenkins Court, Durham, NH 03824



## PROPERTY DESCRIPTION

Hard to find restaurant space becoming available in August! This space has a bar, hood, and walk in cooler already in place. The landlord is updating the space to make a 1,300 cafe space and 2,500 smaller restaurant space. The large bar, kitchen, and dining area can easily handle 50 seats.

## PROPERTY HIGHLIGHTS

- Hosting a very successful restaurant currently that is easy walking distance to UNH campus
- Central heating and cooling system
- Heavy traffic count with daily count of 11,000 and pedestrian count
- Outdoor seating available

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1300 - 2500 SF
Lot Size:	0.21 Acres
Building Size:	24,665 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,072	4,529	14,288
Total Population	4,700	18,638	42,111
Average HH Income	\$70,777	\$84,517	\$83,311

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**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

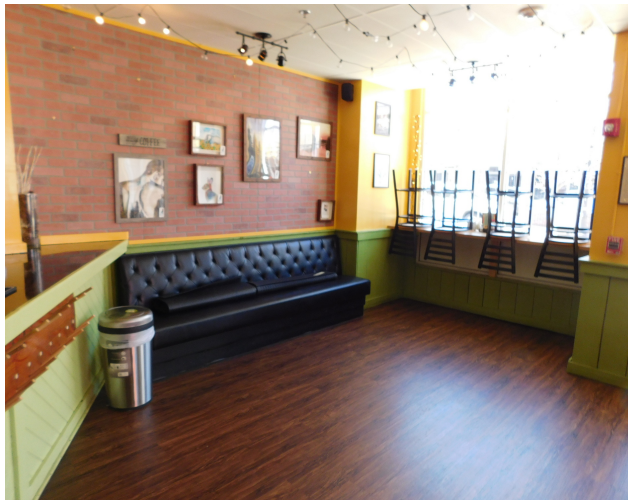
**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801



## OFFICE FOR LEASE

# 8 JENKINS COURT-103

8 Jenkins Court, Durham, NH 03824



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C: 646.577.1194  
viktoria@kwclcg.com  
NH #074657

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## OFFICE FOR LEASE

# 8 JENKINS COURT-104

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### LOCATION DESCRIPTION

Downtown Durham is the heart of this college town. With close proximity to most of the academic buildings as well as where most of the off campus housing, the area is bustling for most of the year. Durham has some of the best demographics in the area and one of the most populated communities for over half the year. This building sits in the heart of it all with close proximity to 3 municipal lots and plenty of short term street parking on Main St., Jenkins Ct., and Pettee Brooke.

### LOCATION DETAILS

County	Strafford
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small



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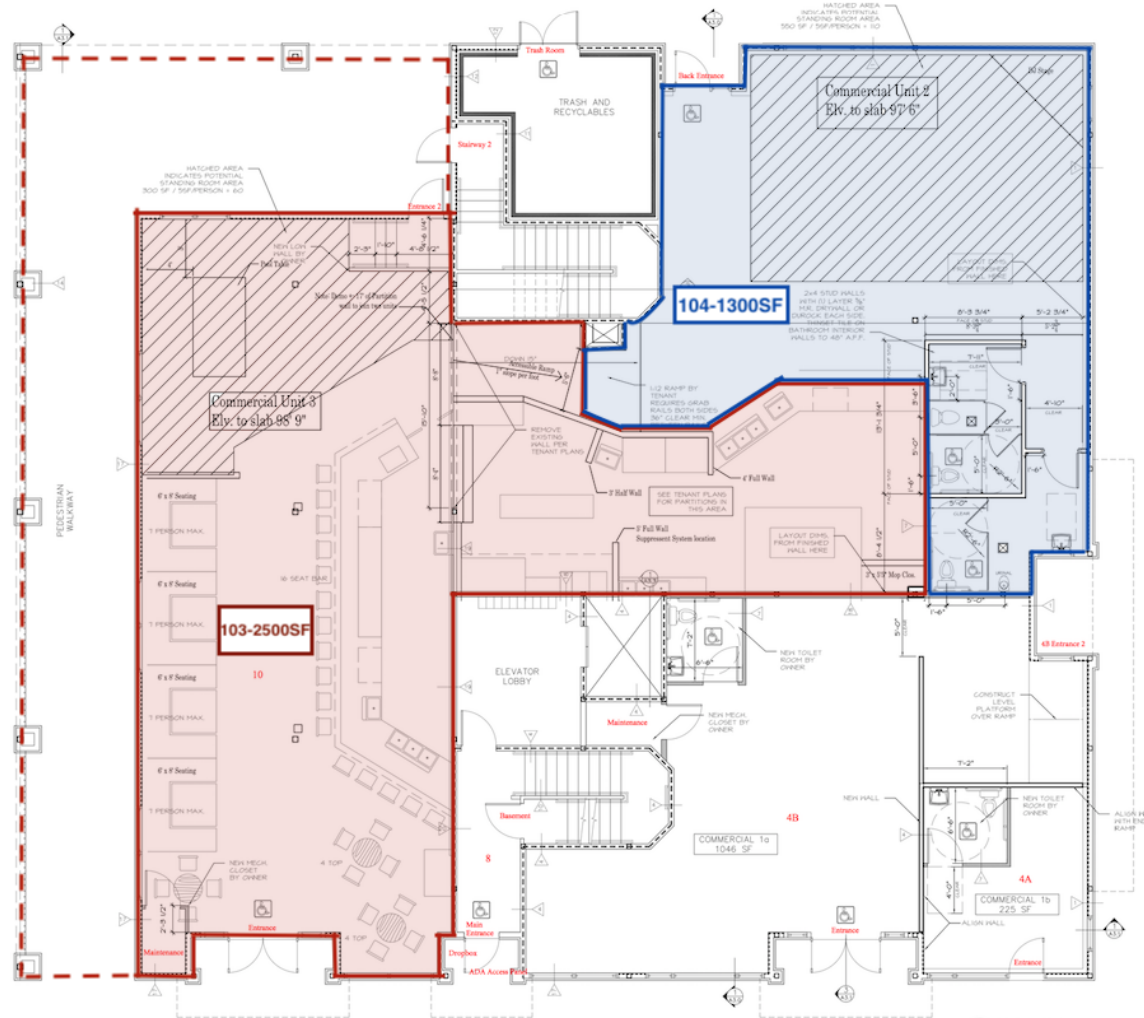
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