



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Prime Nashua Retail Opportunity

145 Amherst St, Nashua, NH 03064

Exclusively Represented By:

**Andy Levy**

Broker  
603 493 1007

[andy.levy@verani.com](mailto:andy.levy@verani.com)

**Jay Lee**

Broker  
603 582 9700

[jay.lee@verani.com](mailto:jay.lee@verani.com)

**Amelia Hosken**

Commercial Advisor  
603 434 2377

[amelia.hosken@verani.com](mailto:amelia.hosken@verani.com)

OFFERING MEMORANDUM

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Andy Levy  
Broker  
603 493 1007  
andy.levy@verani.com

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Broker  
603 582 9700  
jay.lee@verani.com

Amelia Hosken  
Commercial Advisor  
603 434 2377  
amelia.hosken@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.434.2377  
<https://www.bhhs.com/verani-realty-...>

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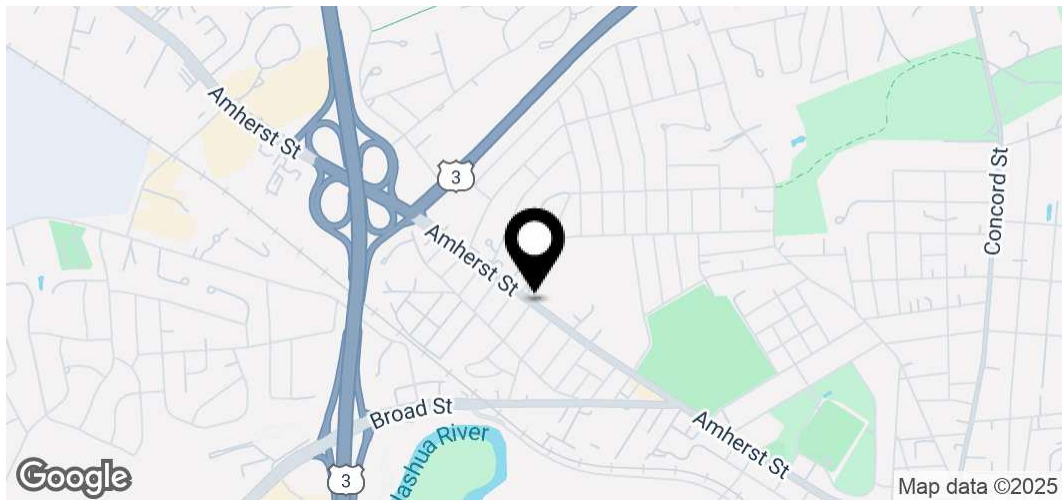


# Property Information

## Section 1

# Executive Summary

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## Offering Summary

Lease Rate	\$18.00 SF/yr
Lease Type	NNN
Center Type	Free Standing
GSF	7,400 SF
SF Available	7,400 SF
Zoning	LB

## Location Overview

Discover the dynamic city of Nashua, NH, where the property is located. Situated in a bustling downtown area, tenants have easy access to an array of dining options, boutique shops, and cultural attractions. Embrace the city's rich history at nearby Greeley Park, or take advantage of the proximity to local businesses and corporate offices. Additionally, the picturesque Nashua River offers a tranquil retreat for leisurely strolls or outdoor meetings. This vibrant area provides an ideal balance between work and leisure, offering tenants the perfect blend of urban convenience and natural beauty.

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# Property Description

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## Property Description

Conveniently located on Amherst Street in Nashua, NH, this free-standing retail building presents an exceptional leasing opportunity. With a spacious and open layout, this property offers abundant natural light and ample space for retail displays. The modern design and versatile floor plan provide a versatile canvas for creating a captivating retail environment. Additionally, the property features ample parking and excellent visibility, ensuring high exposure in a highly trafficked area. This prime retail space on Amherst Street provides an ideal setting for businesses seeking to establish a strong presence and attract a steady flow of customers in Nashua's thriving retail landscape.

## Property Highlights

- Prime location on bustling Amherst Street
- Spacious and open layout with abundant natural light
- Modern design and versatile floor plan
- Ample space for retail displays and product showcase
- High visibility and excellent exposure in a highly trafficked area
- Generous on-site parking for customers and employees
- Ideal setting for establishing a strong retail presence
- Proximity to other businesses and amenities for customer convenience

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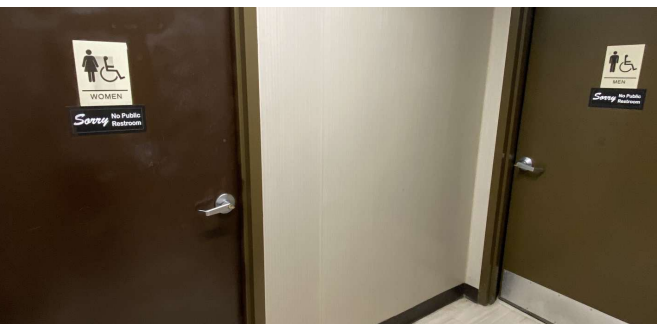
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# Additional Photos

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Andy Levy  
Broker  
603 493 1007  
andy.levy@verani.com

Jay Lee  
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Amelia Hosken  
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amelia.hosken@verani.com

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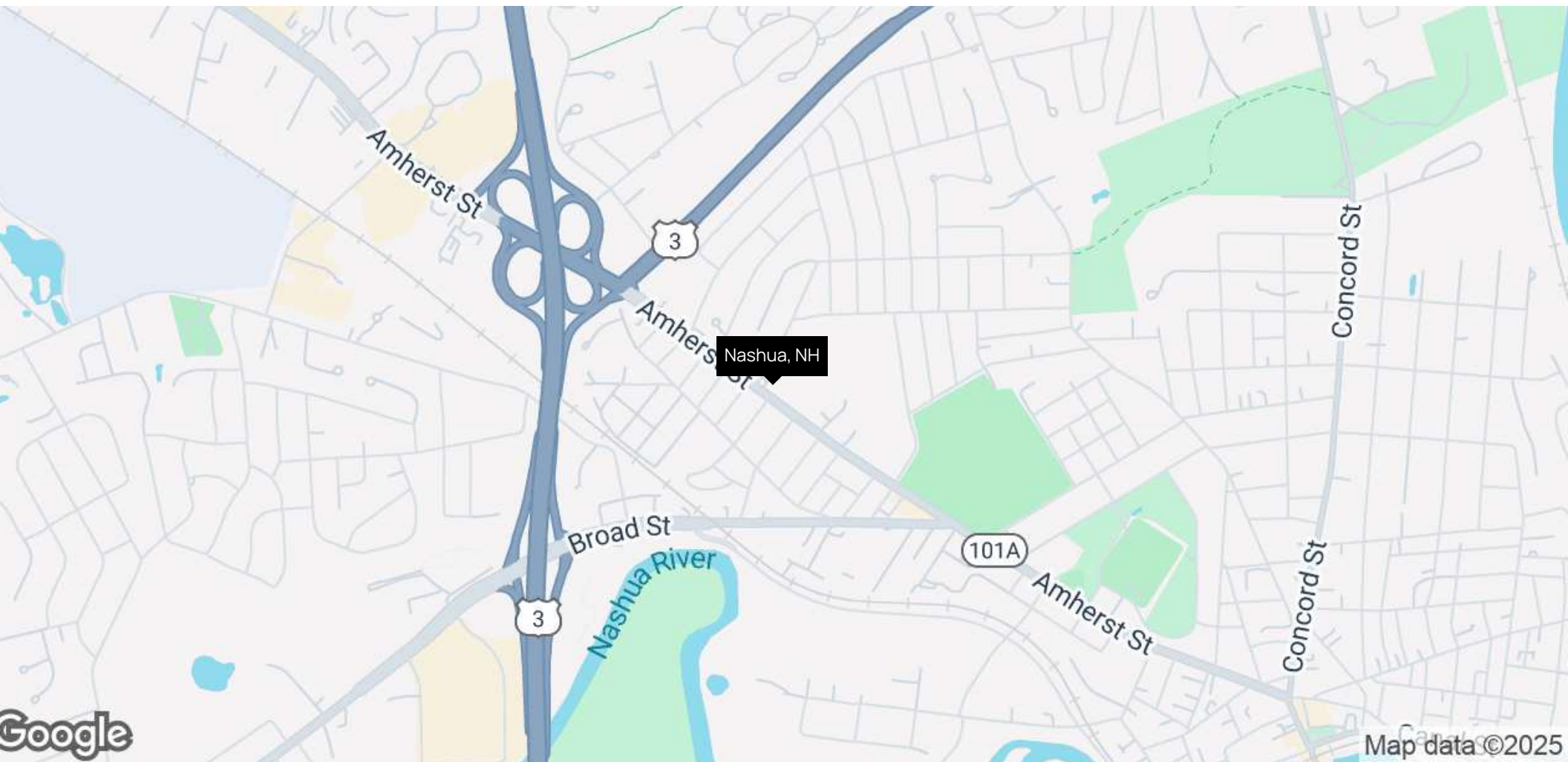


# Location Information

## Section 2

# Regional Map

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Andy Levy  
Broker  
603 493 1007  
andy.levy@verani.com

Jay Lee  
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603 582 9700  
jay.lee@verani.com

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603 434 2377  
amelia.hosken@verani.com

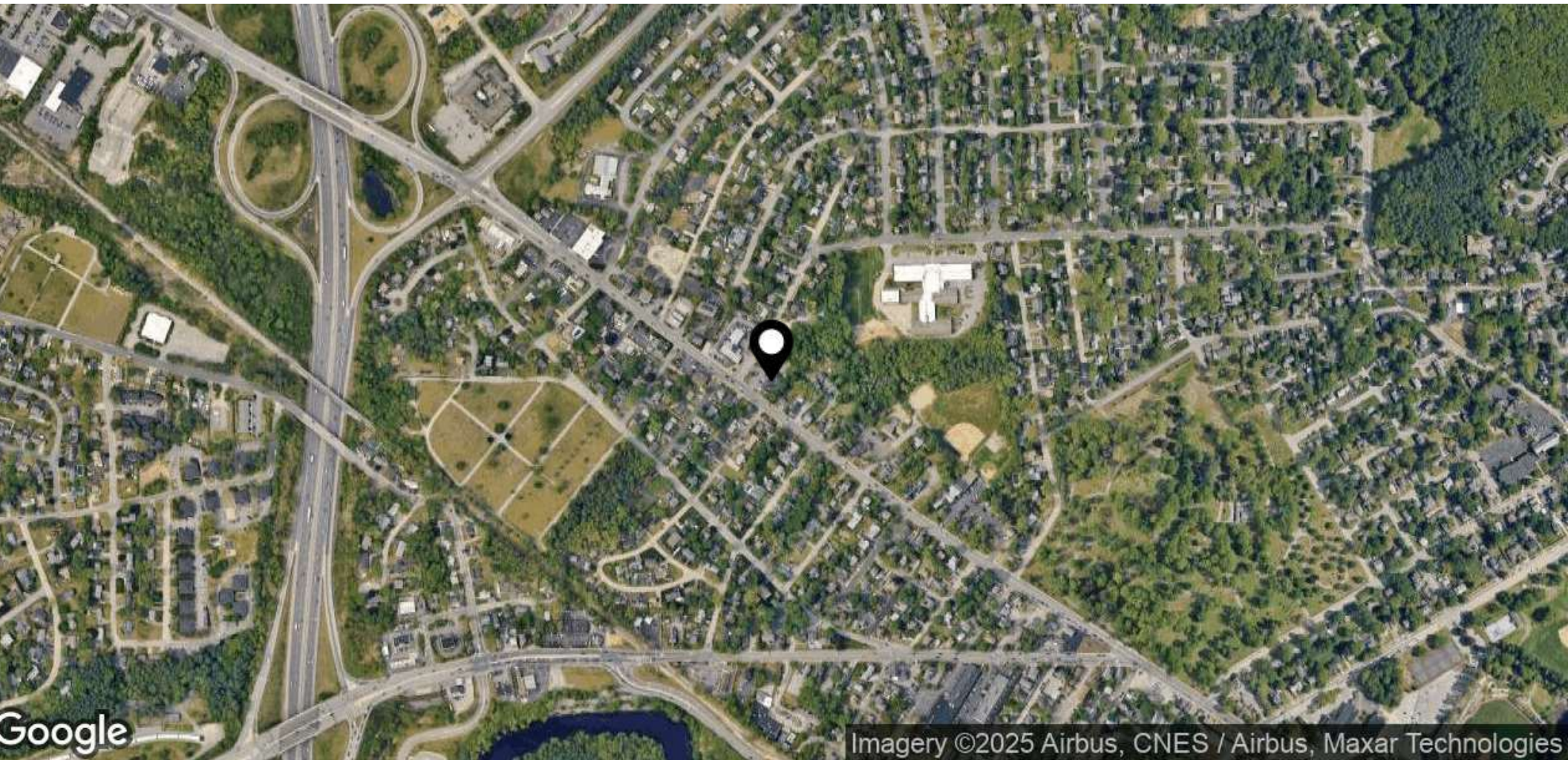
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# Aerial Map

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# Demographics

## Section 3

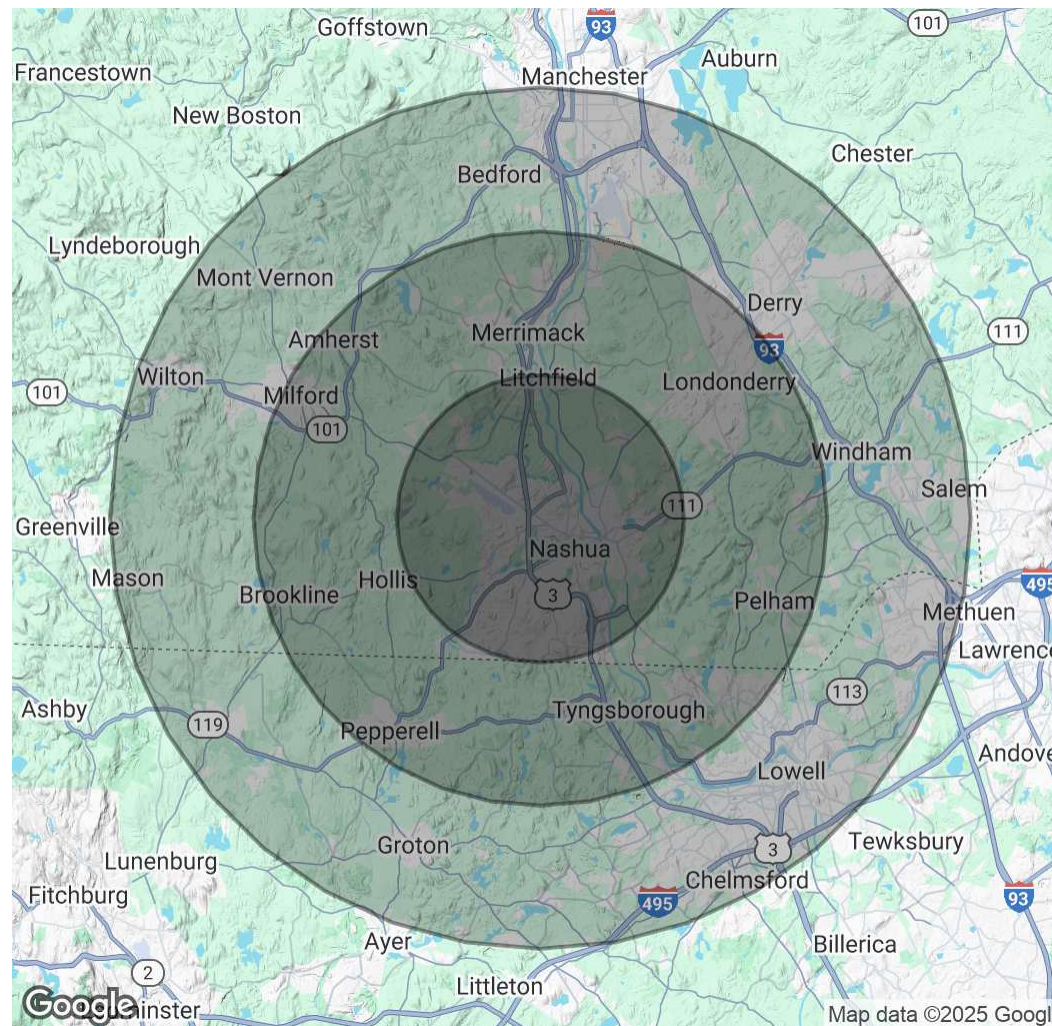
# Demographics Map & Report

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Population	5 Miles	10 Miles	15 Miles
Total Population	125,852	279,210	632,312
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	51,841	108,861	239,980
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$131,172	\$149,154	\$144,047
Average House Value	\$436,770	\$493,455	\$505,359

Demographics data derived from AlphaMap



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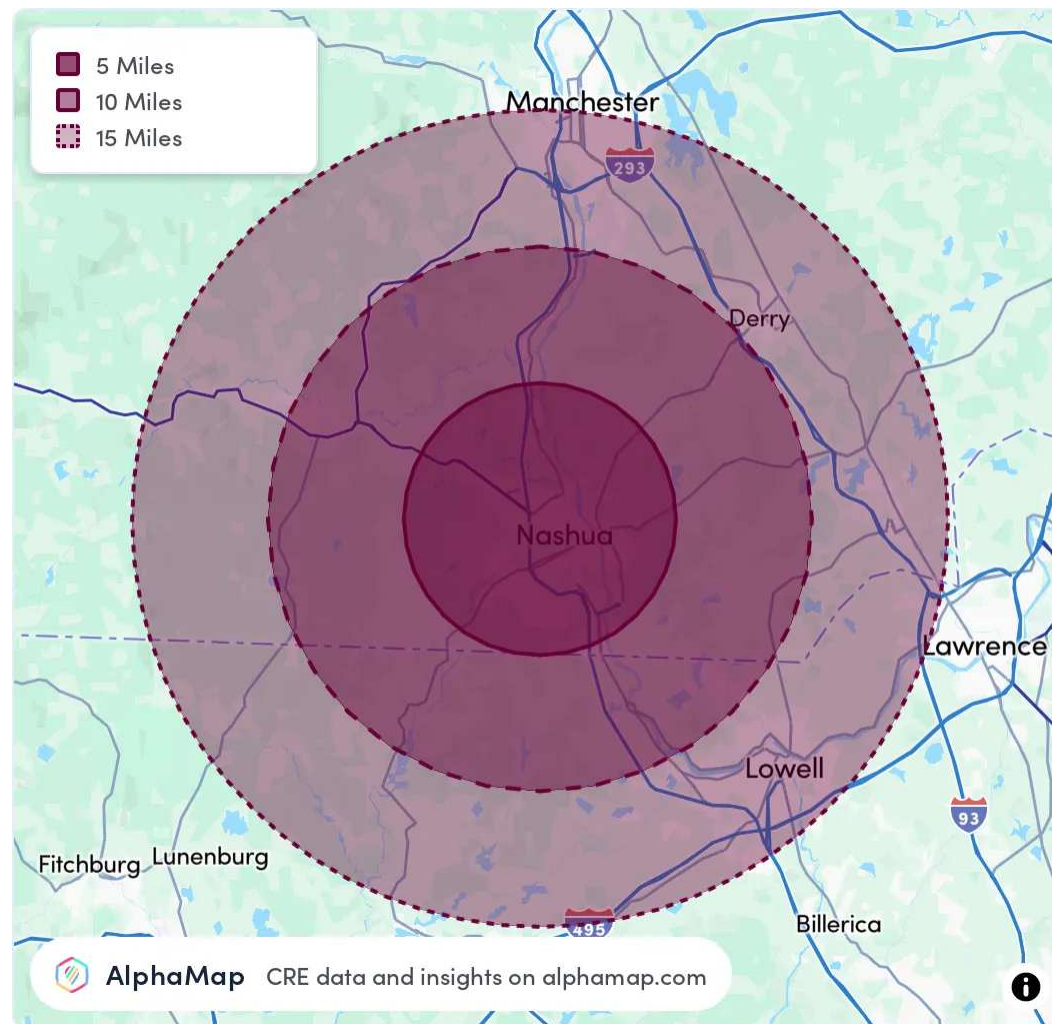
# Area Analytics

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Population	5 Miles	10 Miles	15 Miles
Total Population	125,852	279,210	632,312
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

Household & Income	5 Miles	10 Miles	15 Miles
Total Households	51,841	108,861	239,980
Persons per HH	2.4	2.6	2.6
Average HH Income	\$131,172	\$149,154	\$144,047
Average House Value	\$436,770	\$493,455	\$505,359
Per Capita Income	\$54,655	\$57,366	\$55,402

Map and demographics data derived from AlphaMap



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# Advisor teA

## Section 4

# Meet The Team

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Andy Levy

**Direct:** 603.493.1007 **Cell:** 603.493.1007  
andy.levy@verani.com



Jay Lee

**Direct:** 603.582.9700 **Cell:** 603.582.9700  
jay.lee@verani.com



Amelia Hosken

Commercial Advisor

**Direct:** 603.434.2377 **Cell:** 603.552.8638  
amelia.hosken@verani.com

Andy Levy  
Broker  
603 493 1007  
andy.levy@verani.com

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