



FOR LEASE

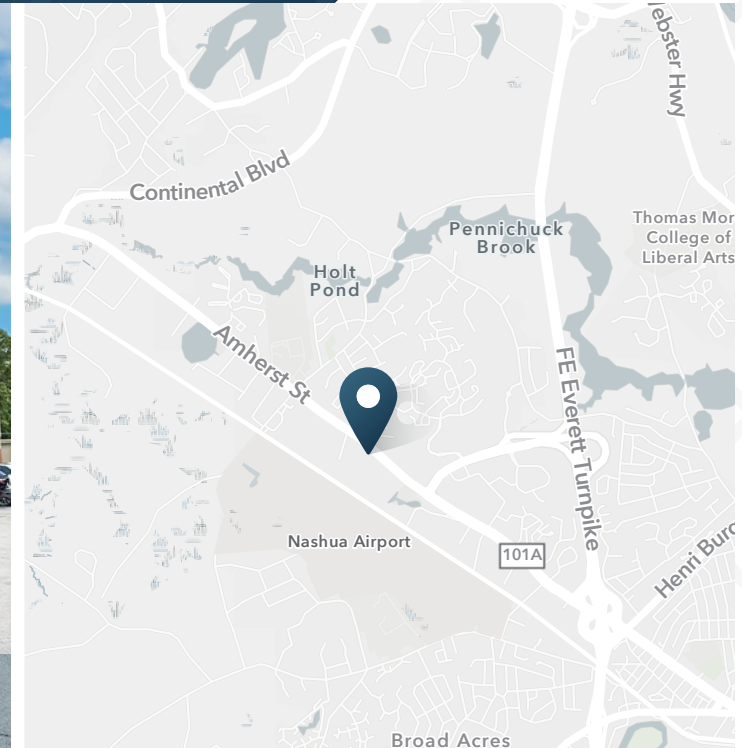
Amherst Plaza

449 Amherst Street | Nashua, NH



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3,480 SF
Available

2 Units
Vacant

DESCRIPTION

- Excellent exposure to heavily-trafficked Amherst Street, a commercial corridor seeing 34k+ VPD.
- Tenants include Couture Med Spa, T-Mobile, Art of Eyebrows, Teriyaki Madness, Amy Nails, and Levitate.
- Located on busy Amherst Street (NH Route 101-A) at the corner of Wallingford Drive.
- Easily access to major highways.
- 73 parking spaces available in Amherst Plaza.

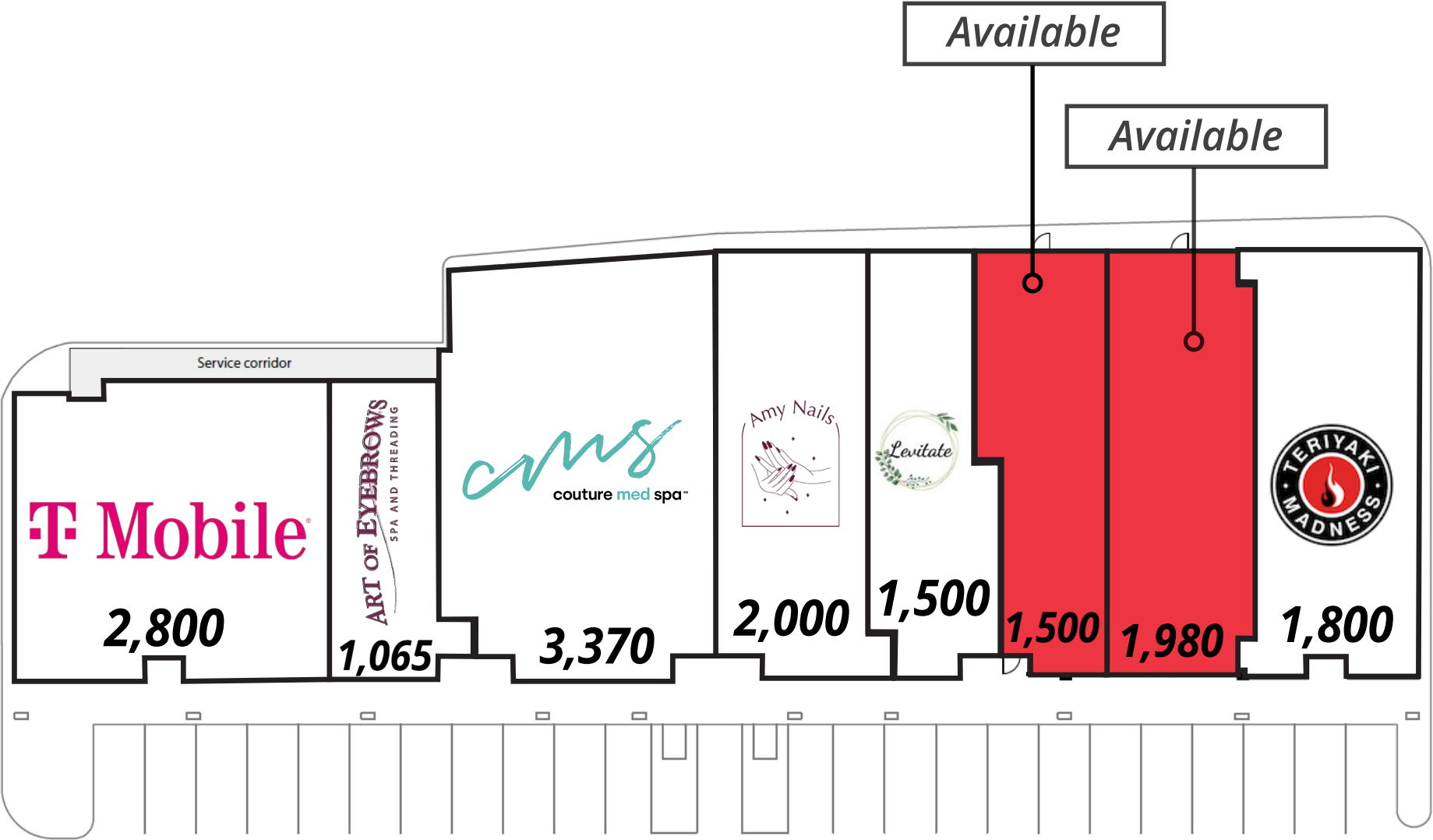
NEARBY RETAILERS



TRAFFIC COUNTS

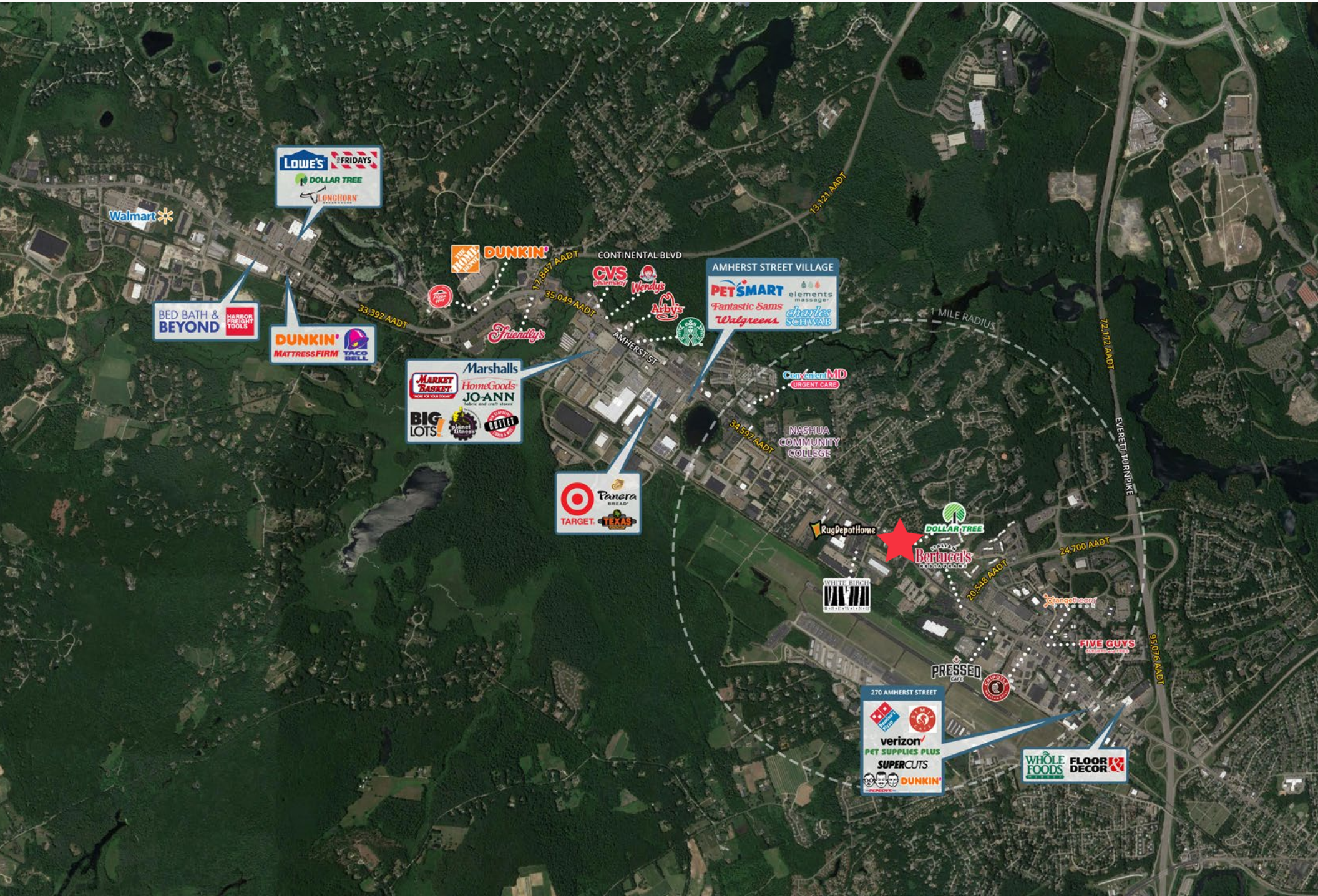
Amherst Street, SE of Site	34,597 VPD
Amherst Street, NW of Site	35,049 VPD
Continental Boulevard, N of Site	17,847 VPD
Everett Turnpike, SE of Site	95,076 VPD

Year: 2019 | Source: New Hampshire DOT



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DEMOGRAPHIC HIGHLIGHTS

Population

	3 miles	5 miles	10 miles
2024 Estimated Population	34,849	106,154	257,037
2029 Projected Population	35,377	107,410	260,921
Proj. Annual Growth 2024 to 2029	0.30%	0.24%	0.30%

Daytime Population

2024 Daytime Population	41,984	110,333	238,958
Workers	27,012	62,437	123,919
Residents	14,972	47,896	115,039

Income

2024 Est. Average Household Income	\$145,858	\$138,615	\$156,234
2024 Est. Median Household Income	\$107,792	\$101,672	\$116,063

Households & Growth

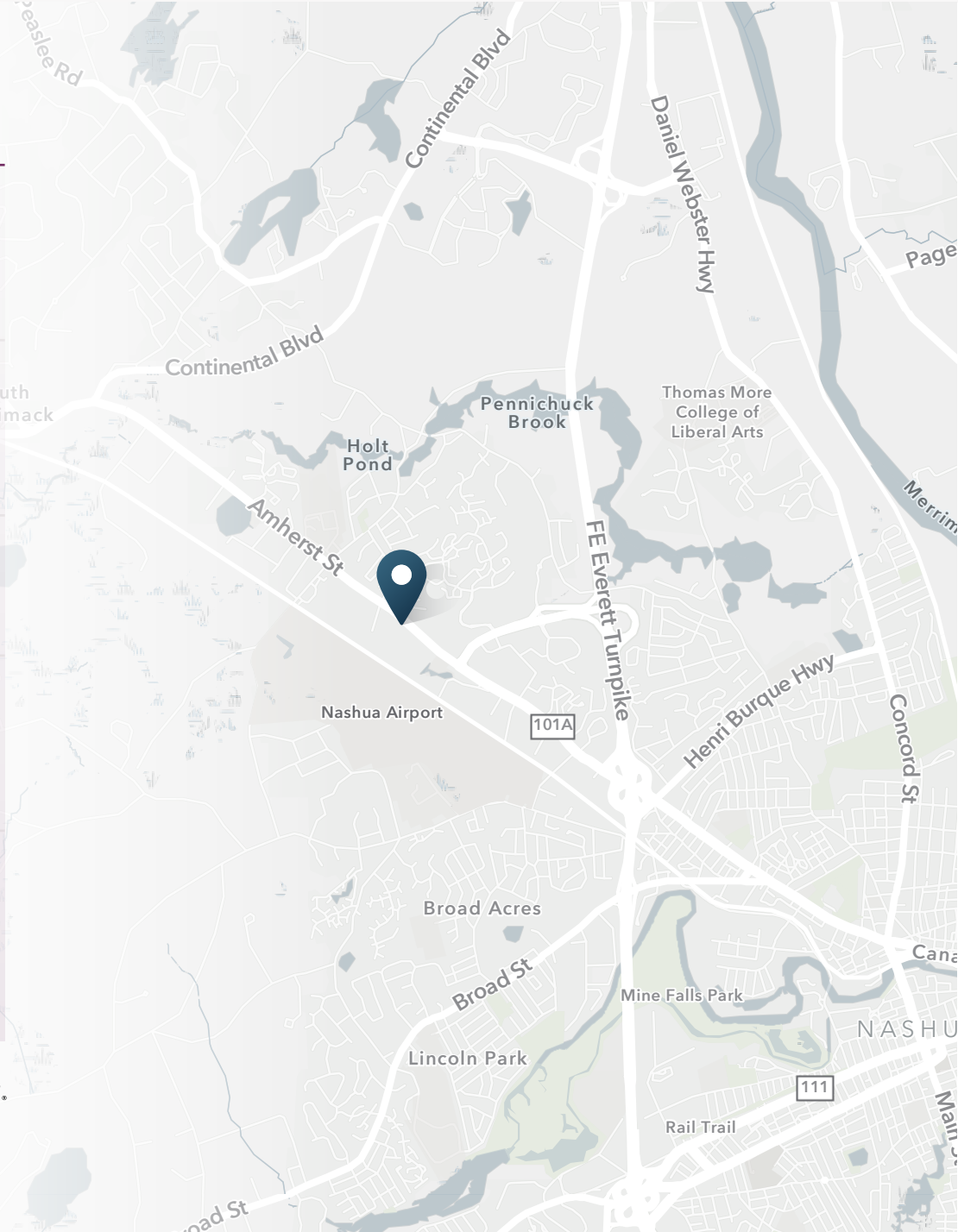
2024 Estimated Households	14,800	43,453	100,654
2029 Estimated Households	15,177	44,506	103,264
Proj. Annual Growth 2024 to 2029	0.50%	0.48%	0.51%

Race & Ethnicity

2024 Est. White	78%	77%	82%
2024 Est. Black or African American	3%	3%	2%
2024 Est. Asian or Pacific Islander	6%	5%	5%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	13%	15%	11%
2024 Est. Hispanic (Any Race)	10%	14%	8%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
400 Fifth Avenue, Suite 105
Waltham, MA 02451
857.263.3839

Bryan Wright
617.610.0791
bryan.wright@srsre.com

Chris Janelle
857.263.3812
chris.janelle@srsre.com

Joe Quinn
617.379.7327
chris.janelle@srsre.com

Jonathan Lapat
Broker of Record

SRSRE.COM

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