



For Lease

# Nettles Shoppes

**Hugo F. Overdeput, CCIM**

Vice President  
+1 603 560 2764  
hugo.overdeput@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliers.com

## 379 South Broadway Salem, NH

### Property Highlights

- One unit remains in the high traffic Nettles Shoppes retail plaza located close to the New Hampshire/Massachusetts border
- Unit C-3 is 2,000± SF and consists of open space and a private bathroom
- The plaza has maintained better than 90% occupancy for over 25 years and features plenty of parking and nicely landscaped grounds
- Tenants include FedEx Office, Cartridge World, H&R Block, Trattoria Amalfi, Above the Barre, Fusion Hair Salon, and more
- 500'± road frontage on South Broadway/Route 28 with 44,000± VPD according to the Salem Economic Development Committee

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## Specifications

Address:	379 South Broadway
Location:	Salem, NH 03079
Building Type:	Retail plaza
Year Built:	1985
Total Plaza SF:	27,456±
Available SF:	Unit C-3: 2,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Commercial CIC
2023 NNN Expenses:	\$7.17 PSF
Lease Rate:	\$20.00 NNN



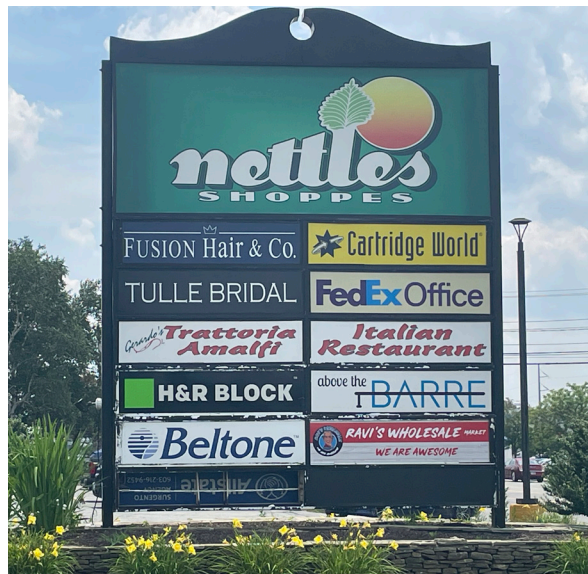
## 3 Mile Demographics

 Avg HH Income **\$113,740**
 # of Households **22,878**
 Avg Population **62,272**

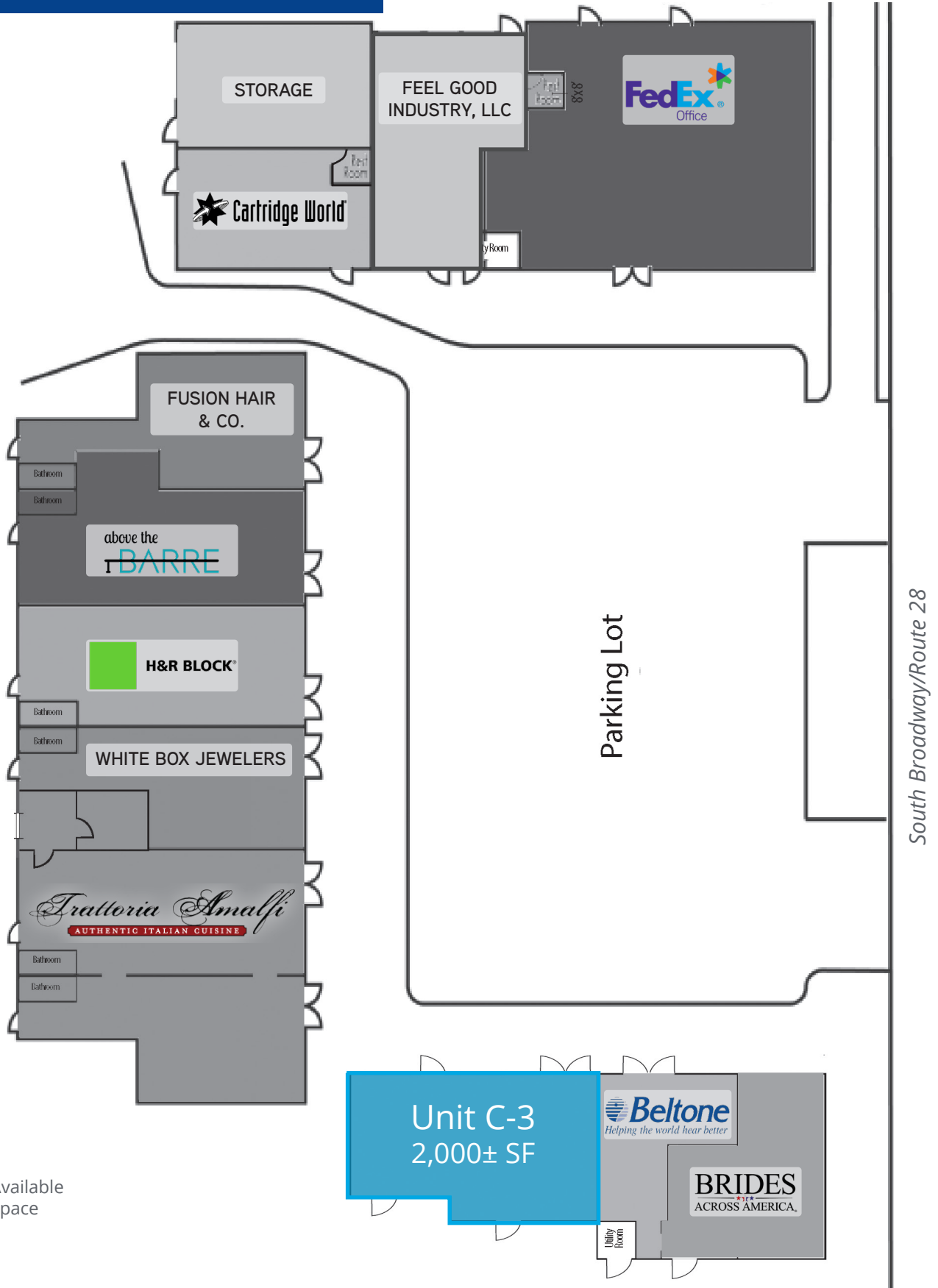
Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2023.



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# Plaza Layout



 Available Space