

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**VERANI
REALTY**



Pennichuck Square Shopping Center

707 Milford Road, Merrimack, NH 03054

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR LEASE

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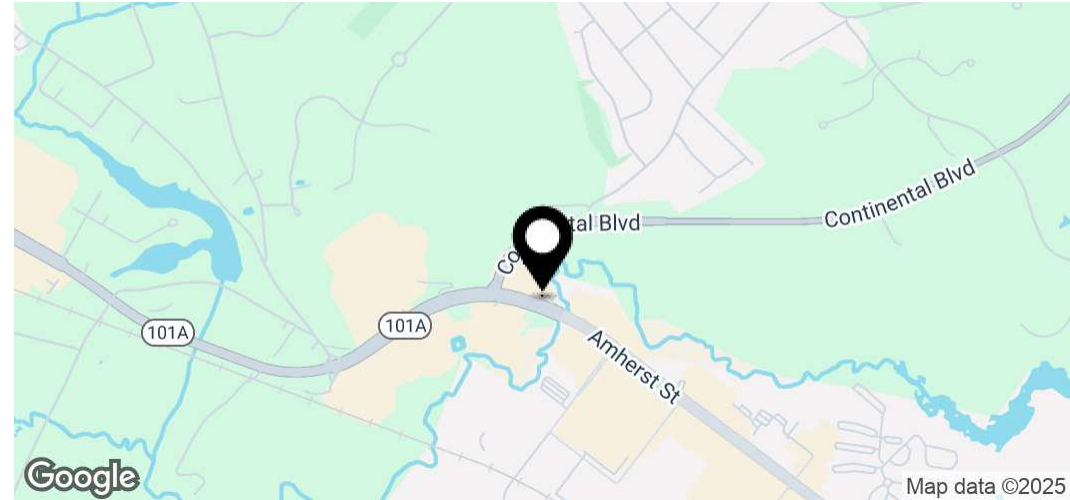
Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$20.00 SF/yr
Lease Type	NNN

Property Overview

Join the vibrant tenant mix at Pennichuck Square, a well-maintained shopping center on the Merrimack, Amherst, and Nashua border. Conveniently located at the intersection of Route 101A and Continental Boulevard, this high-visibility center sees 33,000+ vehicles per day (VPD) and offers a strong blend of shopping, dining, personal services, and professional offices.

Anchored by M&T Bank, Pennichuck Square provides ample parking, all public utilities, and prime exposure for businesses looking to thrive in a bustling retail hub. Currently, two retail spaces and one office unit are available, making this the perfect opportunity for new or expanding businesses.

Unit 5AB = 4,500 +/- SF

Unit 6C = 1,500 +/- SF

Unit 10B-1 = 750 +/- SF

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Additional Photos

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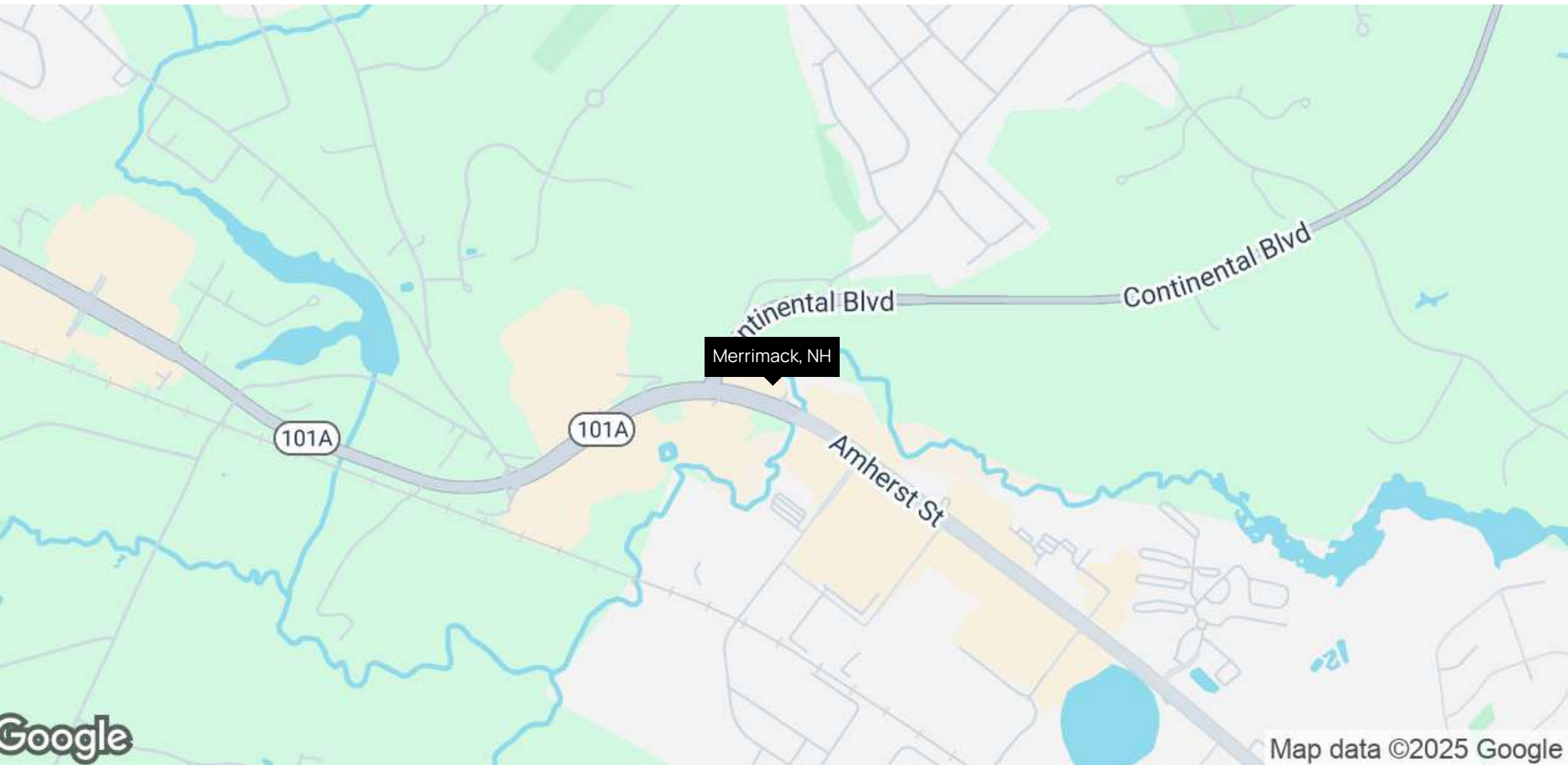
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Location Information

Section 2

Regional Map

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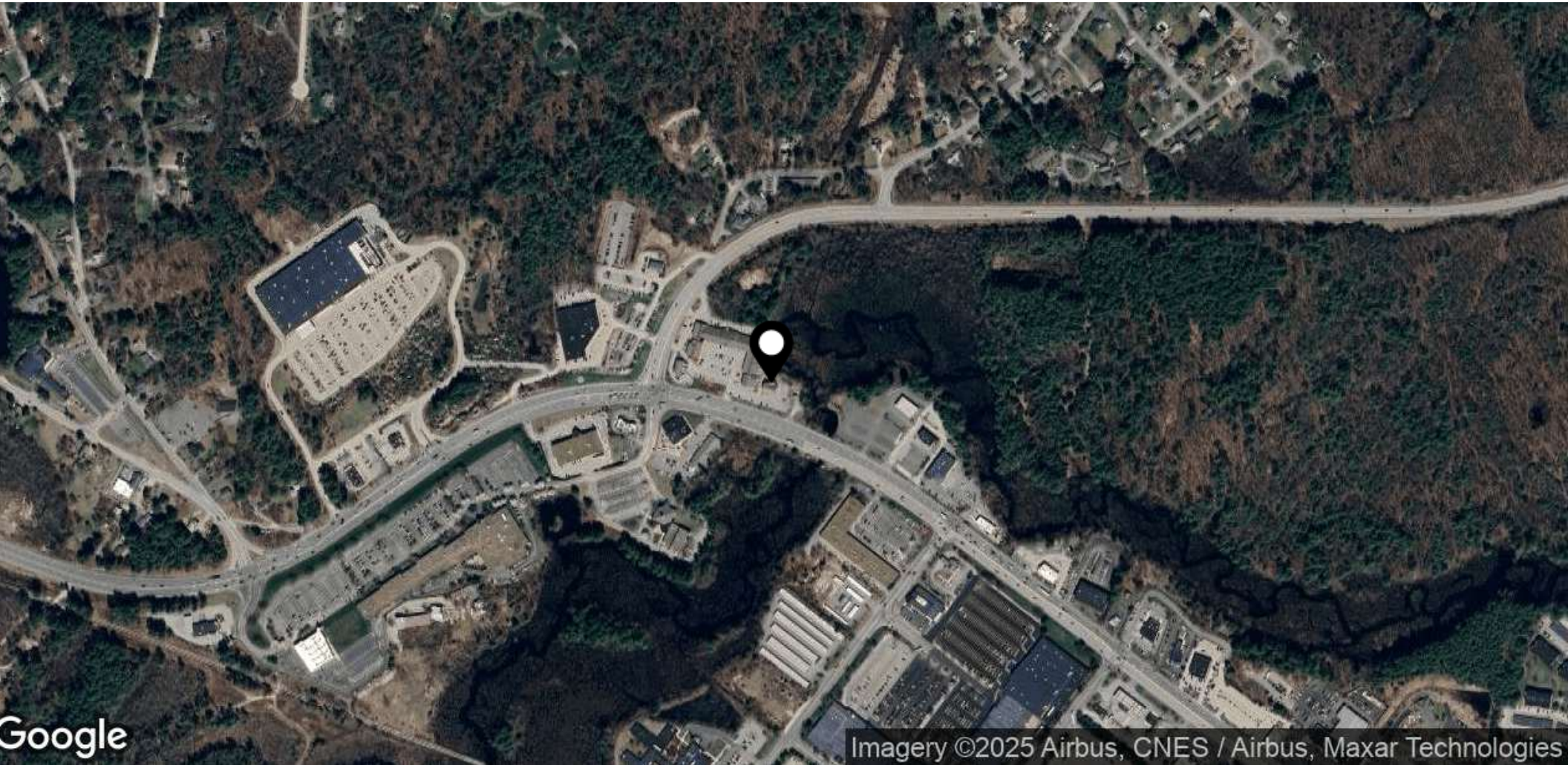
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Aerial Map

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Demographics

Section 3

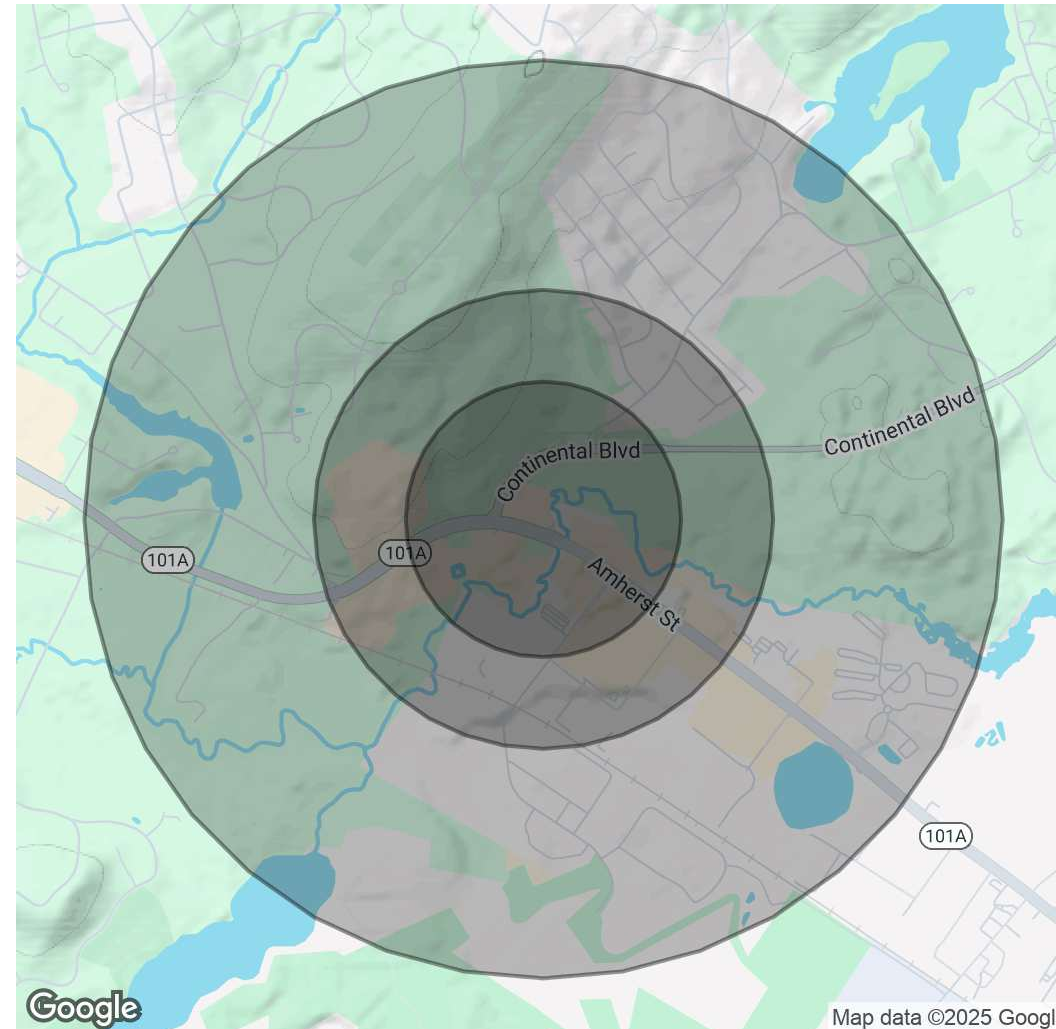
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	147	561	2,558
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	65	223	1,014
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$131,137	\$153,961	\$156,869
Average House Value	\$420,876	\$493,097	\$499,546

Demographics data derived from AlphaMap



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