



FOR SUBLEASE

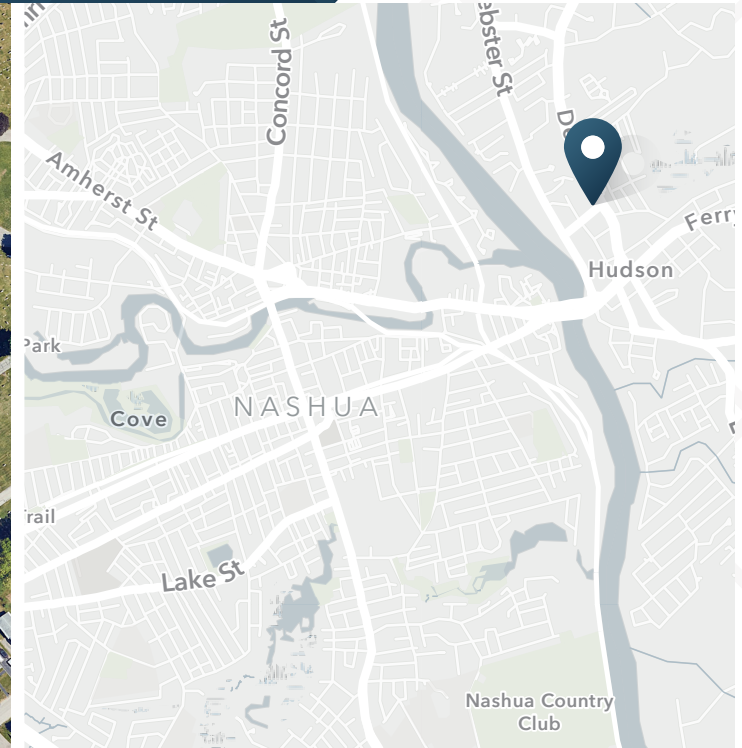
Former Walgreens

90 Derry Road | Hudson, New Hampshire



Former Walgreens

90 Derry Road | Hudson, NH 03051



11,710 SF

Available

1.19 AC

Lot

\$11.00 PSF

Lease Rate

ABOUT THE PROPERTY

- Store available for sublease.
- Area retail includes Hannaford, Dollar Tree, O'Reilly Auto Parts, AutoZone, and CVS.
- Located less than two miles from downtown Nashua.
- Site accessible by lighted intersection.
- Pylon signage and 40 parking spaces included.
- Term End Date: 1/31/2034.

NEARBY RETAILERS



TRAFFIC COUNTS

| | |
|----------------------------|------------|
| Derry Road | 23,826 VPD |
| Ferry Street | 11,988 VPD |
| Lowell Road | 18,815 VPD |
| Year: 2023 Source: NHDOT | |

Trade Area

90 Derry Road | Hudson, NH 03051



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DEMOGRAPHIC HIGHLIGHTS

3 MILE

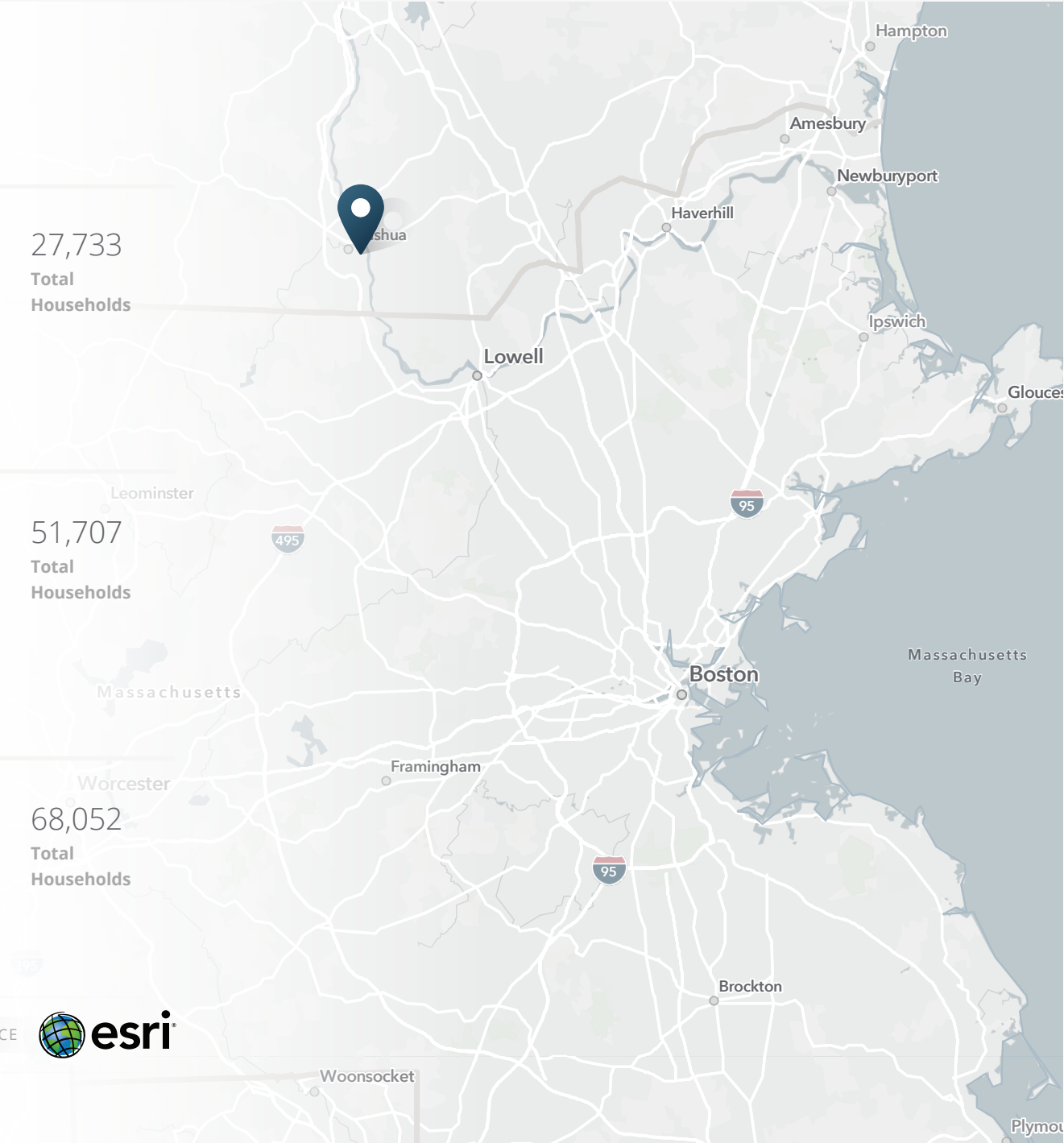
| | | | |
|----------------------|---------------------------------------|--|-------------------------------|
| 66,976 Population | 67,432 Total Daytime Population | \$126,077 Average Household Income | 27,733 Total Households |
|----------------------|---------------------------------------|--|-------------------------------|

5 MILES

| | | | |
|-----------------------|--|--|-------------------------------|
| 125,119 Population | 125,615 Total Daytime Population | \$137,985 Average Household Income | 51,707 Total Households |
|-----------------------|--|--|-------------------------------|

7 MILES

| | | | |
|-----------------------|--|--|-------------------------------|
| 171,387 Population | 164,055 Total Daytime Population | \$149,198 Average Household Income | 68,052 Total Households |
|-----------------------|--|--|-------------------------------|



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





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