

TARA COMMONS

HIGHLY ACTIVE BOUTIQUE NEIGHBORHOOD RETAIL CENTER

1,250 SF AVAILABLE



Spit Brook Road, Nashua, NH

Tara Commons is a first-class retail and medical office center in Nashua, located immediately off of Exit 1 on Spit Brook Road. A half-mile from the MA/NH state line, Tara Commons sits at the entrance of Gateway Hills, a full-service mixed-use park, home to six commercial office buildings, two hotels, apartments and townhouses. Offering unmatched visibility and easy accessibility, Tara Commons has become the leading retail center in Nashua, and is currently home to Southern NH Health System, Pure Barre, Greenwood Dental, Pressed Cafe, The Polished Man, Craft Beer Cellar, Spit Brook Market, Elizabeth Grady Salon, Apricot Lane, Miracle-Ear Hearing Aid Center, Orangetheory Fitness and Jeanne D'Arc Credit Union.

Specifications:

TYPE OF CENTER:

Neighborhood
Retail / Medical Office

FIRE PROTECTION:

Fully Sprinklered

SEWER/WATER:

City of Nashua

GROSS LEASABLE AREA:

34,765 SF

HVAC:

Natural Gas-Fired
Roof Top Units (RTU's)

POWER:

Eversource

PARKING:

5.2 spaces per 1,000 SF

TELECOMMUNICATIONS:

Xfinity/Comcast

NATURAL GAS:

Liberty Utilities

Demographics:

POPULATION:

| | 2 MILE RADIUS | 5 MILE RADIUS | 10 MILE RADIUS |
|---------------|---------------|---------------|----------------|
| 2022 | 22,022 | 113,315 | 382,364 |
| Annual Growth | 0.7% | 0.5% | 0.6% |

TOTAL HOUSEHOLDS:

| | 2 MILE RADIUS | 5 MILE RADIUS | 10 MILE RADIUS |
|---------------|---------------|---------------|----------------|
| 2022 | 9,024 | 44,342 | 143,206 |
| Annual Growth | 0.9% | 0.6% | 0.7% |

INCOME:

| | 2 MILE RADIUS | 5 MILE RADIUS | 10 MILE RADIUS |
|-------------------------------|---------------|---------------|----------------|
| 2022 Average Household Income | \$121,116 | \$110,101 | \$115,944 |
| 2022 Median Household Income | \$96,097 | \$88,211 | \$93,923 |

TRAFFIC COUNTS:

| | |
|------------------|----------------------------|
| Everett Turnpike | Approximately 115,484 AADT |
| Spit Brook Road | Approximately 26,700 AADT |
| Tara Boulevard | Approximately 9,400 AADT |

Features:

- Spyglass Brewing Company
- Conveniently located at Exit 1 off Route 3 at MA/NH border
- Approx. 4,000 people working & living on-site daily
- Over 75 companies on-site (3,000 employees)
- 564 units at Tara Heights Apartments (1,100 residents) and 28 townhomes at Amelia Village
- 105-room Homewood Suites by Hilton
- 336-room Sheraton Hotel
- Outdoor amphitheater, athletic fields, 2 miles of walking trails, the surgical center & more
- Thousands of residential homes and apartments, all within 2 miles of Tara Commons Retail Center
- Popular Gateway Hills Health Club adjacent to site
- Snow Park open during winter months
- 502-unit Nashua Self Storage
- Northridge Surgical Suites

World Class Tenant Mix On Site...

degree
DEGREE CONTROLS, INC.
24,000 SF

BAE SYSTEMS
87,000 SF

skills
43,000 SF

Benchmark
electronics
171,000 SF

ARISTA
25,000 SF

Amphenol
COMMUNICATIONS SOLUTIONS
80,000 SF

Parallel
WIRELESS
75,000 SF

PLEXxi
25,000 SF

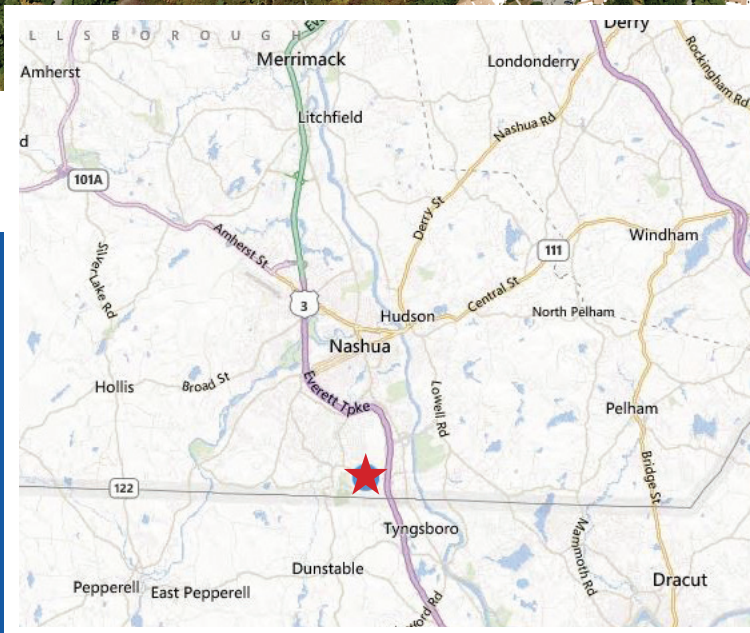
...and more!

Site Plan:



Convenient place to eat, shop and run day-to-day errands





JOHNFLATLEY
Company

For more information,
or to schedule a tour, please contact:

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