

# Heritage Place Amherst, NH

141 Route 101A

~1350 to 3000 SF AVAILABLE



**BEDFORD:**

116 South River Road  
Bedford, NH 03110  
Phone: (603) 668-7000  
Fax: (603) 647-4325 Email:  
[info@nainorwoodgroup.com](mailto:info@nainorwoodgroup.com)

**PORTSMOUTH:**

2 Greenleaf Woods Drive, #301,  
Portsmouth, NH 03801  
Phone: (603) 431-3001  
Fax: (603) 431-3122 Email:  
[info@nainorwoodgroup.com](mailto:info@nainorwoodgroup.com)





**Year built:** 1982

**GLA:** 47,970 SF

**Available area:** ~1300 to 3000 SF

**Traffic count:** 33,350 VPD

**Signage:** Monument sign at entry

**Access:** Signalized intersection at North Hollis Rd, curb cut entry on 101A-E

**Nearby Retailers:** Lowes, Walmart, Staples, Dollar Tree, Mattress Firm, Goodwill, AspenDental, Dunkin Donuts, Michaels, Planet Fitness

**Lease terms:** NNN

**Lease rate:** Call for details

**MATT ROBINSON**

**ADVISOR**

tel (603) 668-7000

mobile (603) 714-3426

mrobinson@nainorwoodgroup.com

**JAY BROUSSEAU**

**ADVISOR**

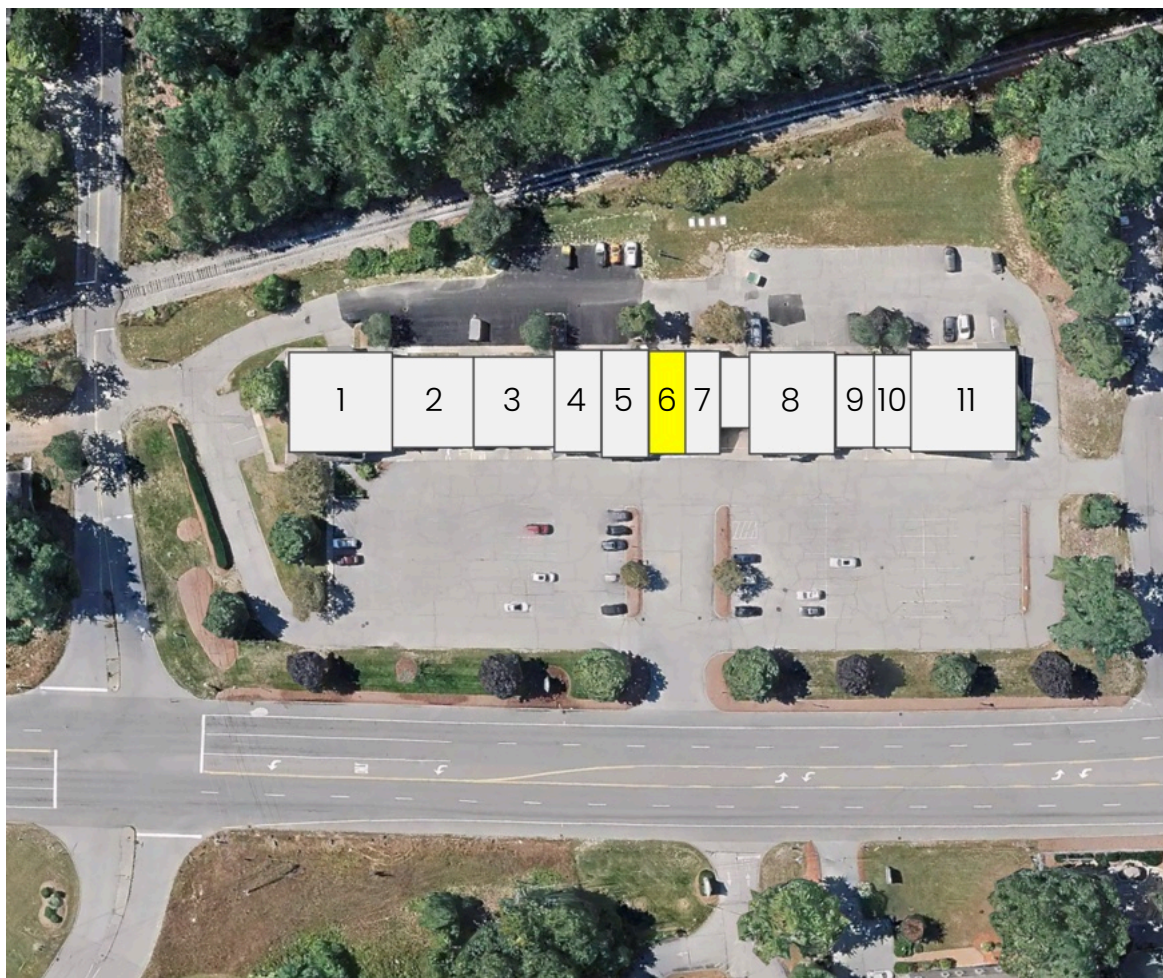
tel (603) 668-7000

mobile (603) 316-8777

jay@nainorwoodgroup.com



# LEASING PLAN



|                                |                             |
|--------------------------------|-----------------------------|
| 1                              | Amherst Antiques            |
| 2                              | Fit Body Boot Camp          |
| 3                              | Dutch Epicure Bakery        |
| 4                              | Studio X Hair Salon         |
| 5                              | Apothecary Tattoo           |
| 6                              | <b>VACANT ~1350 SF</b>      |
| 7                              | First Gear Driving School   |
| 8                              | Casual Cat Framing          |
| 9                              | Jeffrey Scott Fine Jewelery |
| 10                             | Charron Medical             |
| 11                             | Shooter's Outpost           |
| <b>Lower level (not shown)</b> |                             |
| <b>B4/5</b>                    | <b>VACANT ~3000 SF</b>      |
| <b>B9</b>                      | <b>VACANT ~1500 SF</b>      |





## 2025 SUMMARY 2 MILE 5 MILE 10 MILE

|                  |           |           |           |
|------------------|-----------|-----------|-----------|
| Population       | 6,457     | 56,436    | 230,859   |
| Households       | 2,437     | 23,505    | 93,324    |
| Families         | 1,861     | 15,765    | 63,304    |
| Avg HH Size      | 2.64      | 2.38      | 2.45      |
| Median Age       | 44.3      | 43.9      | 42.6      |
| Median HH Income | \$154,862 | \$130,534 | \$125,142 |
| Avg HH Income    | \$178,588 | \$157,619 | \$152,966 |

## BUSINESSES (10 MILE)



9,810

TOTAL BUSINESSES



118,903

TOTAL EMPLOYEES

## INCOME (10 MILE)



\$125,142

MEDIAN HH INCOME



\$61,848

PER CAPITA INCOME

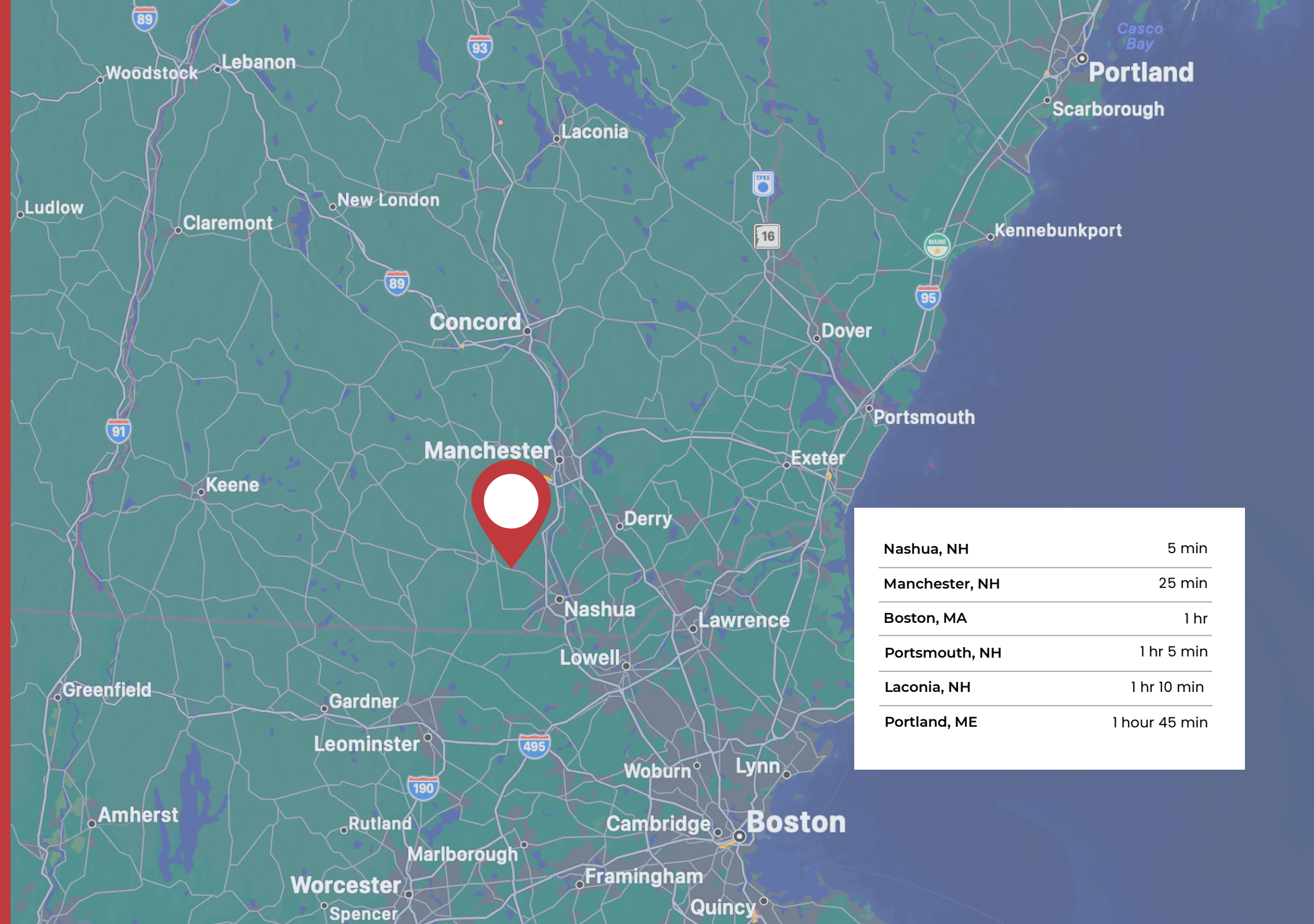


\$550,709

MEDIAN NET WORTH









# DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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Commercial Real Estate Services, Worldwide

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