



PG
Portland Glass:



SITE

Greater Nashua
GNMH
Mental Health

AMHERST STREET

101A

AVAILABLE

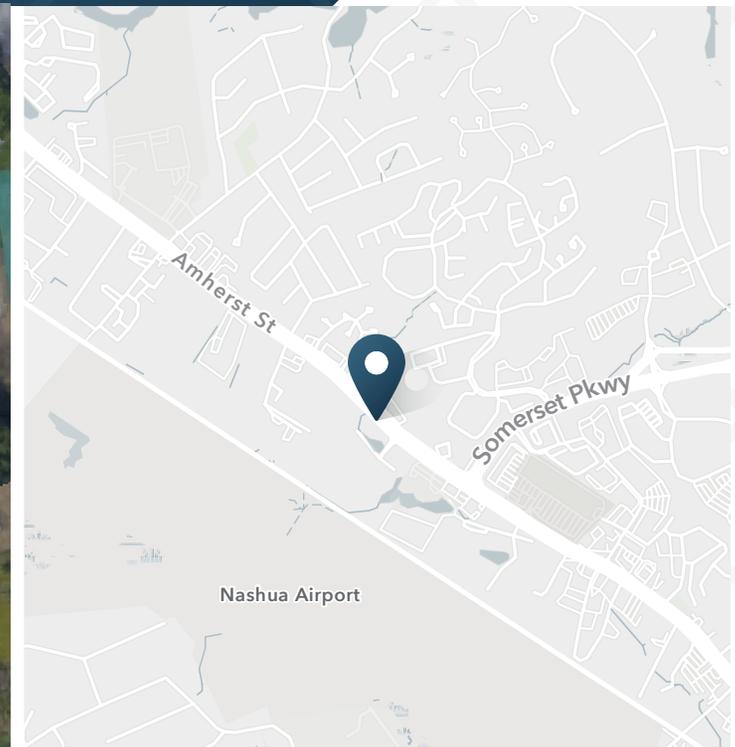
Proposed Pad Site

431 Amherst Street | Nashua, New Hampshire



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431 Amherst Street | Nashua, New Hampshire



3,000 - 5,000 SF
Available

0.57+/- AC
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- Proposed Pad Site with drive-thru availability located on 0.57+/- acres.
- Frontage on heavily trafficked Amherst Street seeing 37,870 VPD.
- Available for Ground Lease or Build-To-Suit.
- Minutes from Route 3
- Ideal uses include Financial Services, QSR, and Medical Retail

NEARBY RETAILERS



TRAFFIC COUNTS

Amherst Street	37,870 VPD
Everett Turnpike	112,873 VPD
Continental Boulevard	16,837 VPD

Year: 2025 | Source: nhDOT

Amherst Street Village

AMHERST STREET

seasons gourmet market

Nashua Community College

0.5 Mile

SITE

Somerset Plaza

EVERETT TPKE

37-870 VPD

19-656 VPD

SOMERSET PKWY

Nashua Airport

101A

Residence Inn

110 Grill

FIVE GUYS

CAVA

Turnpike Plaza



2 Miles

16,837 VPD

10,829 VPD

37,870 VPD

19,656 VPD

10,290 VPD

112,873 VPD

6,224 VPD

Meadowbrook Crossing

- LOWE'S
- Staples
- LONGHORN STEAKHOUSE

Westside Plaza

- MARKET BASKET
- Marshall's
- HomeGoods
- CRUNCH
- OLLIE'S
- SALLY.

Amherst Street Village

- PETSMART
- crumbl
- seasons cornermarket
- Starbucks

Somerset Plaza

- MARKET BASKET
- HOBBY LOBBY
- the paper store
- PURE HOCKEY
- L.L.Bean
- Applebee's

Nashua Mall Plaza

- THE HOME DEPOT
- KOHL'S
- Burlington
- SUBWAY
- Wendy's
- urbanAir
- Starbucks

Turnpike Plaza

- WHOLE FOODS MARKET
- FLOOR DECOR

Hudson Mall Shopping Center

- Hannaford
- AutoZone
- Great Clips
- H&R BLOCK
- McDonald's

SITE

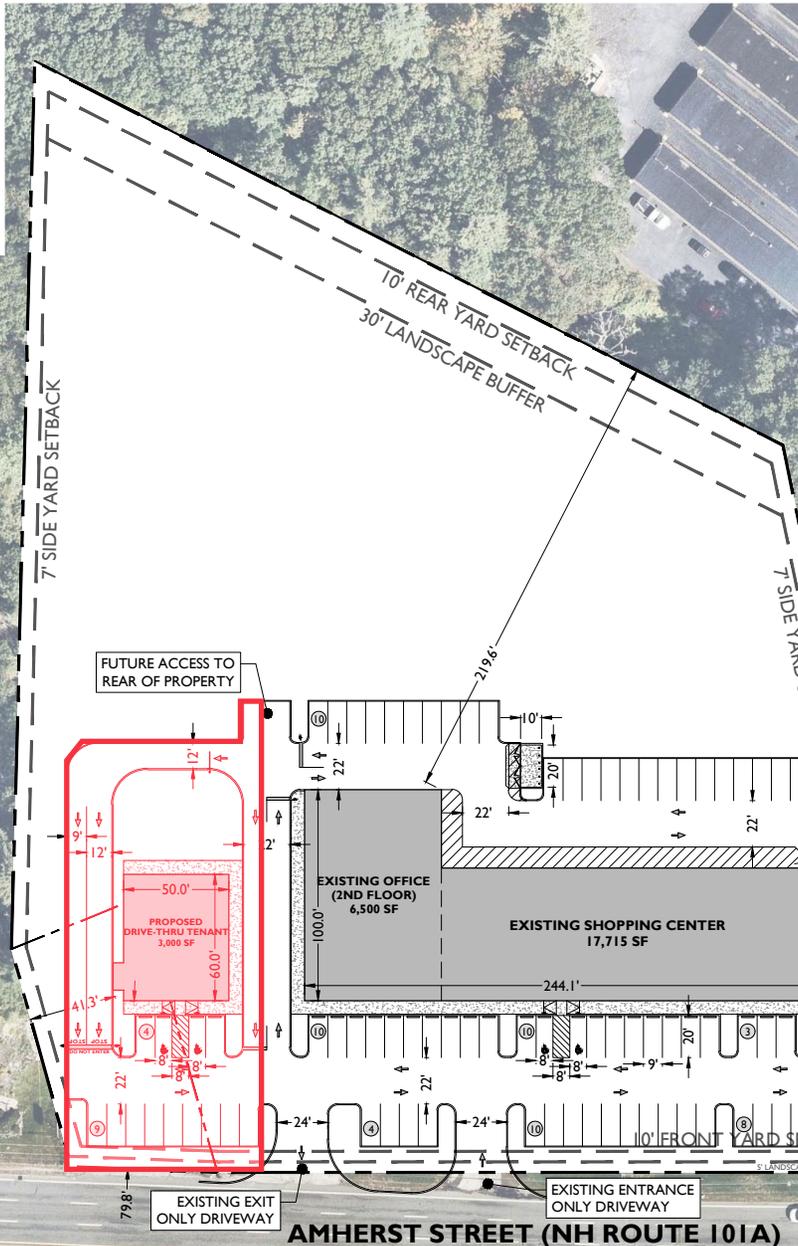
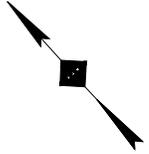
3A

3

101A

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LAND USE AND ZONING

PARCEL ID: H-157 & H-40

GENERAL BUSINESS (GB) DISTRICT

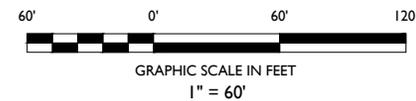
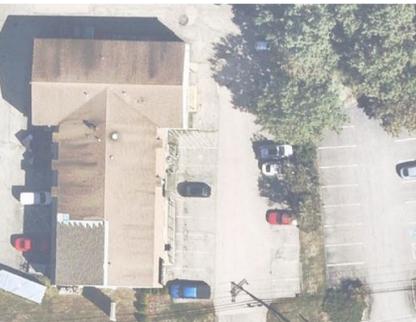
PROPOSED USE

SHOPPING CENTER PERMITTED USE
 OFFICE BUILDING OVER STOREFRONT PERMITTED USE

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 AC)	169,013 SF (3.88 AC)	NO CHANGE
MINIMUM LOT WIDTH	50 FT	409.3 FT	NO CHANGE
MINIMUM LOT FRONTAGE	50 FT	408.6 FT	NO CHANGE
MINIMUM LOT DEPTH	75 FT	345.0 FT	NO CHANGE
MINIMUM OPEN SPACE PERCENTAGE	10% (16,901 SF)	61.0% (103,059 SF)	58.8% (99,356 SF)
MAXIMUM FLOOR AREA RATIO	1.25 (211,266 SF)	0.11 (20,077 SF)	0.16 (27,215 SF)
MAXIMUM BUILDING HEIGHT	5 STORIES (60 FT)	1 STORY (± 15 FT)	2 STORIES (± 30 FT)
MINIMUM FRONT YARD SETBACK	10 FT	76.4 FT	79.8 FT
MINIMUM SIDE YARD SETBACK	7 FT	24.7 FT	24.7 FT
MINIMUM REAR YARD SETBACK	10 FT	219.6 FT	219.6 FT
MAXIMUM DENSITY	12.5	N/A	N/A

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 190-193.A	PARKING DIMENSIONS: WIDTH: 9 FT LENGTH: 20 FT	9 FT 20 FT
§ 190-193.E	MINIMUM DRIVEWAY WIDTH (90° PARKING): 20 FT	22 FT
§ 190-194.G	PARKING SHALL NOT BE LOCATED WITHIN THE FRONT YARD AREA	COMPLIES
TABLE 198-1	MINIMUM REQUIRED PARKING: (1 SPACE / 250 SF) x (20,715 SF) = 83 SPACES	83 SPACES



CONCEPT PLAN
PROPOSED SHOPPING CENTER AND OFFICE BUILDING

DRAFT

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: AB
 CHECKED BY: JK
 DATE: 11/24/2025
 SCALE: (H) 1" = 60'

PROJECT ID: BOS-250126

TITLE: **CONCEPT A**

SHEET: **A-1**

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JOHN W. KLINE, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10220
 STATE OF NEW HAMPSHIRE

PARCEL ID: H-157 & H-40
 431 AMHERST STREET
 CITY OF NASHUA
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

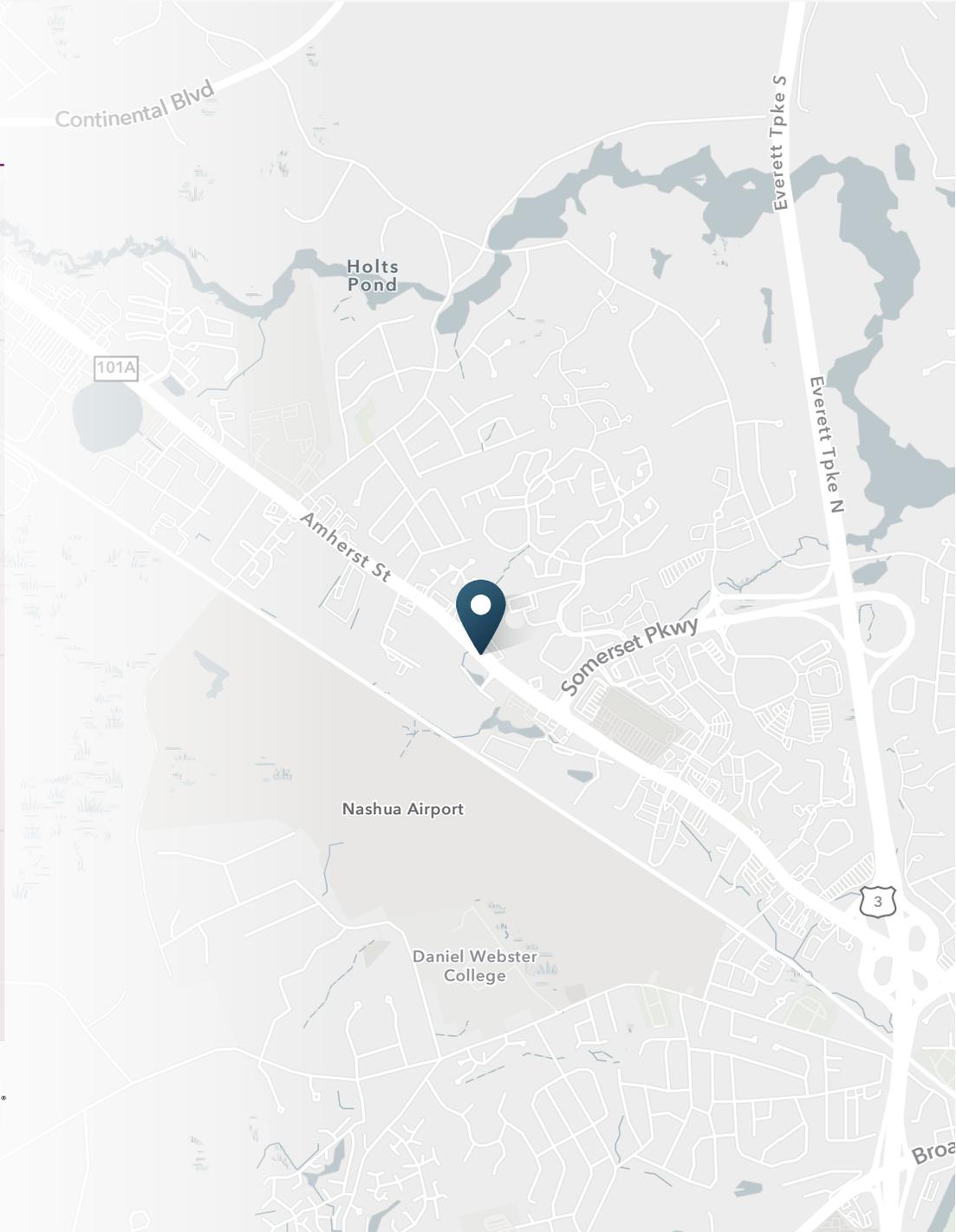
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2025 Estimated Population	5,898	38,105	108,121
2030 Projected Population	5,950	39,404	110,690
Proj. Annual Growth 2025 to 2030	0.18%	0.67%	0.47%
Daytime Population			
2025 Daytime Population	9,616	43,204	111,566
Workers	7,504	27,105	64,121
Residents	2,112	16,099	47,445
Income			
2025 Est. Average Household Income	\$122,774	\$143,176	\$138,327
2025 Est. Median Household Income	\$103,527	\$117,982	\$111,438
Households & Growth			
2025 Estimated Households	2,941	16,563	45,318
2030 Estimated Households	3,033	17,476	47,427
Proj. Annual Growth 2025 to 2030	0.62%	1.08%	0.91%
Race & Ethnicity			
2025 Est. White	68%	77%	77%
2025 Est. Black or African American	4%	3%	3%
2025 Est. Asian or Pacific Islander	12%	5%	5%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	17%	14%	15%
2025 Est. Hispanic (Any Race)	12%	12%	13%



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



PG
Portland Glass



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Greater North
GNMH
Mental Health

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