

# Retail Space Available for Lease

## 493-495 Amherst Street

### Nashua, NH



#### Property Information

<b>Address:</b>	493-495 Amherst Street, Nashua, NH	<b>Parking Ratio:</b>	4.38 per 1,000 SF GLA
<b>Total SF:</b>	31,973 +/- SF	<b>Traffic Counts:</b>	38,000 VPD
<b>Land Area:</b>	3.89 +/- Acres	<b>Zoning:</b>	Highway Business District
<b>Available:</b>	1,203 +/- SF	<b>Year Built:</b>	1978 (Recently Renovated)
<b>Parking Spaces:</b>	140 Spaces		

#### Demographics

	3 Miles	5 Miles	7 Miles
<b>Population:</b>	33,768	102,227	155,994
<b>Average HH Income:</b>	\$95,525	\$87,676	\$92,324
<b>Daytime Population:</b>	13,715	40,368	61,143

 **Enterprise Bank**

 **Aroma Joe's**



493-495 Amherst Street is a retail strip center located at the intersection of Amherst Street (101A) and Thornton Road, which allows direct vehicle access to both east and westbound lanes. This center is adjacent to Bank of America, 7 Eleven and Nashua Community College. Current tenants include a mix of national, regional and local businesses such as Enterprise Bank, Btone Fitness, Jersey Mike's, Aroma Joe's, India Palace, Smoothie King and Kung Fu Tea. Recent renovations at the property include a new façade, parking lot resurfacing, and new pylon sign. Additionally, national tenants located in the proximity of this center include HomeGoods, Target, Panera Bread, PetSmart, Walgreens and Planet Fitness. With great visibility, ample parking, and high traffic volumes this site is a desirable location for retailers, service businesses, and restaurants.

For Leasing Information:

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The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.

**Summit Realty Partners**

80 Hayden Avenue, Lexington, MA 02421  
www.summitrealtypartners.com

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#### FRONT RETAIL BUILDING - NEW CONSTRUCTION



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