



SPERRY

COMMERCIAL REALTY ASSOCIATES

**621 AMHERST STREET
NASHUA, NH**

**STABILIZED NET LEASED
INVESTMENT
QSR-ANCHORED RETAIL
STRIP**



JESSE HEPLER
SENIOR ASSOCIATE
603-785-2246



CHRIS PASCUCCI
PRINCIPAL BROKER
603-494-8960



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Executive Summary & Investment Highlights



Plaza Name: Northwest Crossing

Asking Price: \$2,250,000

GLA: 4,602 SF

Lot Size: 1.78 AC

Highlights:

- **Strong Tenant Mix:** Arby's, Bruster's Ice Cream, and Sport Clips
- **Modern Construction:** Built in 2016 — well-maintained with attractive façade and landscaping
- **Prime Location:** On Amherst Street (Route 101A) — Nashua's premier retail artery
- **Exceptional Visibility:** Prominent street frontage with pylon signage
- **Surrounded by Major National Retailers:** Including Target, Market Basket, Starbucks, Chipotle, and others

Property Overview

Northwest Crossing at 621 Amherst Street offers investors a rare opportunity to acquire a stabilized, multi-tenant net leased retail asset located in the heart of Nashua's dominant retail corridor along Route 101A. Constructed in 2016, the property features a modern design, attractive curb appeal, and a strong lineup of national brands including Arby's, Bruster's Ice Cream, and Sport Clips.

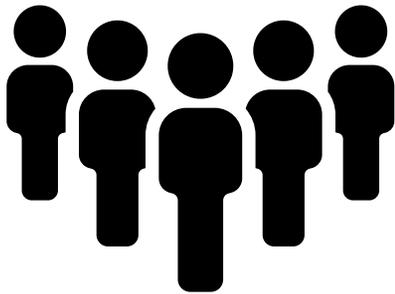
Offered at \$2,250,000, this asset delivers stable income, excellent visibility, and enduring tenant appeal in one of Southern New Hampshire's most vibrant retail markets. The financials are available with a signed NDA.



Demographics

Heavy Traffic Counts:

- 35,737 VPD on busy 101A



Population

1 Mile: 2,536
3 Miles: 20,315
5 Miles: 78,584

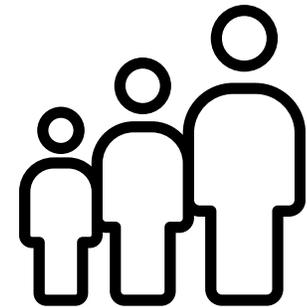
Daytime Population

1 Mile: 4,706
3 Miles: 29,631
5 Miles: 83,177



Median Income

1 Mile: \$104,885
3 Miles: \$133,585
5 Miles: \$117,756



Median Age

1 Mile: 43.6
3 Miles: 43.0
5 Miles: 42.8

Location & Market Overview

FOR SALE | 621 Amherst Street



Advisor Bio



JESSE HEPLER

Director of Retail

jesse.hepler@TheCREassociates.com
Direct: 603.785.2246



CHRIS PASCUCCI

Principal Broker

chris.pascucci@TheCREassociates.com
Direct: 603.494.8960

JESSE HEPLER PROFESSIONAL BACKGROUND

Jess Hepler brings a wealth of retail and restaurant real estate experience to Sperry Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S.

Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage. He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At Sperry Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses.

CHRIS PASCUCCI PROFESSIONAL BACKGROUND

Chris began his career in 1985 in the New York City area, focusing on property maintenance and management for office complexes. After moving to New Hampshire in 1995, he obtained his real estate license and joined Global Commercial Real Estate in Bedford, NH, expanding his property management services across Southern New Hampshire.

As a key liaison for property owners, tenants, and vendors, Chris has built a strong network in the state and specializes in sales, leasing, tenant relations, lease negotiations, and preventive asset maintenance.

In 2017, he became Principal Broker and Managing Director at The Masiello Group, helping to expand their commercial real estate division and grow the team to 20 associates. His leadership established the firm's strong presence in New Hampshire, Maine, Massachusetts, and Vermont.

In October 2024, Chris launched a new chapter as Owner and Principal Broker of Commercial Realty Associates, aiming to position the firm as a premier commercial real estate leader in Northern New England. With a focus on excellence and innovation, Chris is dedicated to providing exceptional service to clients.