



SPERRY

COMMERCIAL REALTY ASSOCIATES



257 DANIEL WEBSTER HWY

NASHUA, NH 03060

FOR LEASE



Chris Pascucci
MANAGING DIRECTOR
603.262.3555 chris.pascucci@sperrycga.com
NH #047341



Jesse Hepler, CCIM
SENIOR ADVISOR
Direct: 603.785.2246
jesse.hepler@svn.com

Property Summary

PROPERTY DESCRIPTION

Experience the epitome of modern commercial real estate at this prime Nashua property. Boasting a highly desirable location on on Daniel Webster Highway, this meticulously maintained space offers a seamless blend of functionality and style. The property features spacious interiors ideal for creating an inviting environment. Ample parking, superb accessibility, and professional property management ensure a seamless leasing experience. With customizable floor plans, this property is designed to accommodate the needs of today's businesses. Discover the perfect opportunity to elevate your organization's presence at this exceptional Nashua location.

LOCATION DESCRIPTION

Discover the vibrant city of Nashua, NH, where the property is located. Enjoy easy access to retail and dining options at the nearby Pheasant Lane Mall and Loop shopping centers, while being minutes from Exit 1 off of Route 93. Located on the Massachusetts/New Hampshire line, the area offers a perfect balance of urban amenities and New England charm. Nearby scenic spots like Mine Falls Park provide the ideal setting for relaxation and recreation. Additionally, the thriving local business community makes the location perfect for a prospective retail/office tenant. Embrace the dynamic energy and convenience of Nashua, where the property is poised to elevate your business presence.

PROPERTY HIGHLIGHTS

- Highly desirable location on Daniel Webster Highway
- Spacious interior
- Ample parking for tenants and visitors

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	1,744	10,079	29,755
Total Population	6,159	35,861	106,611
Average HH Income	\$81,386	\$112,888	\$100,355

OFFERING SUMMARY

Lease Rate: **\$24.00 SF/yr (NNN)**

Available SF: **1,500 - 3,000 SF**

