



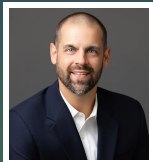
COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

120 NH-101A
AMHERST, NH 03031

Exceptional Owner Occupied
Investment



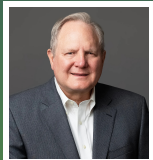
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Property Summary



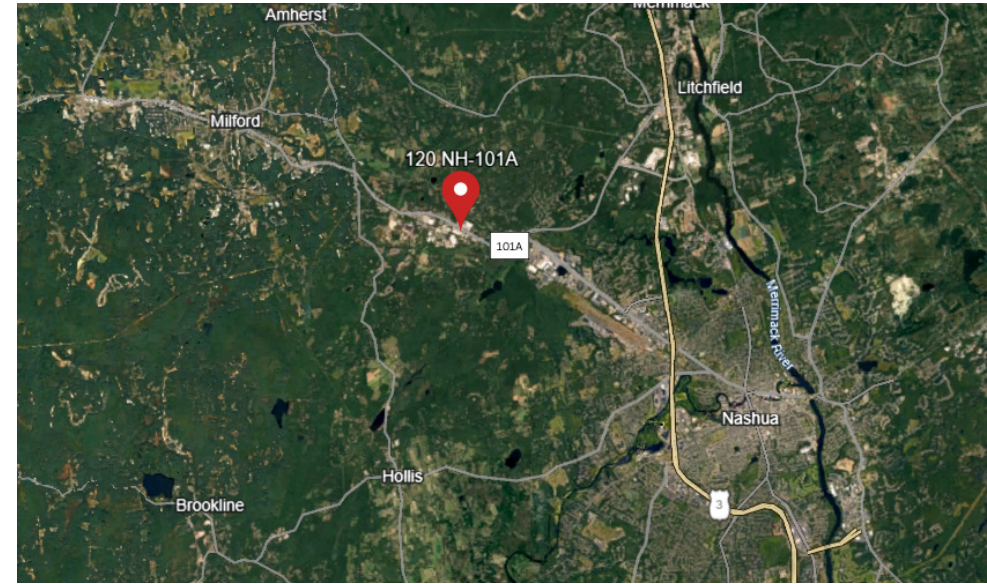
PROPERTY DESCRIPTION

For the first time, 120 Route 101A is being offered for sale, presenting a rare opportunity to acquire a distinctive commercial property in the heart of Amherst's Route 101A retail corridor.

The property reflects years of thoughtful ownership and investment. Designed and constructed by the current owner with a high level of attention to quality, functionality, and architectural detail, the ±30,447 SF building has been meticulously maintained throughout its history. From its distinctive exterior and showroom presentation to its flexible combination of retail, office, and warehouse space, this is a property that was built with purpose and cared for accordingly.

Situated on approximately 4.43 acres adjacent to Meadow Brook Crossing and across from Amherst Crossing, the property occupies a prominent position within one of Southern New Hampshire's established retail corridors.

As ownership considers the property's next chapter, 120 Route 101A offers a new owner the opportunity to build upon an exceptional foundation. Its quality, location, scale, and flexible design create a range of possibilities for owner-users, specialty retailers, investors, and other destination-oriented businesses.



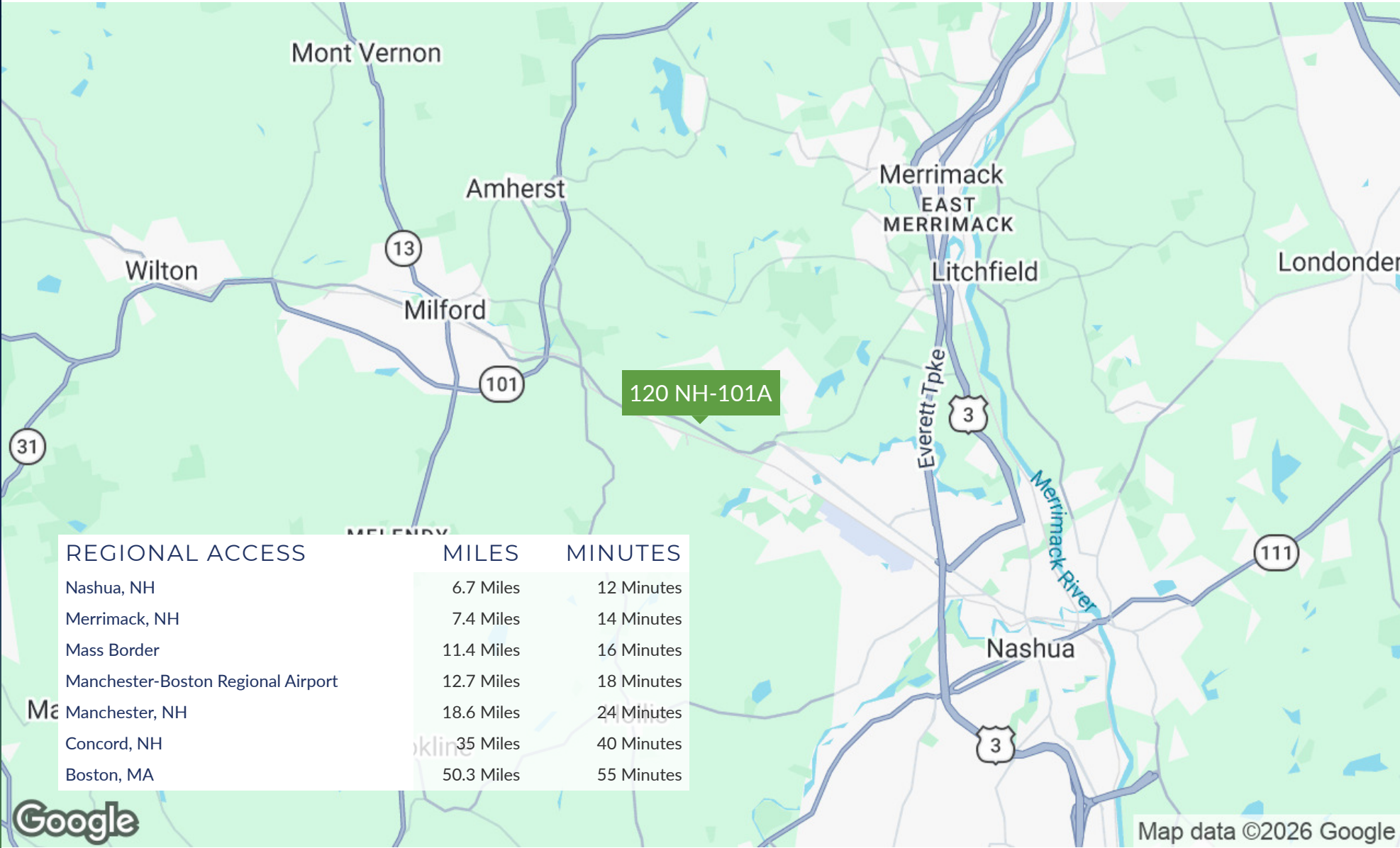
PROPERTY HIGHLIGHTS

- 28,183 VPD
- Generous Warehouse and Showroom Combination
- Significant Value-Add Potential
- Prime Route 101A Location

OFFERING SUMMARY

Sale Price:	\$5,200,000
Lot Size:	4.43 Acres
Building Size:	30,447 SF±

Location Map



REGIONAL ACCESS	MILES	MINUTES
Nashua, NH	6.7 Miles	12 Minutes
Merrimack, NH	7.4 Miles	14 Minutes
Mass Border	11.4 Miles	16 Minutes
Manchester-Boston Regional Airport	12.7 Miles	18 Minutes
Manchester, NH	18.6 Miles	24 Minutes
Concord, NH	35 Miles	40 Minutes
Boston, MA	50.3 Miles	55 Minutes



Map data ©2026 Google

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Retailer Map

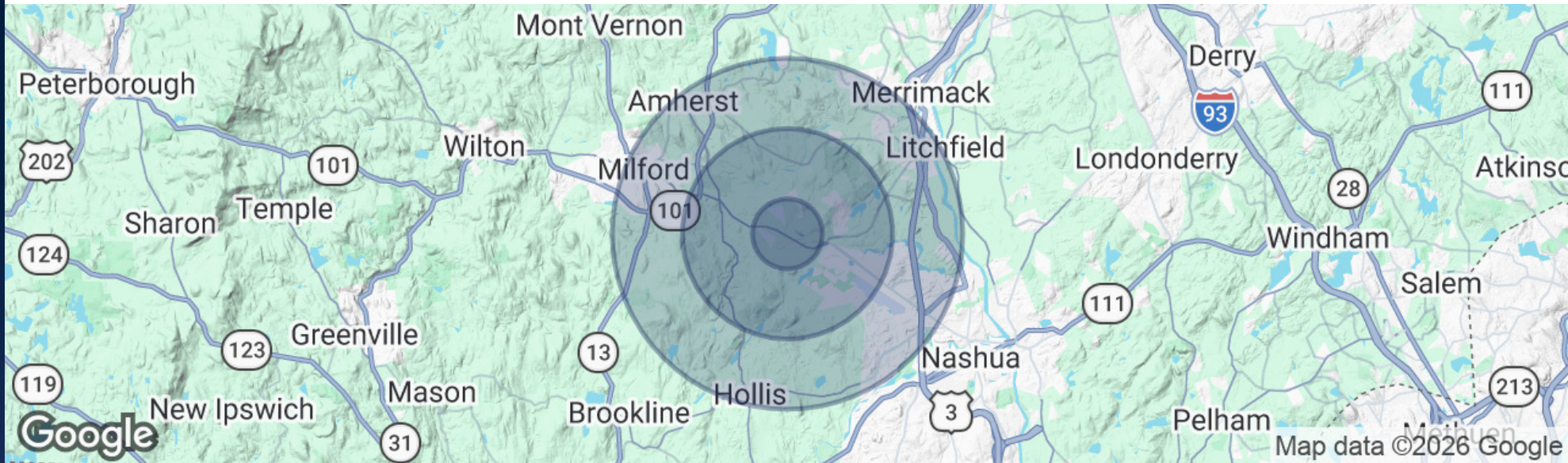


Map
data
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Google

Additional Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,583	14,039	53,787
Average Age	40.3	41.9	42.9
Average Age (Male)	38.7	41.5	41.9
Average Age (Female)	41.7	41.5	43.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	581	5,341	21,301
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$149,996	\$152,377	\$145,705
Average House Value	\$457,818	\$474,374	\$454,843

2023 American Community Survey (ACS)

Advisor Bios



JOSHUA SOLLOWAY

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.



JESSE HEPLER

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.

He holds the prestigious CCIM designation, 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.



ALEX BERUBE

Alex Berube earned his real estate license in 2021, initially focusing on building his personal investment portfolio. Alex quickly established himself on the residential side, completing over 40 transactions and developing a comprehensive understanding of the market. As his experience grew, so did his interest in the complexities of commercial real estate, ultimately leading him to join Sperry Commercial Realty Associates in the spring of 2026.

Born and raised in New Hampshire, Alex was shaped by a blue-collar, entrepreneurial upbringing. His grandfather, founder of Berube's Truck Accessories in Bow, instilled in him the values of hard work, ownership, and perseverance that continue to guide his career today.