

# For Sale // Redevelopment Opportunity



613 Amherst St, Nashua, NH 03063



## Land for Retail Use

### About:

Rare redevelopment opportunity in the heart of busy NH Route 101-A. Access to rear parcel through signalized 4-way intersection. High visibility location with a multitude of uses in General Business district. Abutting plaza includes Verizon and Starbucks. Launch your business on the right foot at this prime retail location.



### Contact Details:

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## Property Highlights:

- Prime retail
- Located on busy 101-A
- 2 Parcels of land
- 2 Buildings
- 100' of lot frontage

## Property Details:



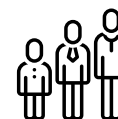
### Population

1 mile: 3,109  
3 miles: 20,370  
5 miles: 76,234



### Median Income

1 mile: \$91,703  
3 miles: \$120,055  
5 miles: \$101,692



### Median Age

1 miles: 35 years  
3 mile: 41 years  
5 miles: 42 years

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### ASSET TYPE

Retail Land Development

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### SALE PRICE

\$1,350,000

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### LOT SIZE

0.78 Acres

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### BUILDING SIZE

Approx. 2,000 SF

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### TRAFFIC COUNT

32,623 VPD

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### ZONING

General Business

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