



FOR SUBLEASE

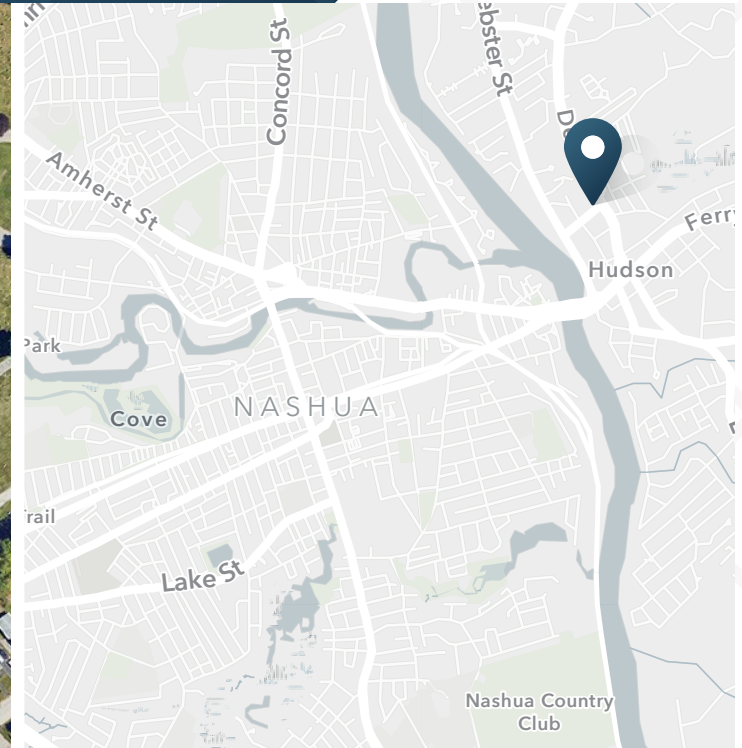
Former Walgreens

90 Derry Road | Hudson, New Hampshire



Former Walgreens

90 Derry Road | Hudson, NH 03051



11,710 SF

Available

1.19 AC

Lot

\$11.00 PSF

Lease Rate

ABOUT THE PROPERTY

- Store available for sublease.
- Area retail includes Hannaford, Dollar Tree, O'Reilly Auto Parts, AutoZone, and CVS.
- Located less than two miles from downtown Nashua.
- Site accessible by lighted intersection.
- Pylon signage and 40 parking spaces included.
- Term End Date: 1/31/2034.

NEARBY RETAILERS



TRAFFIC COUNTS

Derry Road	23,826 VPD
Ferry Street	11,988 VPD
Lowell Road	18,815 VPD
Year: 2023 Source: NHDOT	

Trade Area

90 Derry Road | Hudson, NH 03051



Former Walgreens

90 Derry Road | Hudson, NH 03051



DEMOGRAPHIC HIGHLIGHTS

3 MILES

64,273 Population	64,360 Total Daytime Population	\$124,643 Average Household Income	27,492 Total Households
----------------------	---------------------------------------	------------------------------------------	-------------------------------

5 MILES

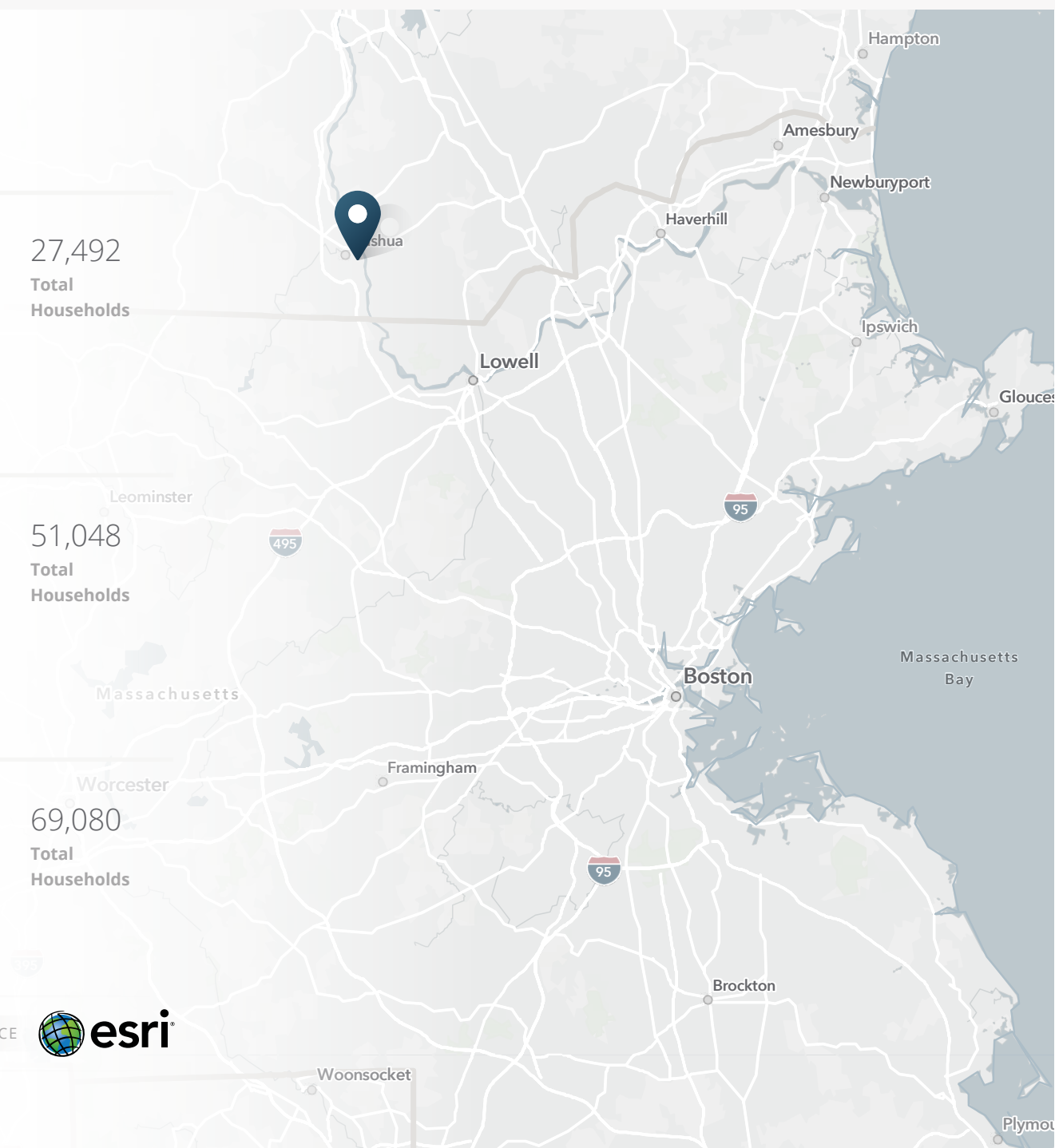
120,567 Population	125,311 Total Daytime Population	\$137,530 Average Household Income	51,048 Total Households
-----------------------	----------------------------------------	------------------------------------------	-------------------------------

7 MILES

168,682 Population	162,863 Total Daytime Population	\$148,606 Average Household Income	69,080 Total Households
-----------------------	----------------------------------------	------------------------------------------	-------------------------------

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
400 Fifth Avenue, Suite 105
Waltham, MA 02451
857.263.3839

Bryan Wright
617.245.0671
bryan.wright@srsre.com

Chris Janelle
857.263.3812
chris.janelle@srsre.com

Sam Mazza
614.702.5303
samantha.mazza@srsre.com

Jonathan Lapat
Broker of Record

SRSRE.COM

©2024 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.