



**4,000 SF (DIVISIBLE) RETAIL/RESTAURANT  
SPACE FOR LEASE**

440 Middlesex Road | Tyngsborough, MA

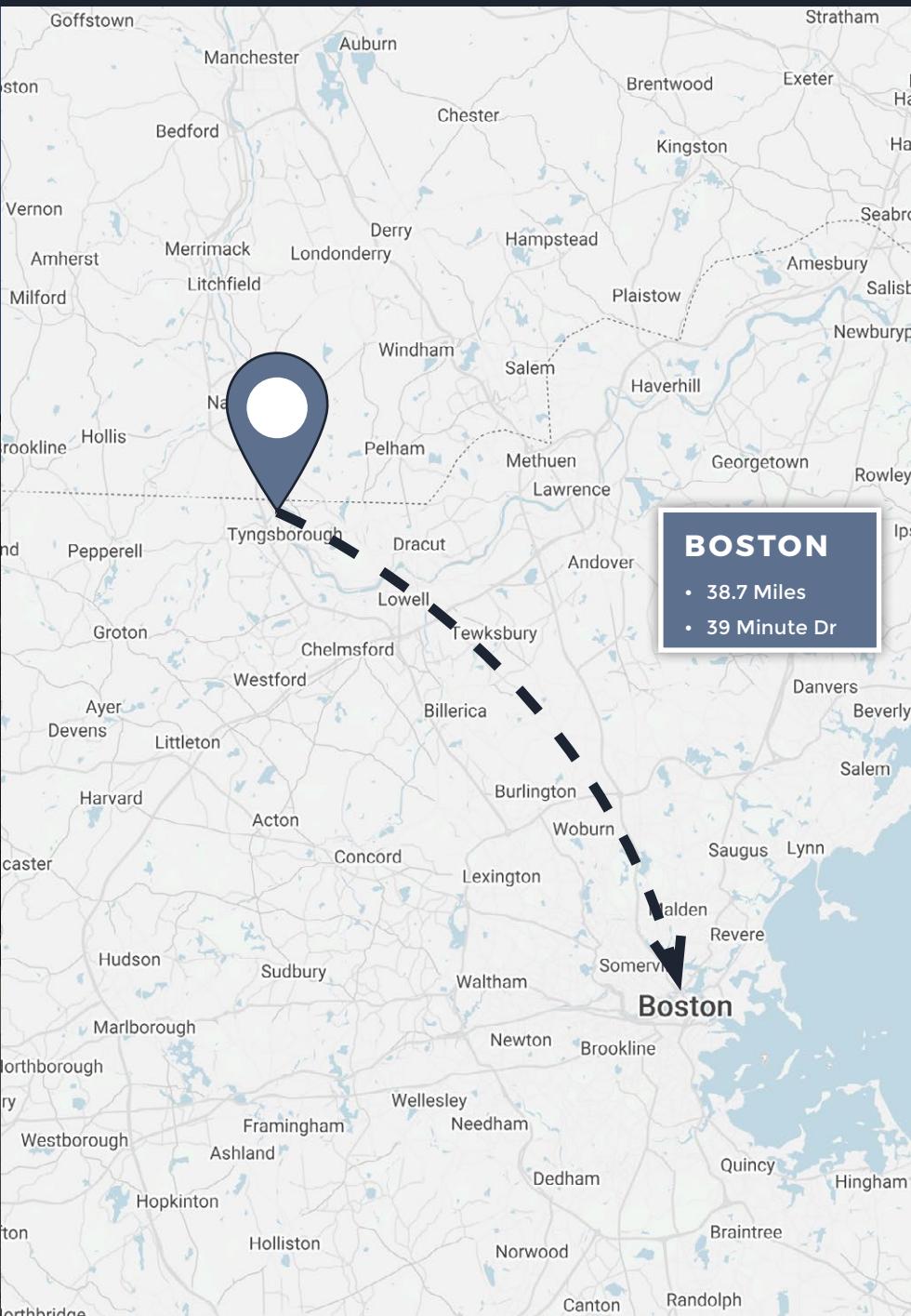
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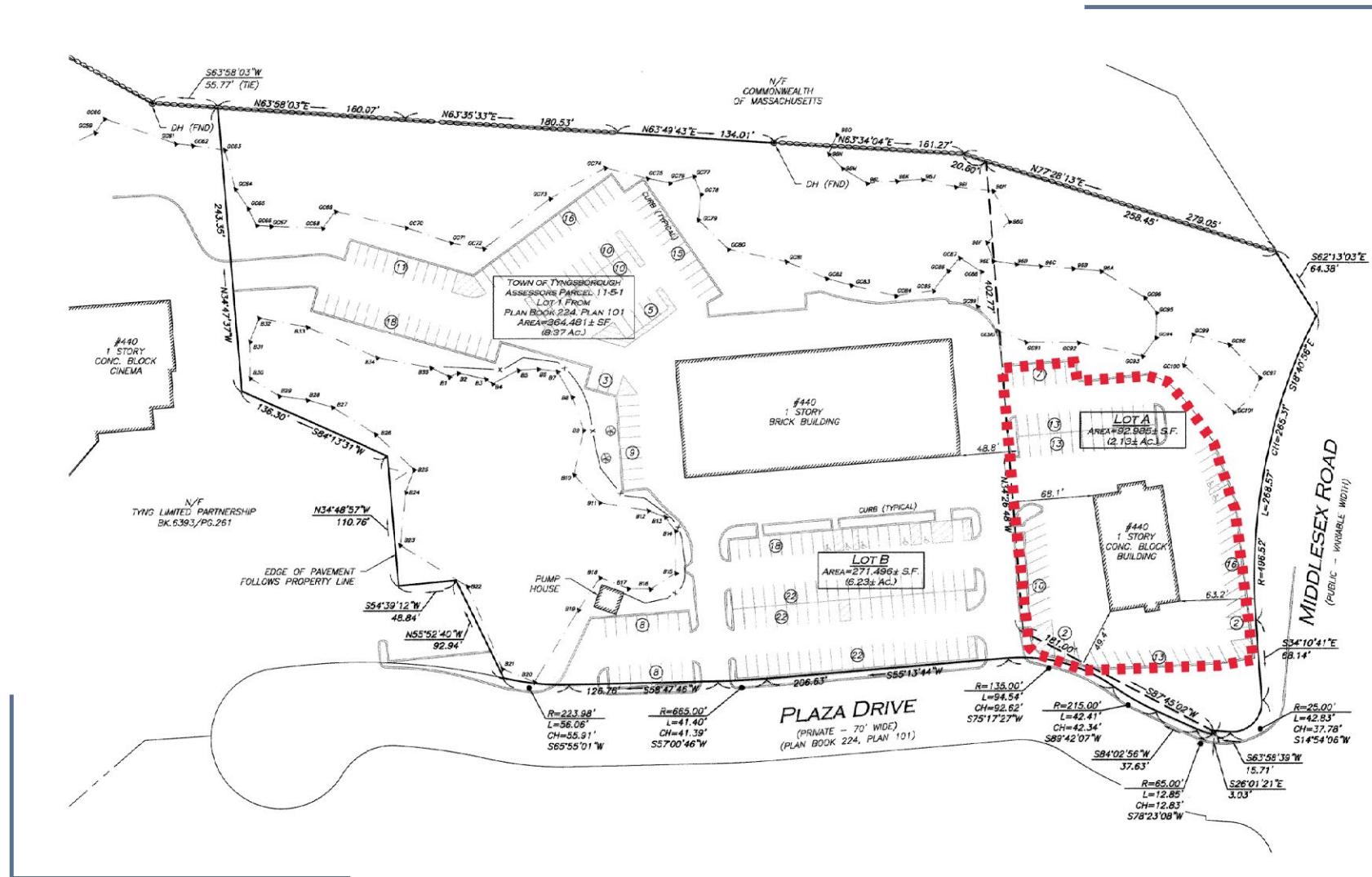


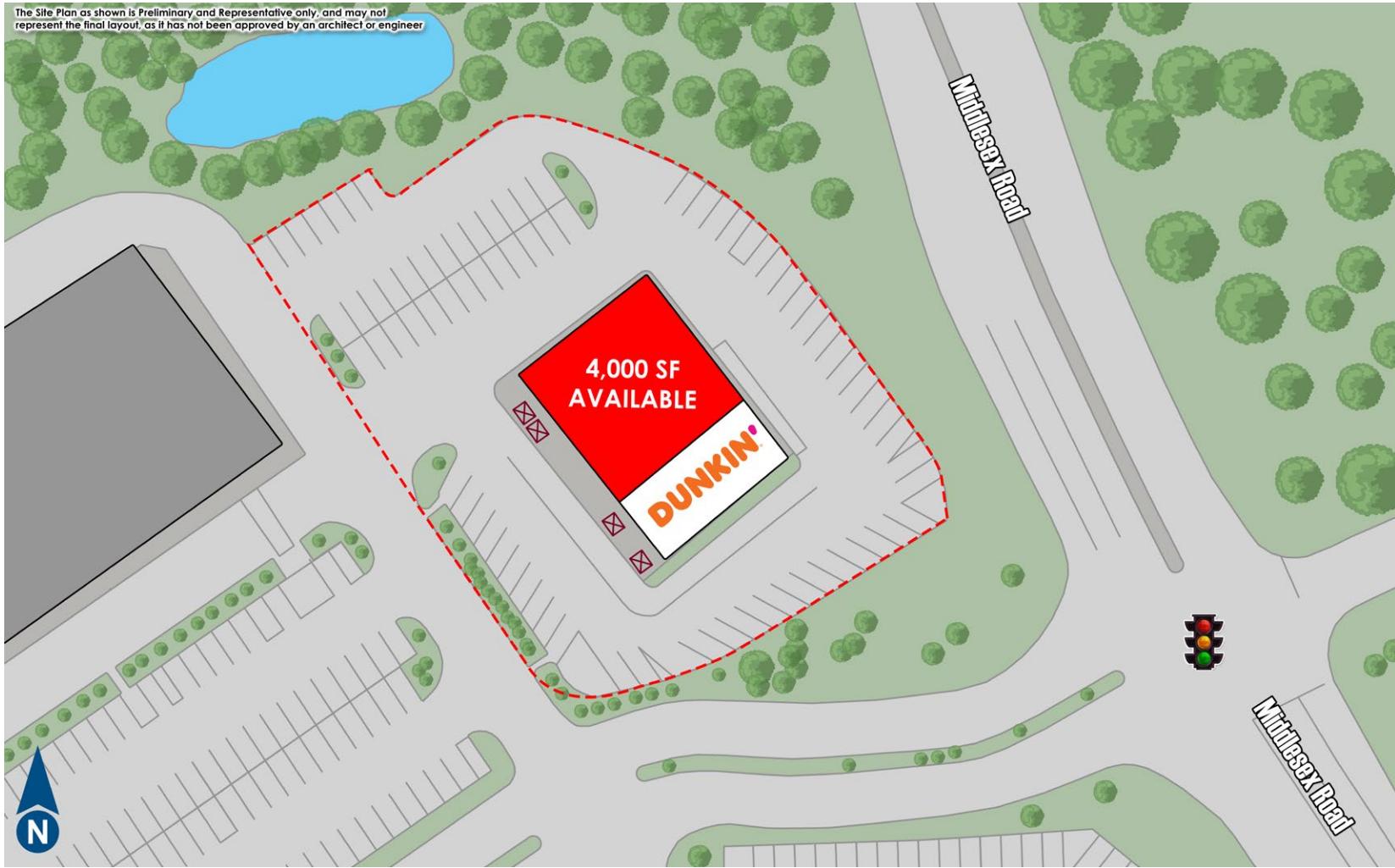
**Aries Commercial Real Estate, LLC** is pleased to present 440 Middlesex Road in Tyngsborough, MA, a 6,000sf retail building for lease at a highly desirable signalized intersection directly across from the Pheasant Lane Mall in Nashua, NH. The property features an existing restaurant infrastructure with drive thru, a pickup window, and benefits from a strong five-mile population of 107,000+ and an average household income of \$137,000+. With excellent visibility, proximity to the new Nash Casino (opening soon), and neighboring businesses like Tavern in the Square, AMC, Player 1 Entertainment, Olive Garden, Nature's Remedy, and Buffalo Wild Wings, this location is ideal for a restaurant or retailer looking to establish a foothold in the bustling Nashua market including the Daniel Webster Highway corridor.

## PROPERTY HIGHLIGHTS

- 4,000 sf available (divisible)
- Abuts NH border
- 15,600+ VPD Traffic Count
- Located 0.1 Miles from Route 3 ramp
- Built in 1987
- Existing Drive-thru and Pickup Window
- 76 +/- parking spaces with additional cross access parking
- Zoning: Business 3, General Shopping









## LOCAL AMENITIES





2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,554	30,756	108,604
Households	1,335	12,630	43,556
Families	596	7,997	27,740
Average Household Size	1.91	2.42	2.46
Owner Occupied Housing Units	222	7,662	26,655
Renter Occupied Housing Units	1,113	4,968	16,901
Median Age	34.7	40.9	41.5
Median Household Income	\$75,926	\$115,954	\$100,424
Average Household Income	\$102,591	\$155,870	\$137,476