

# aries

MARKET BASKET  
SKECHERS  
COSTCO WHOLESALE  
planet fitness  
BOB'S Discount FURNITURE

NASHUA

NEW HAMPSHIRE  
MASSACHUSETTS

TYNGSBOROUGH

Jordan's  
FURNITURE  
Long's  
JEWELERS

THE  
Nash  
CASINO  
160,000 SF

SIMON®  
PHEASANT LANE MALL  
macy's  
DICK'S SPORTING GOODS  
JCPenney  
CVS pharmacy  
Bath & Body Works  
Red Robin  
BUFFALO WILD WINGS  
target  
Apple  
TORRID

3

74,050 VPD

AMC THEATRES  
Olive Garden  
DUNKIN'  
DOLLAR TREE  
Tavern Square  
Pizzeria

NATURE'S  
REMEDY

SMOKEY BONES

MIDDLESEX RD (15,600+ VPD)

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

440 Middlesex Road | Tyngsborough, MA

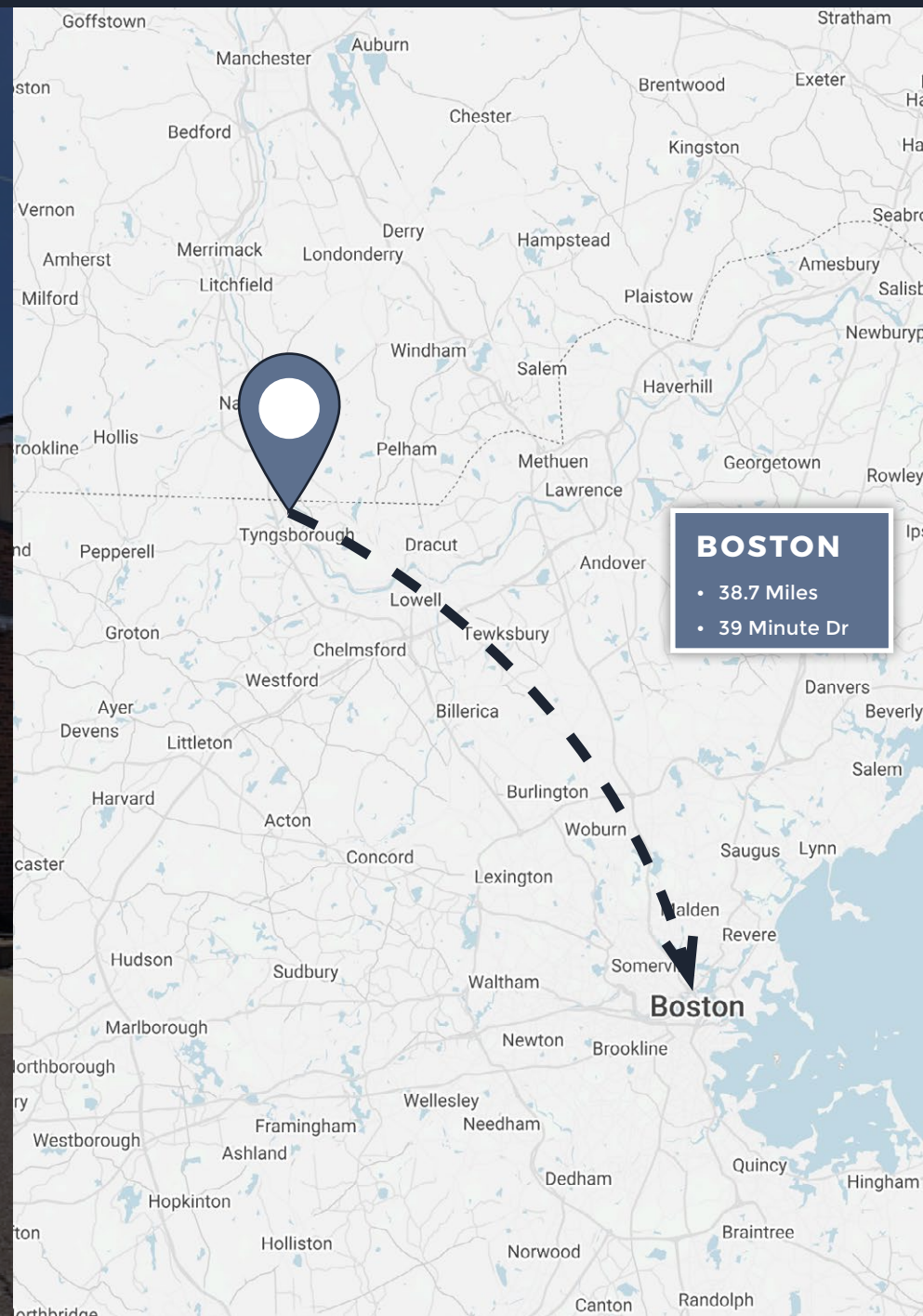
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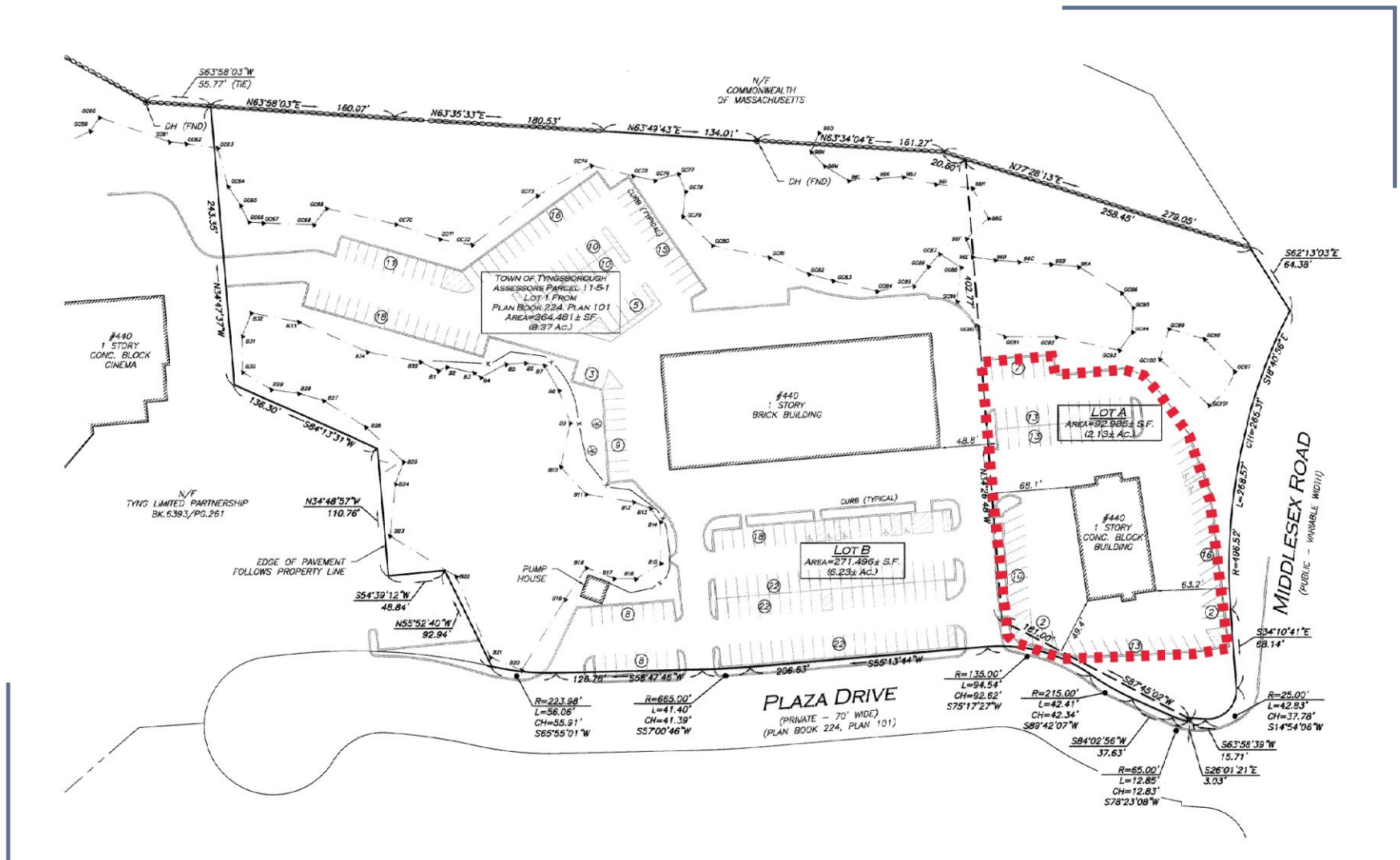


Aries Commercial Real Estate, LLC is pleased to present 440 Middlesex Road in Tyngsborough, MA, a 6,000sf retail building for lease at a highly desirable signalized intersection directly across from the Pheasant Lane Mall in Nashua, NH. The property features an existing restaurant infrastructure with 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.

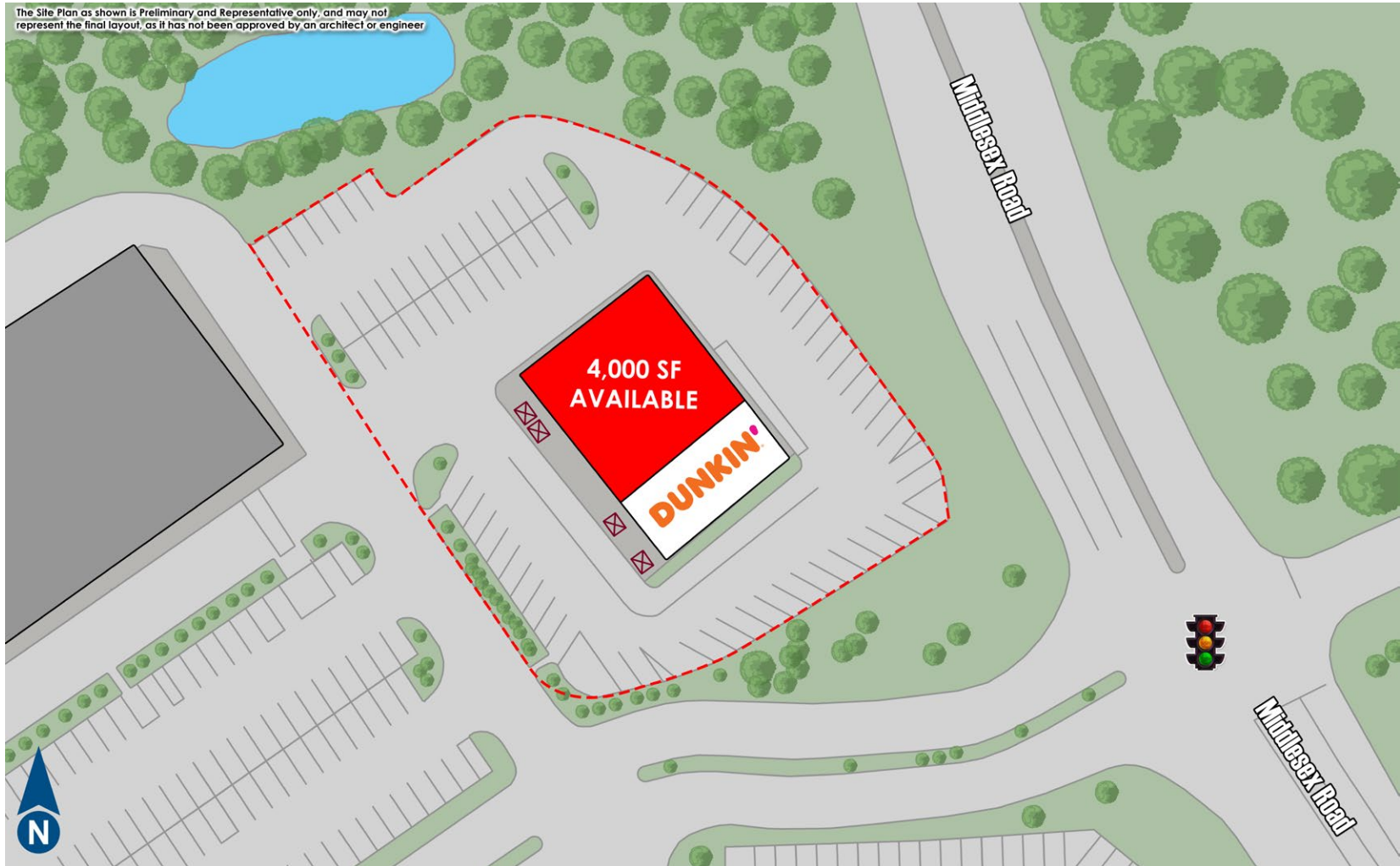
## PROPERTY HIGHLIGHTS

- 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



**LOWE'S**  
CHEVROLET **Bj's**  
**POPEYES**  
**MIDAS**  
TOYOTA  
**DUNKIN'**  
**PAPA JOHN'S**

**Walmart**  
**sam's club**  
**Jerry's Subs** **BURGER KING** **goodwill**  
**MARKET BASKET**

**BEST BUY** **Starbucks** **SAVERS**  
**PETSMART** **CHASE**  
**Marshalls** **LA BOY**  
**HomeGoods** **Panera**  
**OLD NAVY** **BARNES & NOBLE**

**SHERATON HOMewood SUITES** by Hilton  
**Orangetheory**

**THE HOME DEPOT** **Michael's**  
**five BELOW**  
**DAVID'S** **TRADER JOE'S**  
**Bridal** **MATTRESS FIRM**  
**ULTA** **TJ-MAXX** **WHOLE FOODS**

**MARKET BASKET**  
**SKECHERS**  
**COSTCO WHOLESALE**  
**Planet Fitness**  
**BOB'S Discount FURNITURE**  
**PRESSED CAFE**

**macys** **Red Robin**  
**THE Nash CASINO** **SEATTLE WILD WINGS**  
**JCPenney** **target** **Apple**  
**Bath & Body Works** **CVS pharmacy** **DICK'S SPORTING GOODS**  
**TORRID**

**TYNGSBOROUGH HIGH SCHOOL**

**AMC THEATRES**  
**Olive Garden** ITALIAN KITCHEN  
**DUNKIN'**  
**DOLLAR TREE**  
**TAVERN SQUARE**  
**PLAYER**



DEMOGRAPHICS



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