



THE SQUARE ON AMHERST

RETAIL PROPERTY FOR LEASE

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RETAIL PROPERTY FOR LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate/Terms:	Negotiable
Available SF:	2,400 SF Front Retail, 1,350 SF Corner Unit, 650 SF Office 2nd Floor
Traffic Count:	33,000+/- VPD
Renovated:	2023
Space Use:	Retail/Medical/Office

PROPERTY OVERVIEW

This opportunity provides highly visible signage, and valuable exposure to 35,000+/- vehicles a day, with over 300' of street frontage. This site is the perfect location for a regional/national credited tenant, as well as a number of local users that want to take advantage of this prime location. Amherst is the 3rd wealthiest town in NH, and the immediate trade area benefits significantly from the various nearby National Tenants. This retail plaza features multiple buildings and is home to 15 tenants, providing bonus consumer traffic to increase spending.

PROPERTY HIGHLIGHTS

- 2,300+/- SF of Prime Retail For Lease Directly on RT 101A
- 1,350+/- SF Corner Retail For Lease (additional 2nd floor office suite directly above for another 650 sf)
- Property was Recently Renovated in 2023 - New Signage, Roof, Siding, Windows & more
- Grade A Location Across From Lowe's & Neighboring National and Regional Tenants
- Highly Visible Pylon Signage with 300' of Exposure to 35,000 Vehicles a Day on RT 101

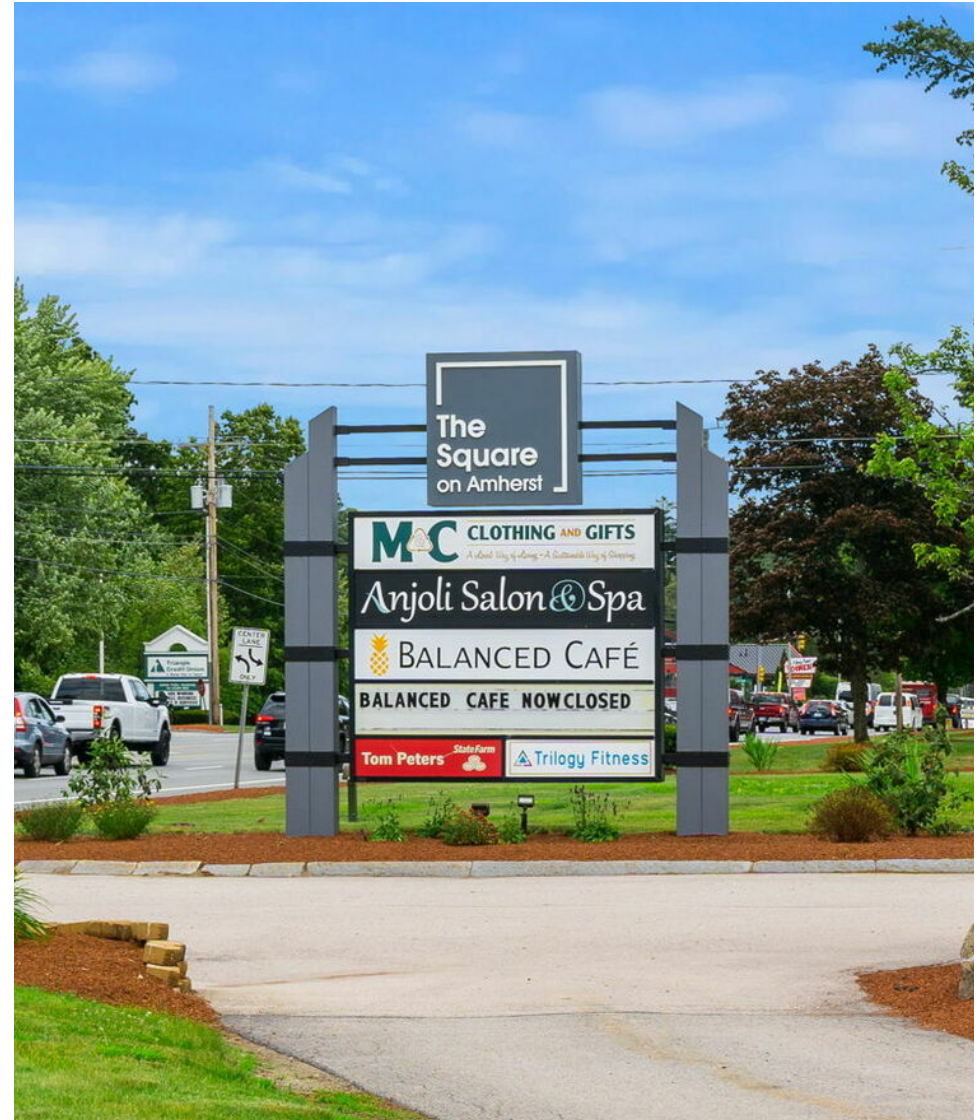
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Site Overview



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Aerial Location Overview



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Photos - 2,400 SF Directly on RT 101A



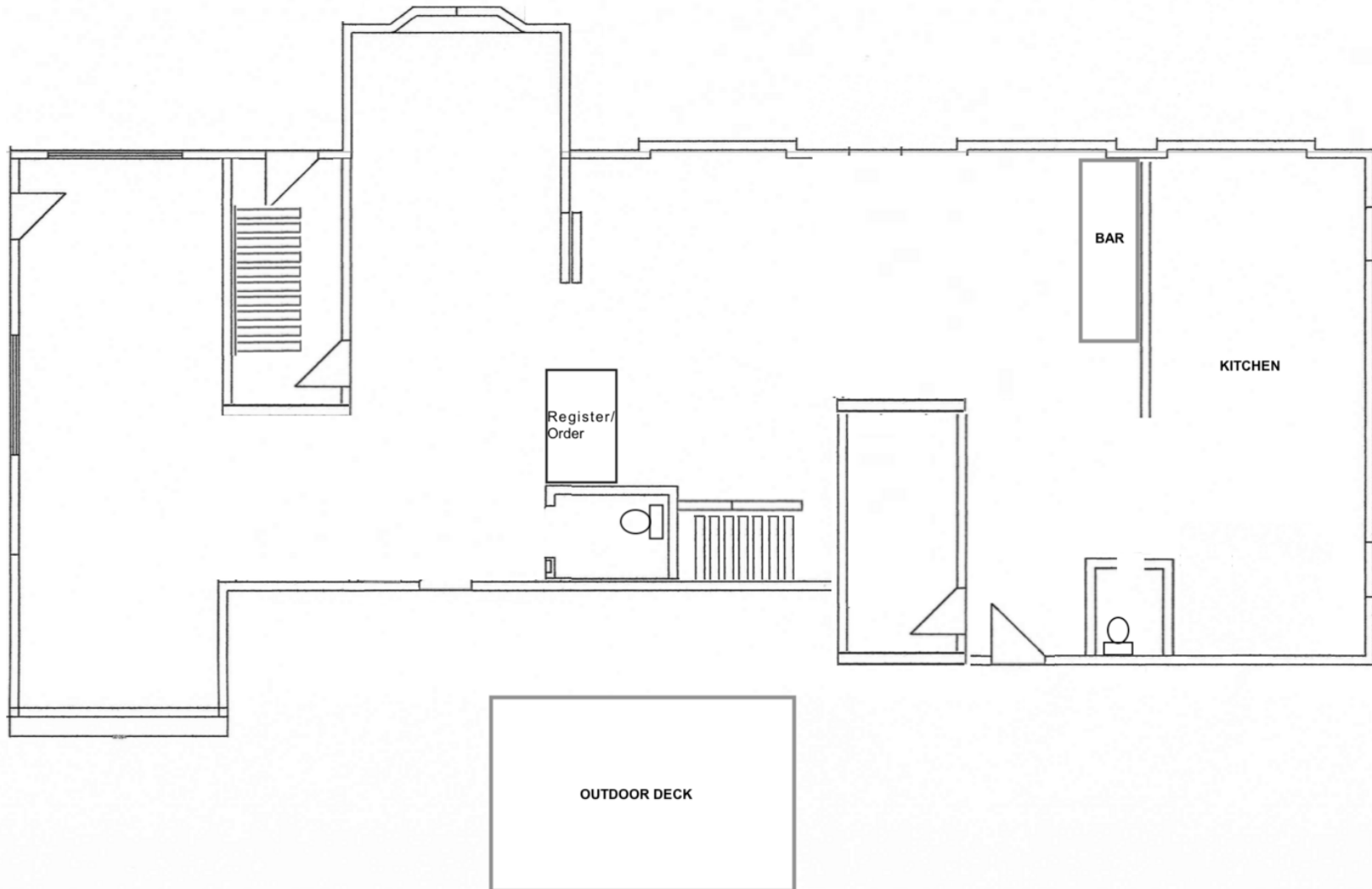
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Floor Plan 2,400 SF



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1,350 SF Corner Unit Available



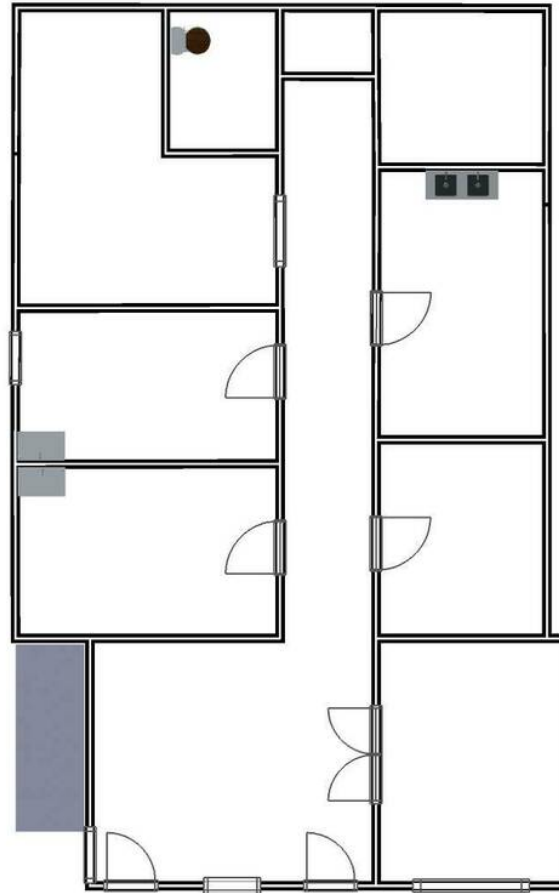
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Existing Floor Plan 1,350 SF Corner Unit



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Amenity Map



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About Amherst, NH

TEXT HEADLINE

Conveniently located just 10 miles west of downtown Nashua, Amherst serves the fast growing, high-income communities of Southern New Hampshire. The subject property is located along RT 101A, with many anchor retailers such as Lowe's, Staples, Petco, Walmart, Home Depot and a variety of retail and service shops. RT 101A attracts many Massachusetts shoppers who benefit from New Hampshire's favorable tax rate. Strategically located between Route 3 (major artery between Boston, MA and Manchester, NH) and Route 101A, this site offers easy access to all of the region's major retail areas.



AMHERST STATISTICS

- Amherst is the 3rd Wealthiest Town in New Hampshire
- Highly Affluent Area - Average Disposable Income of \$126,389 in a 2-Mile Radius
- Amherst has a \$37,978 Higher Disposable Income Than the Entire State of NH
- #5 of 110 Best Places to Live in NH - #6 of 42 Best Suburbs for Young Professionals
- Amherst, NH Ranks Nationally as one of the Best Places to Raise a Family in America, Best Places to Buy a House in America, & Best Suburbs for Young Professionals in America

5 MILE RADIUS - 5 YEAR PROJECTED SPENDING GROWTH

	CURRENT SPENDING	2027 EST. GROWTH
Apparel & Fashion	\$74,061,662	\$13,027,465
Entertainment & Recreation	\$113,334,321	\$19,930,507
Food	\$317,014,243	\$55,723,077
Food - In Person Dining	\$130,878,806	\$23,015,756

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Demographics Map & Report

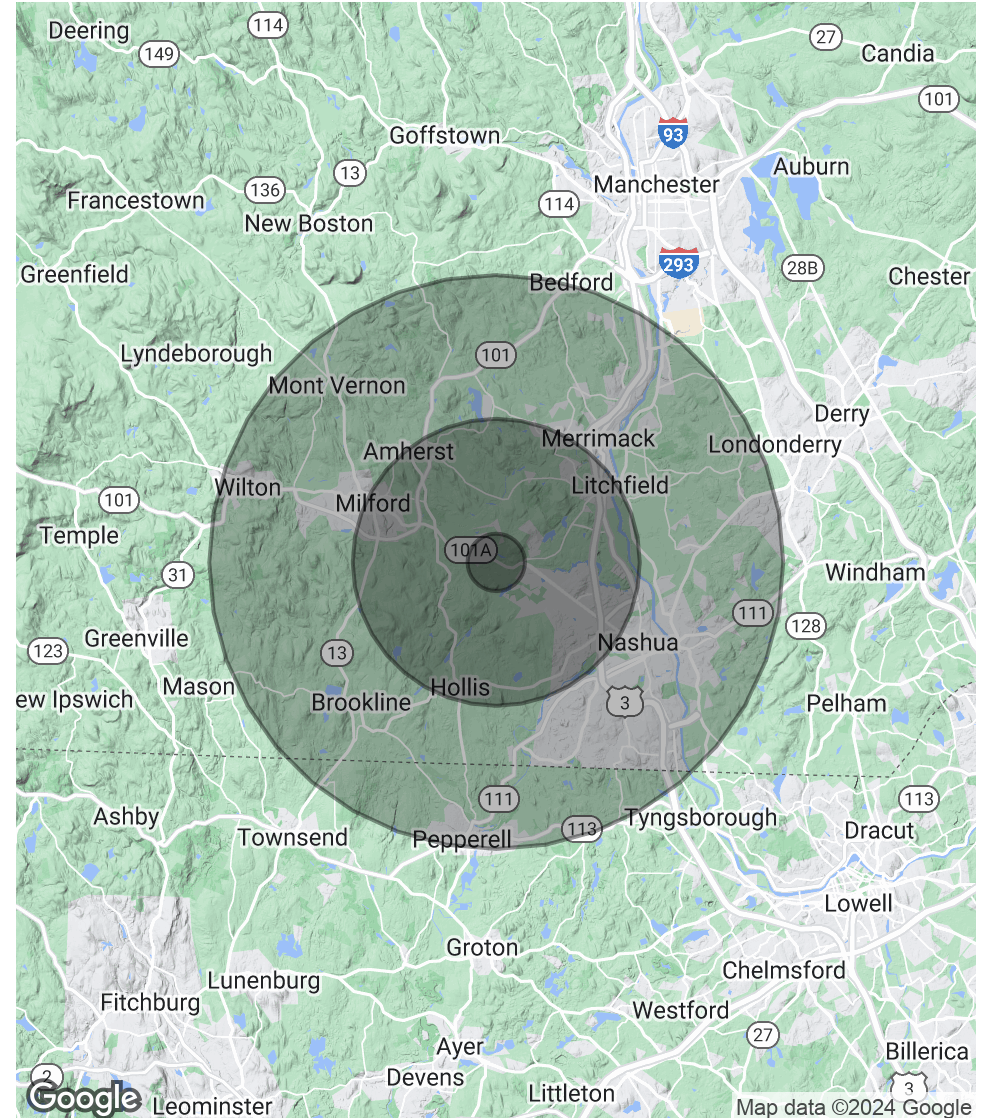
POPULATION	5 MILES	10 MILES
Total Population	47,195	237,647
Average Age	38.9	39.4
Average Age (Male)	38.5	38.6
Average Age (Female)	39.9	40.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES
Total Households	17,179	89,169
# of Persons per HH	2.7	2.7
Average HH Income	\$107,002	\$95,418
Average House Value	\$348,138	\$348,794

TRAFFIC COUNTS

33,000 Vehicles Per Day

* Demographic data derived from 2020 ACS - US Census



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