

420 Amherst Street • Nashua NH 03063

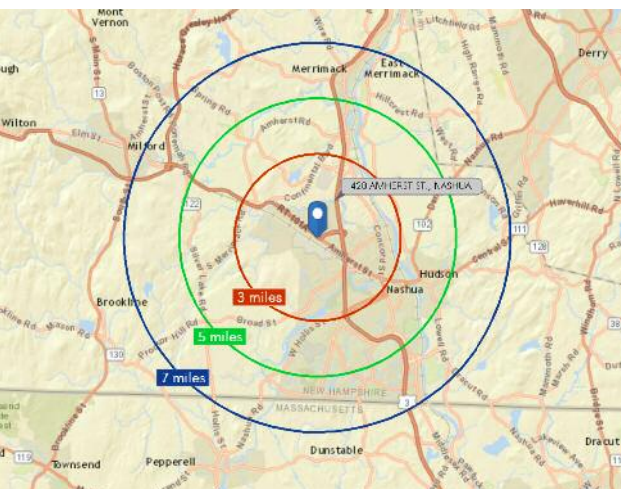


PRIME RETAIL FOR LEASE

**73,000 SF Building + Prime Front Pad
24 +/- Acres (Subdivision Possible)**

This tremendous site in the heart of Nashua's thriving Amherst St. is surrounded by retail, office, restaurants, apartments & condominium developments with easy access to the Everett Turnpike at Exit 8. It is one of the last sites suitable for a big box retail development.

- **Fantastic visibility at signal, over 40,000 cars per day**
- **Minutes from Everett Turnpike (Route 3, exits 7W & 8)**
- **Building is expandable**
- **Ready-to-build pad features site work and utilities, available as a Long-Term Ground Lease.**



DEMOGRAPHICS

Radius	Population (2016)	HH Income (2016)
3 mile	39,804	\$93,341
5 mile	106,288	\$92,340
7 mile	156,078	\$98,361

Source: U.S. Census Bureau

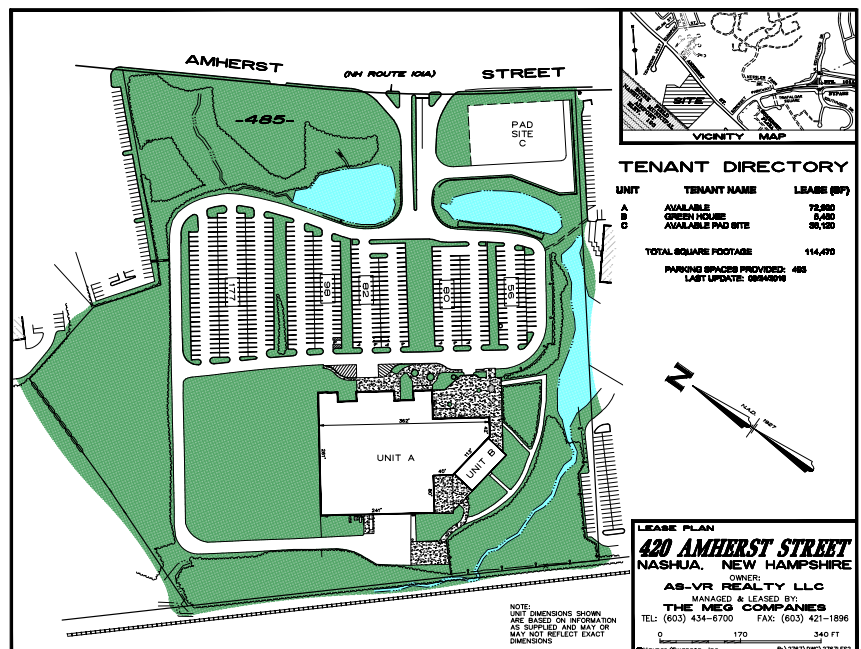
FOR MORE INFORMATION CONTACT

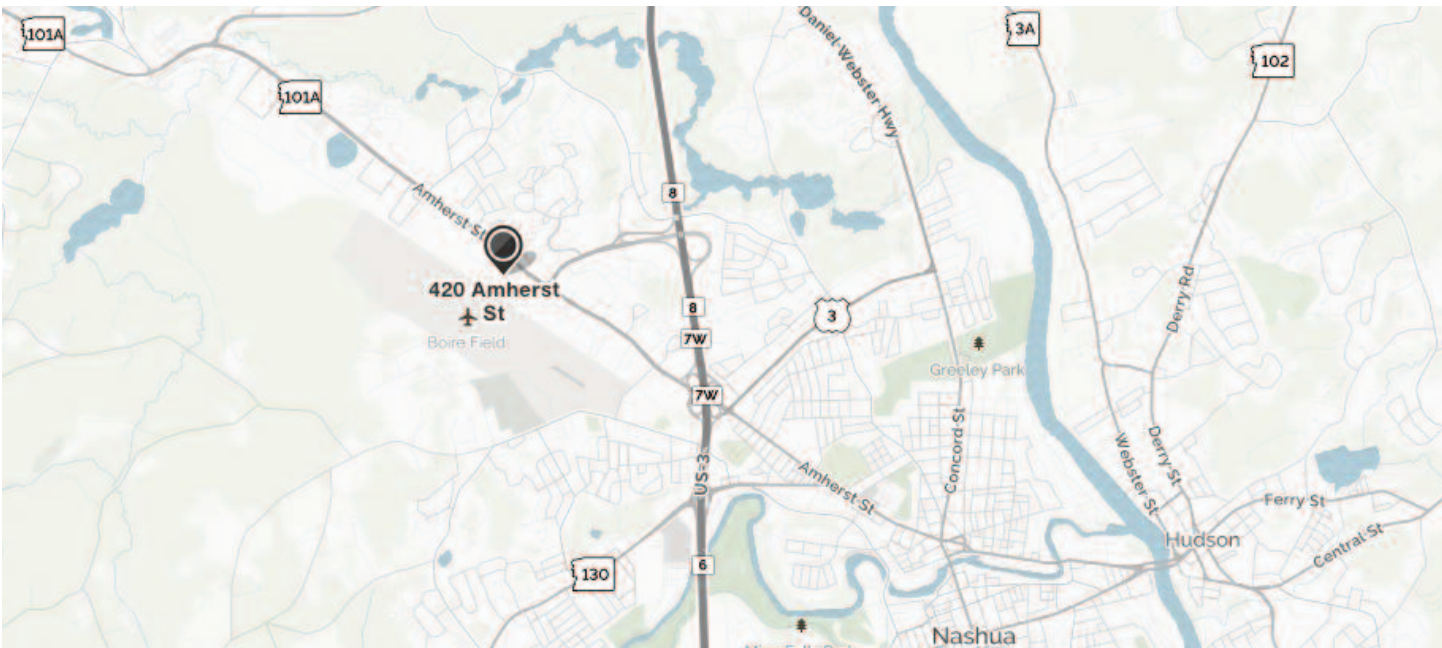
Andrew Levy, CCIM
603-493-1007 [M] 603-434-6700 x223 [O]
andy@themegcompanies.com

License: NH 004755



MEG Asset Management, Inc.
25 Orchard View
Londonderry, NH 03053
www.themegcompanies.com





AMHERST

(NH ROUTE 104A)

