

Heritage Place Amherst, NH

141 Route 101A

~1422 to 3000 SF AVAILABLE



BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325 Email:
info@nainorwoodgroup.com

PORTSMOUTH:

2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122 Email:
info@nainorwoodgroup.com



Year built: 1982

GLA: 47,970 SF

Available area: ~1422-3000 SF on multiple levels

Traffic count: 33,350 VPD

Signage: Monument sign at entry

Access: Signalized intersection at North Hollis Rd, curb cut entry on 101A-E

Nearby Retailers: Lowes, Walmart, Staples, Dollar Tree, Mattress Firm, Goodwill, AspenDental, Dunkin Donuts, Michaels, Planet Fitness

Lease terms: NNN

Lease rate: Call for details

MATT ROBINSON

ADVISOR

tel (603) 668-7000
mobile (603) 714-3426
mrobinson@nainorwoodgroup.com

JAY BROUSSEAU

ADVISOR

tel (603) 668-7000
mobile (603) 316-8777
jay@nainorwoodgroup.com

LEASING PLAN



1	Amherst Antiques
2	Fit Body Boot Camp
3	Dutch Epicure Bakery
4	Studio X Hair Salon
5	Apothecary Tattoo
6	VACANT ~1422 SF
7	First Gear Driving School
8	Casual Cat Framing
9	Jeffrey Scott Fine Jewelery
10	Charron Medical
11	Shooter's Outpost
Lower level (not shown)	
B4/5	VACANT ~3000 SF
B9	VACANT ~2250 SF



2025 SUMMARY

	2 MILE	5 MILE	10 MILE
Population	6,457	56,436	230,859
Households	2,437	23,505	93,324
Families	1,861	15,765	63,304
Avg HH Size	2.64	2.38	2.45
Median Age	44.3	43.9	42.6
Median HH Income	\$154,862	\$130,534	\$125,142
Avg HH Income	\$178,588	\$157,619	\$152,966

BUSINESSES (10 MILE)



9,810

TOTAL BUSINESSES



118,903

TOTAL EMPLOYEES

INCOME (10 MILE)



\$125,142

MEDIAN HH INCOME



\$61,848

PER CAPITA INCOME

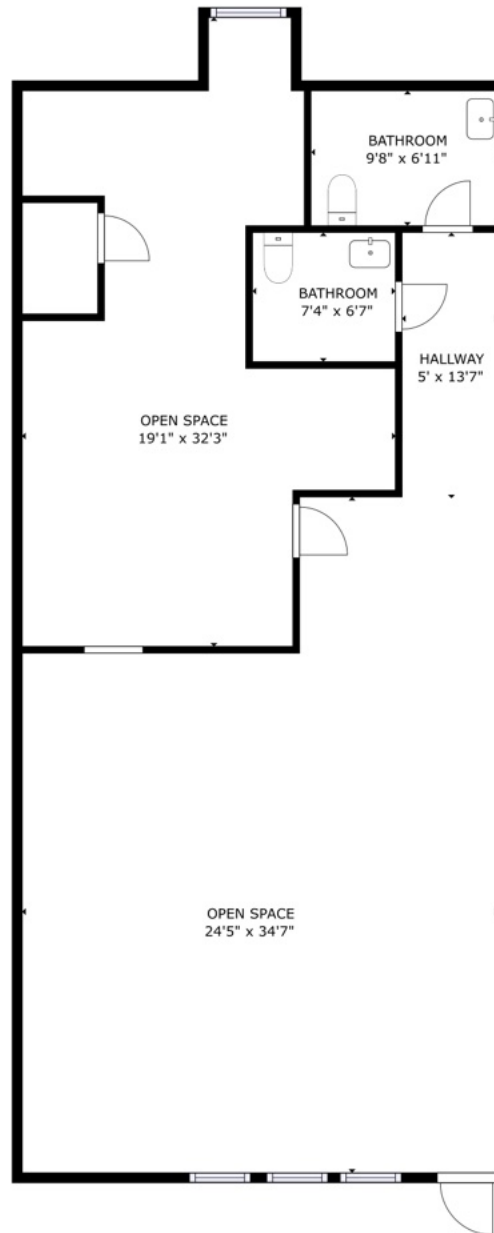


\$550,709

MEDIAN NET WORTH



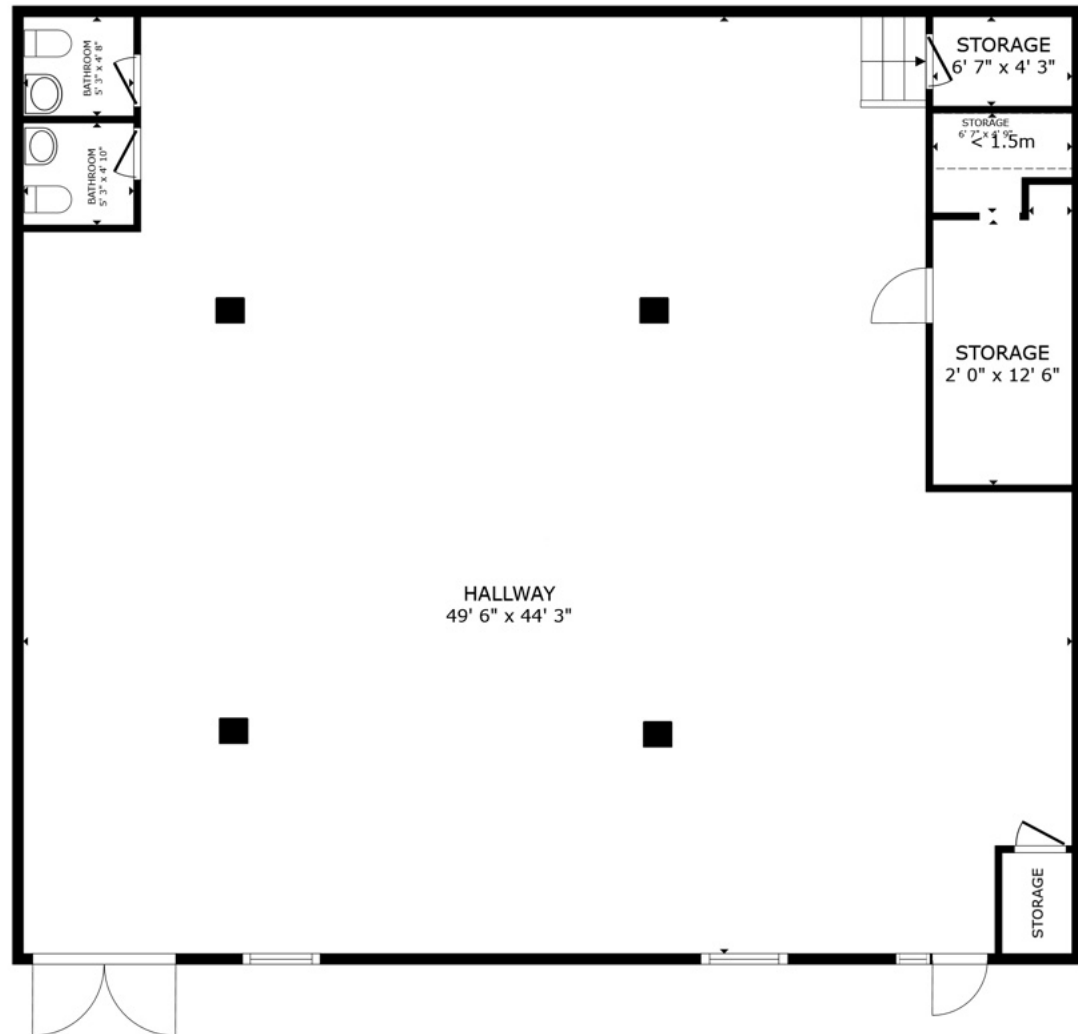
Unit 6
Main level
1422 SF

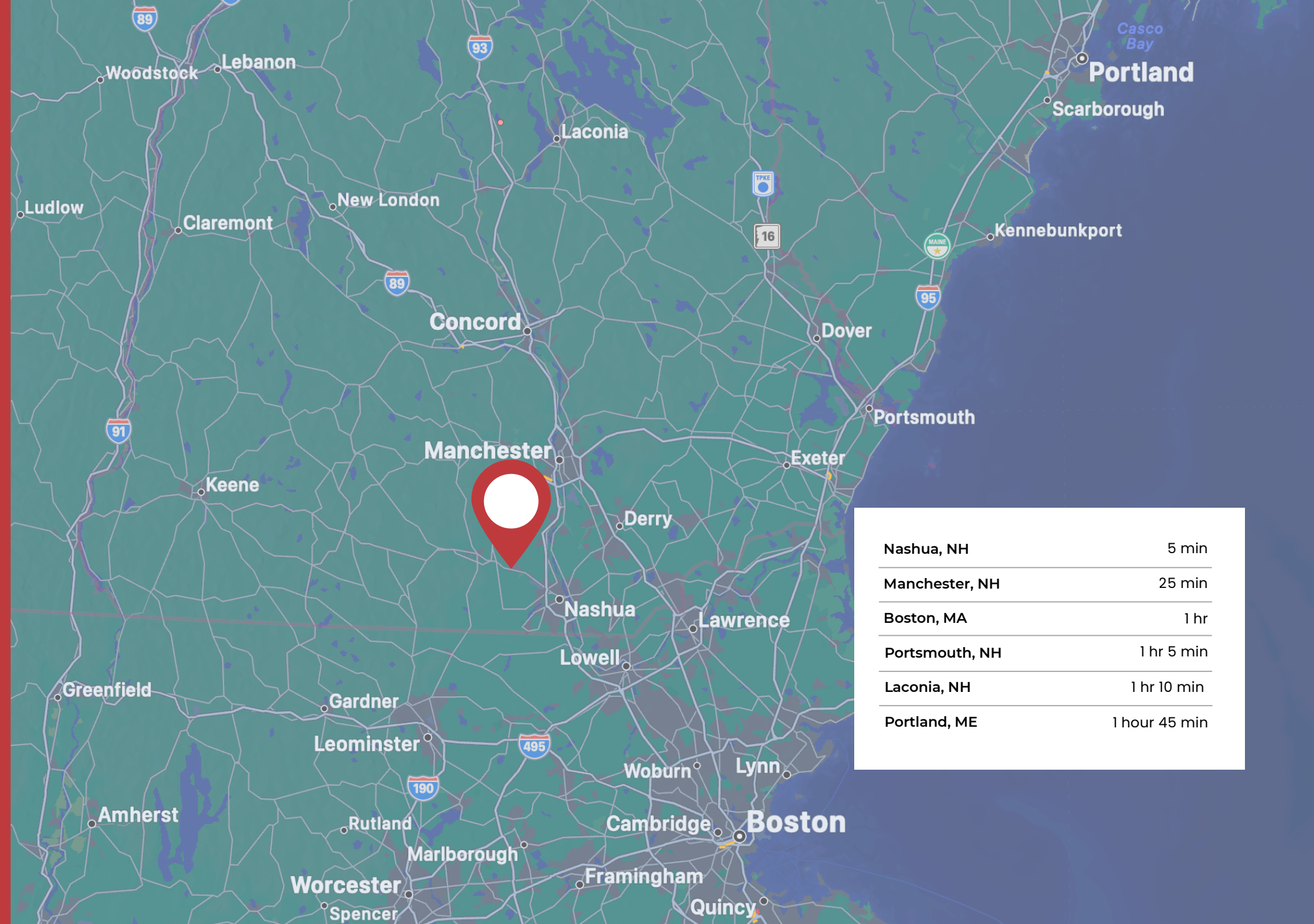


Unit 9

Lower level

2250 SF





DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

MATT ROBINSON

ADVISOR

tel (603) 668-7000
mobile (603) 714-3426
mrobinson@nainorwoodgroup.com

JAY BROUSSEAU

ADVISOR

tel (603) 668-7000
mobile (603) 316-8777
jay@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com