

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Pennichuck Square Shopping Center

707 Milford Road, Merrimack, NH 03054

Exclusively Represented By:

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OFFERING MEMORANDUM

# Table Of Contents

FOR LEASE

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## Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY SUMMARY	5
ADDITIONAL INFORMATION	6
LEASE PLAN	7
LEASE SPACES	8
ADDITIONAL PHOTOS	9
LOCATION INFORMATION	10
REGIONAL MAP	11
AERIAL MAP	12
DEMOGRAPHICS	13

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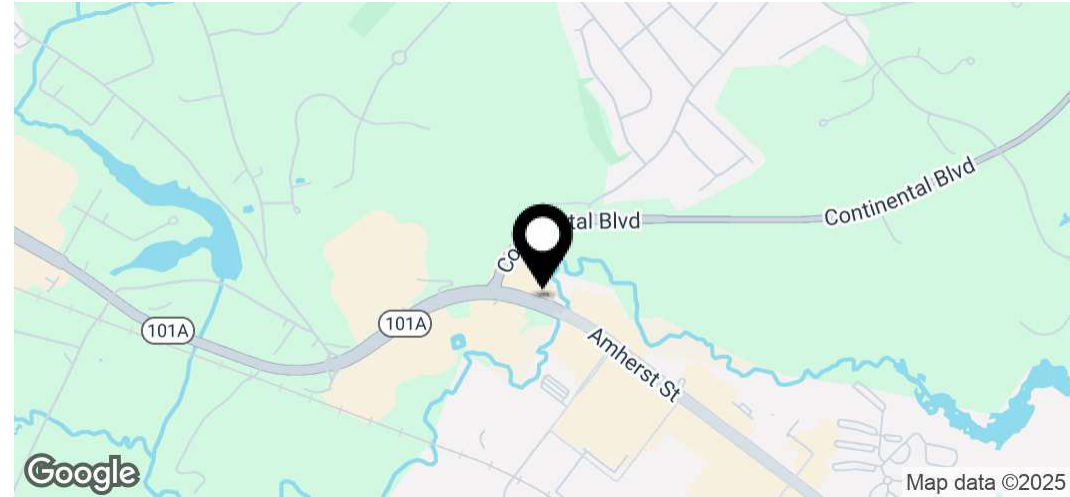
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# Property Information

## Section 1

# Executive Summary

FOR LEASE



## Offering Summary

Lease Rate	\$20.00 SF/yr
Lease Type	NNN

## Property Overview

Join the vibrant tenant mix at Pennichuck Square, a well-maintained shopping center on the Merrimack, Amherst, and Nashua border. Conveniently located at the intersection of Route 101A and Continental Boulevard, this high-visibility center sees 33,000+ vehicles per day (VPD) and offers a strong blend of shopping, dining, personal services, and professional offices.

Anchored by M&T Bank, Pennichuck Square provides ample parking, all public utilities, and prime exposure for businesses looking to thrive in a bustling retail hub. Currently, two retail spaces and one office unit are available, making this the perfect opportunity for new or expanding businesses.

Units Available:

Unit 5AB = 4,500 +/- SF

Unit 6C = 1,500 +/- SF

Unit 10B2&C = 1,606

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# Property Summary

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## Property Highlights

- Prime location on Milford Road (Route 101A)
- Modern exterior & interior design
- Retail and Office Units Available - perfect for many uses
- Ample natural light
- Updated infrastructure
- Flexible lease terms
- Dedicated parking availability

## Location Description

Explore the vibrant neighborhood surrounding the property in Merrimack, NH, offering a variety of amenities and attractions. Pennichuck Square Shopping Center provides a diverse mix of retail options and dining experiences, attracting a steady flow of shoppers. Just a short drive away, the Merrimack Premium Outlets offer renowned brands and sought-after deals, while the plentiful restaurants and cafes in the area provide convenient dining options for tenants and visitors. Additionally, the town of Merrimack presents a welcoming community and a range of local businesses, creating a dynamic and bustling environment for retail and strip center tenants looking to establish or expand their presence in the area. Pennichuck Square is located on busy NH Route 101A with over 30,000 vehicles per day.

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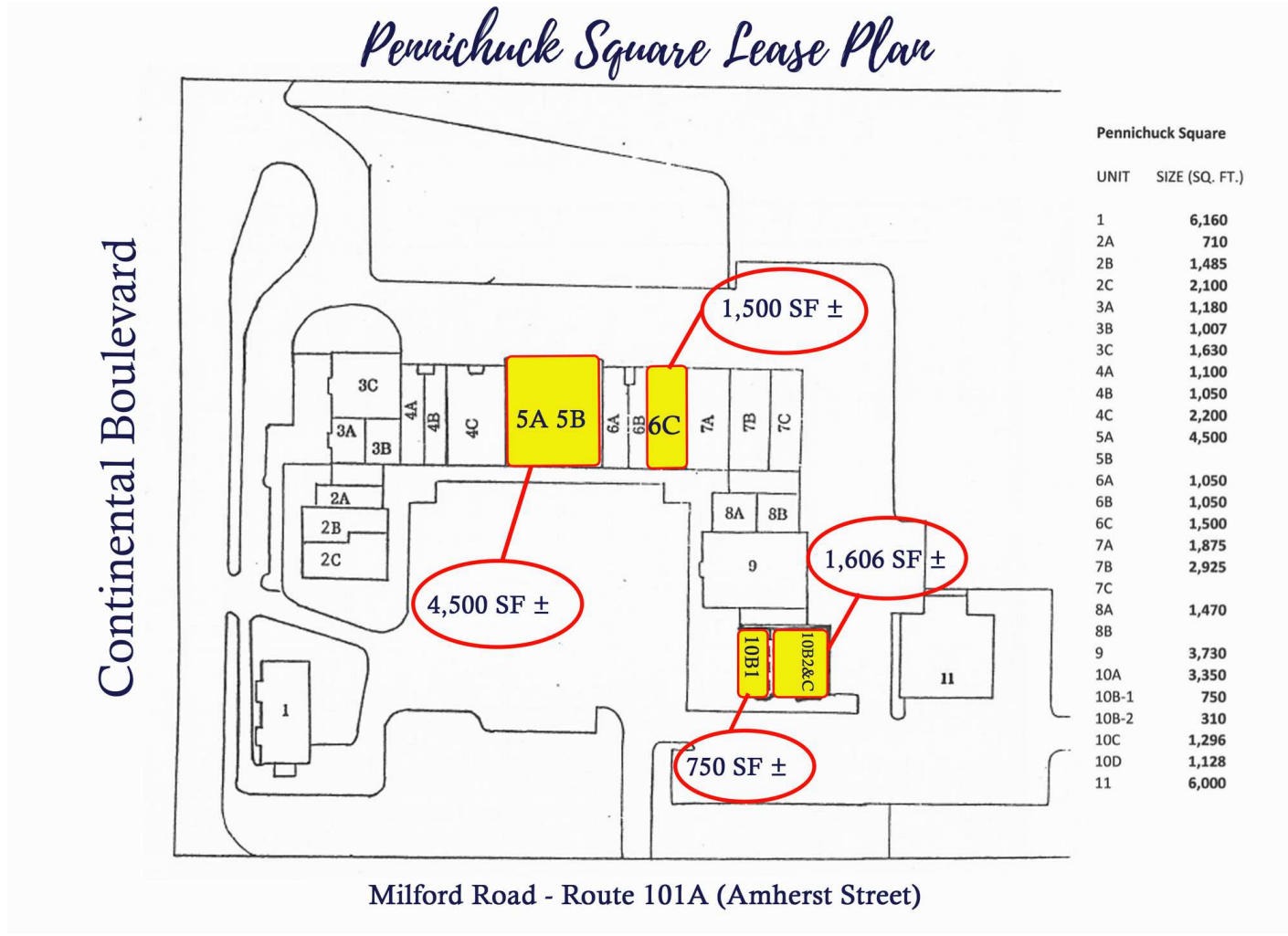
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# Additional Information

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# Lease Spaces

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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	750 - 4,500 SF	Lease Rate:	\$20.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
707 Milford Rd Unit 5, Merrimack, NH - Unit 5AB	Available	4,500 SF	NNN	\$20.00 SF/yr	Open floor space, drive up doc, half bath, storage/office area, with large window frontage
707 Milford Rd Unit 5, Merrimack, NH - Unit 6C	Available	1,500 SF	NNN	\$20.00 SF/yr	Large open space with large window frontage, 2 individual office spaces, kitchenette, and a half bath
707 Milford Rd Unit 5, Merrimack, NH - Unit 10B-1	Available	750 SF	NNN	\$20.00 SF/yr	2nd floor office with 2 individual office spaces, a reception & waiting area, with a shared bathroom in hallway
707 Milford Rd, Merrimack, NH	Available	1,606 SF	NNN	\$20.00 SF/yr	Unit is fit up for a dental practice with sinks in place. Could be perfect for another dental practice or hair salon.

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# Additional Photos

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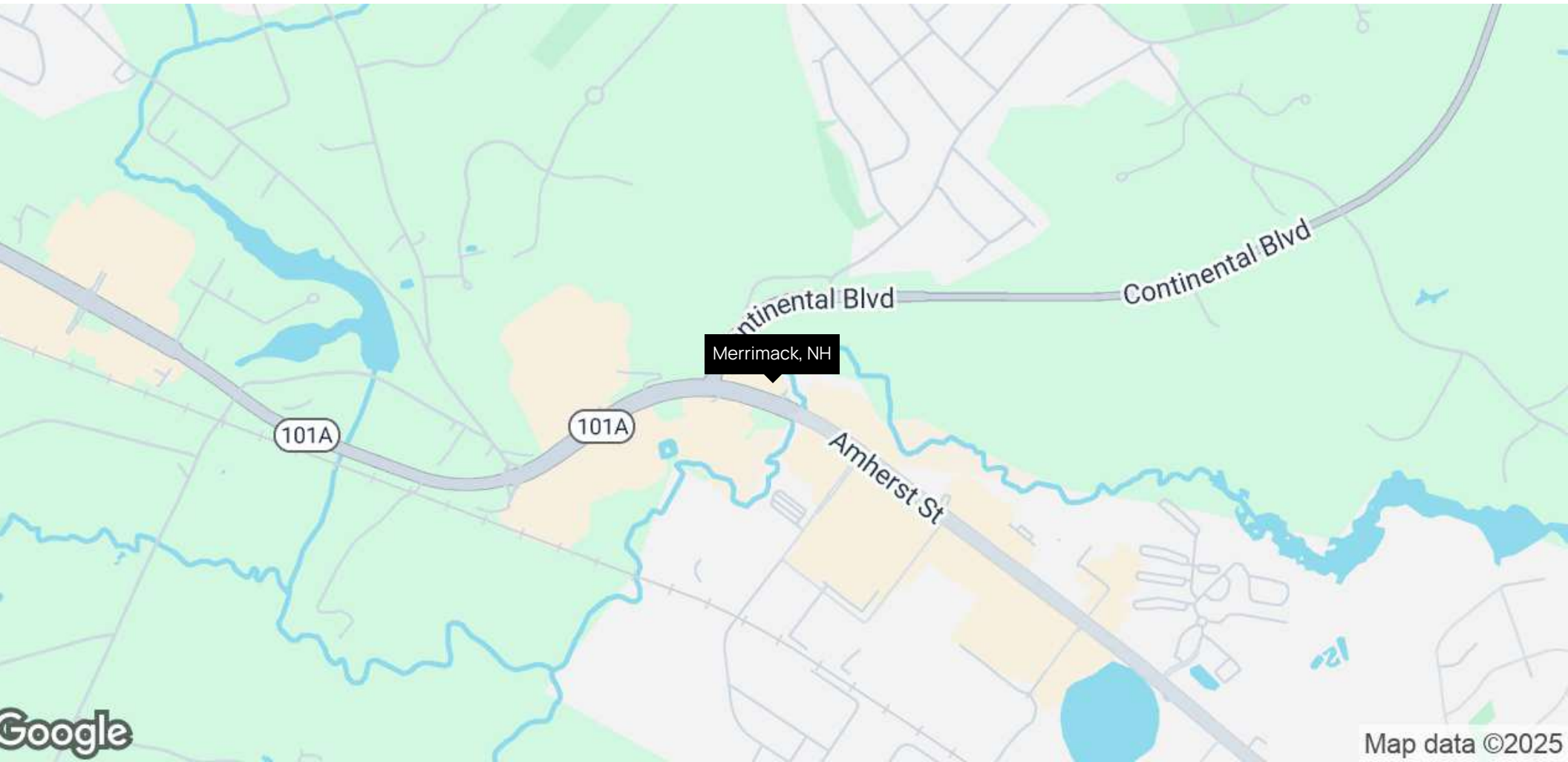
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# Location Information

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# Regional Map

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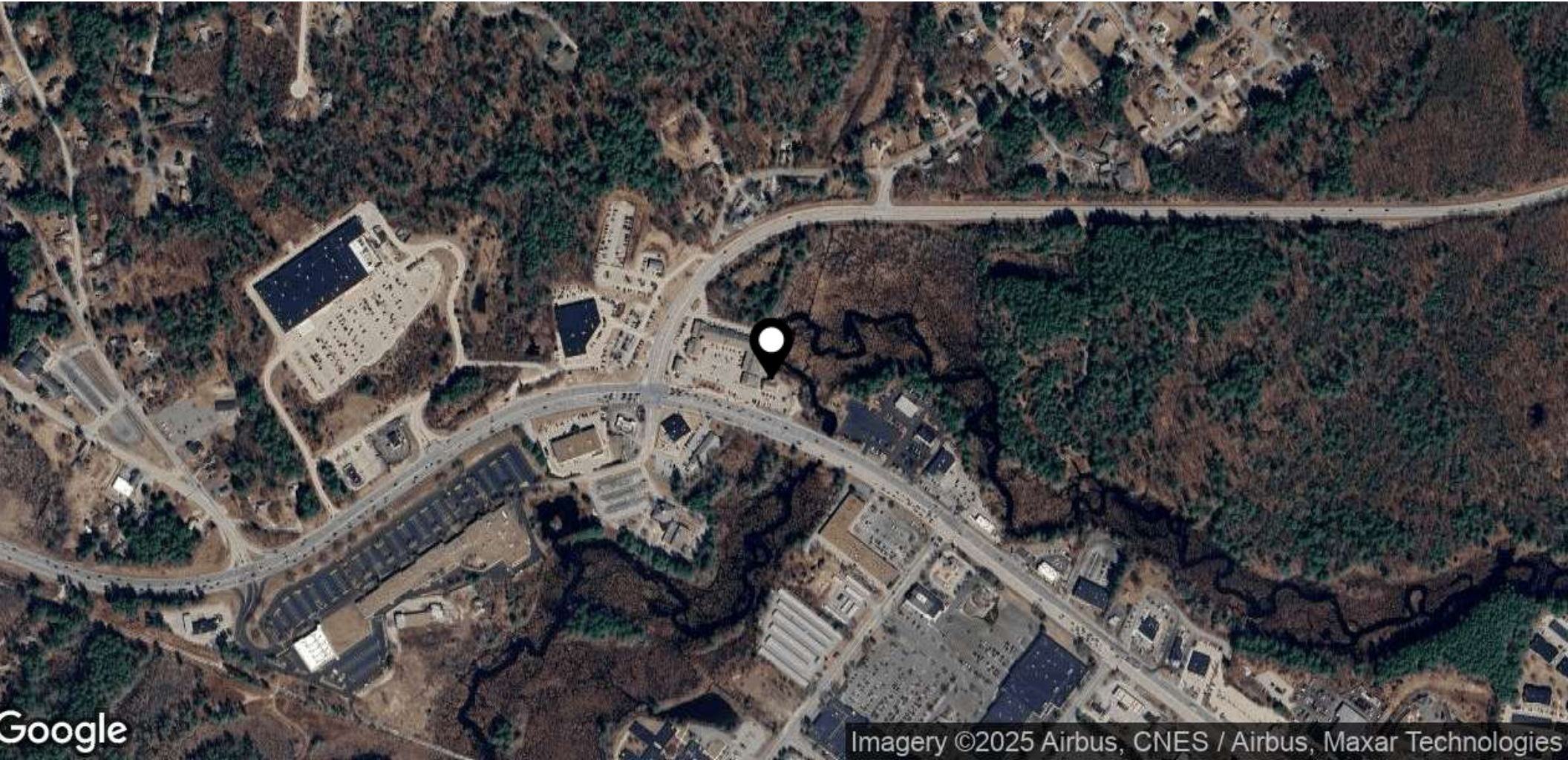
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# Aerial Map

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# Demographics

## Section 4

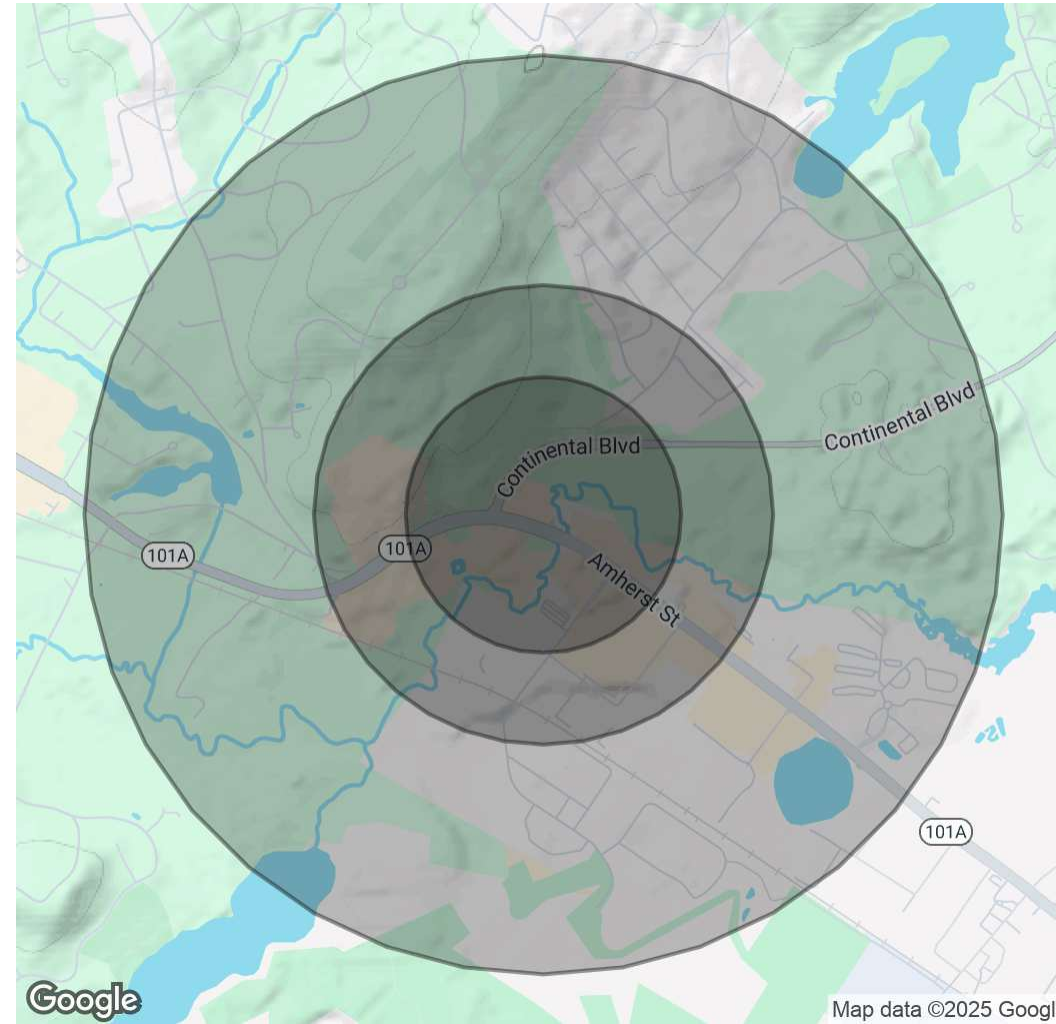
# Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	147	561	2,558
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	65	223	1,014
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$131,137	\$153,961	\$156,869
Average House Value	\$420,876	\$493,097	\$499,546

Demographics data derived from AlphaMap



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