

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Pennichuck Square Shopping Center

707 Milford Road, Merrimack, NH 03054

Exclusively Represented By:

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OFFERING MEMORANDUM

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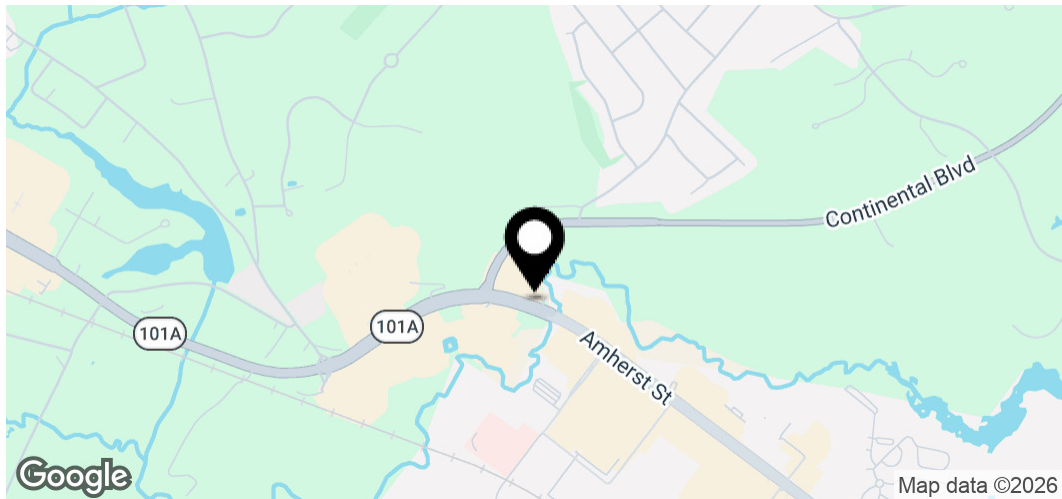
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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$20 SF/yr
Lease Type	NNN
Unit 4A	1,100 +/- SF
Unit 5AB	4,500 +/- SF

Property Overview

Pennichuck Square is a well-established neighborhood shopping center positioned along the heavily traveled Route 101A retail corridor in Merrimack, NH, near the Nashua and Amherst town lines. The center offers excellent visibility, prominent signage opportunities, ample on-site parking, and convenient access through a signalized intersection. Pennichuck Square features a vibrant mix of restaurants, specialty retailers, personal services, entertainment, and professional businesses that generate consistent daily traffic.

Current tenants include M&T Bank, Georgio's Ristorante & Bar, El Tapatio, Naticook Veterinary Hospital, Lanna Asian Market, Crèmeux Pastry & Coffee, The Line Golf Simulators, Junction 71, ATA Martial Arts, NV Nail Spa, The Polished Man, and other established local businesses.

The center is easily accessible from Route 3 and the Everett Turnpike and is located minutes from the Merrimack Premium Outlets, major retailers, residential neighborhoods, and surrounding Southern New Hampshire communities. Pennichuck Square provides businesses with a highly visible location, strong regional access, and the opportunity to join a successful and diverse tenant mix.

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Complete Highlights

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Property Highlights

- Established neighborhood shopping center in Merrimack, NH
- Highly visible location along the busy Route 101A corridor
- Convenient access through a signalized intersection
- Near the Nashua and Amherst town lines
- Easy access to Route 3 and the Everett Turnpike
- Minutes from the Merrimack Premium Outlets
- Diverse mix of dining, retail, entertainment, wellness, and service businesses
- Strong mix of national, regional, and locally owned tenants
- Consistent daily traffic generated by destination and service-oriented businesses
- Prominent storefront and signage opportunities
- Ample on-site parking
- Surrounded by established residential neighborhoods and commercial development
- Convenient access for customers throughout Merrimack, Nashua, Amherst, and Southern New Hampshire
- Available spaces suitable for a variety of retail, restaurant, food service, and service-oriented uses

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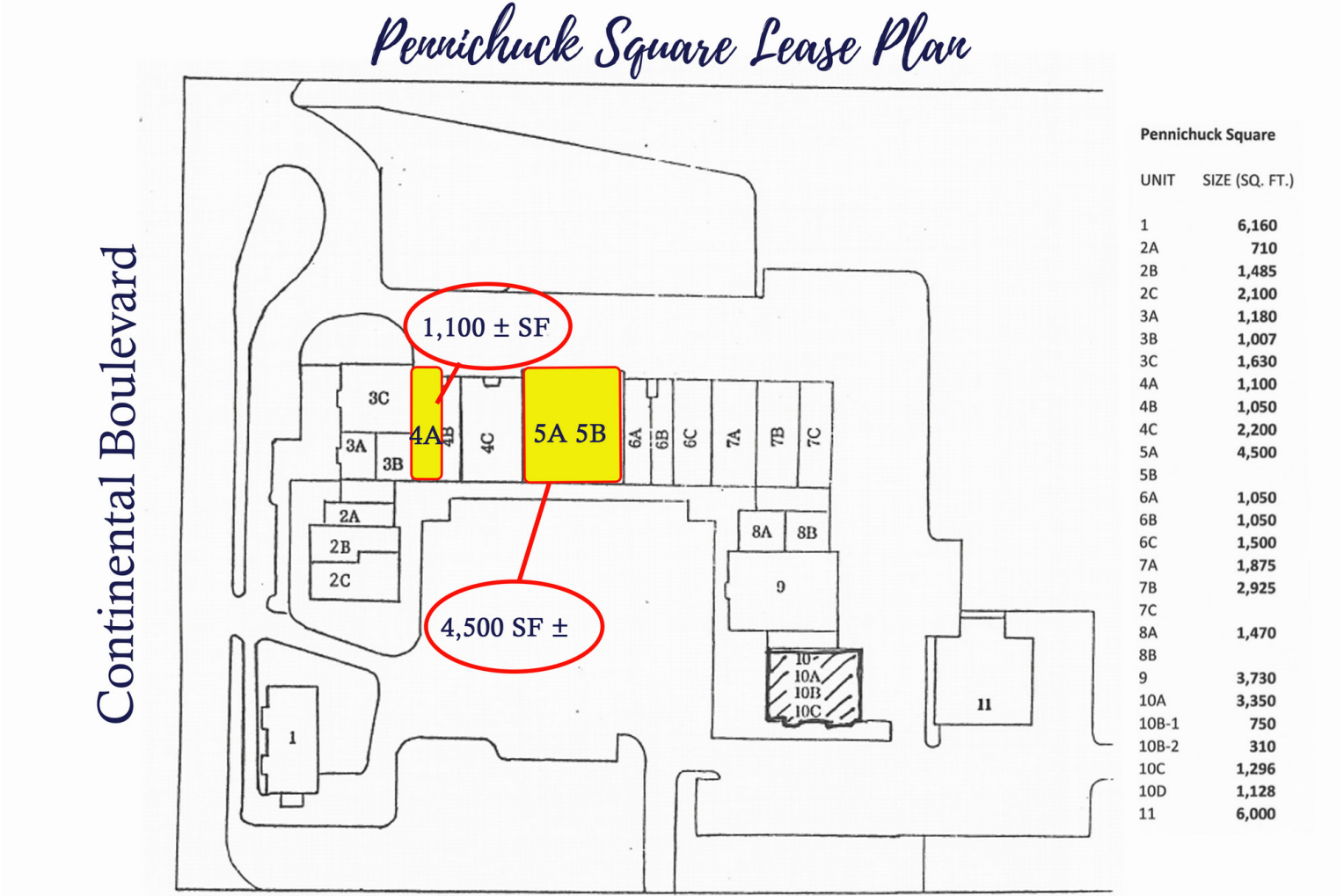
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Lease Spaces

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 4,500 SF	Lease Rate:	\$20 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	Unit 5AB offers a spacious showroom-style retail space in the center of Pennichuck Square. The open layout provides flexibility for a wide range of retail, showroom, fitness, specialty service, or customer-facing concepts. Four large storefront windows bring in abundant natural light and create strong visibility within the shopping center, while a dock-height loading door provides convenient access for deliveries, inventory, and larger merchandise. Positioned in a prominent central location among an established mix of restaurants, retailers, and service businesses, Unit 5AB offers an excellent opportunity for a business seeking visibility, functionality, and accessibility along Merrimack's busy Route 101A corridor
707 Milford Rd, Merrimack, NH 03054	Available	1,100 SF	NNN	\$20.00 SF/yr	Turnkey ±1,100 SF butcher shop and food service space available for lease at Pennichuck Square in Merrimack, NH. This established retail location offers an excellent opportunity for a butcher shop, specialty food market, deli, catering business, or other food-related concept seeking a ready-to-operate space. Existing equipment may be available through a separate agreement with the previous tenant. Join Pennichuck Square's vibrant mix of restaurants, retailers, service businesses, and destination tenants along the highly traveled Route 101A corridor.

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Additional Photos

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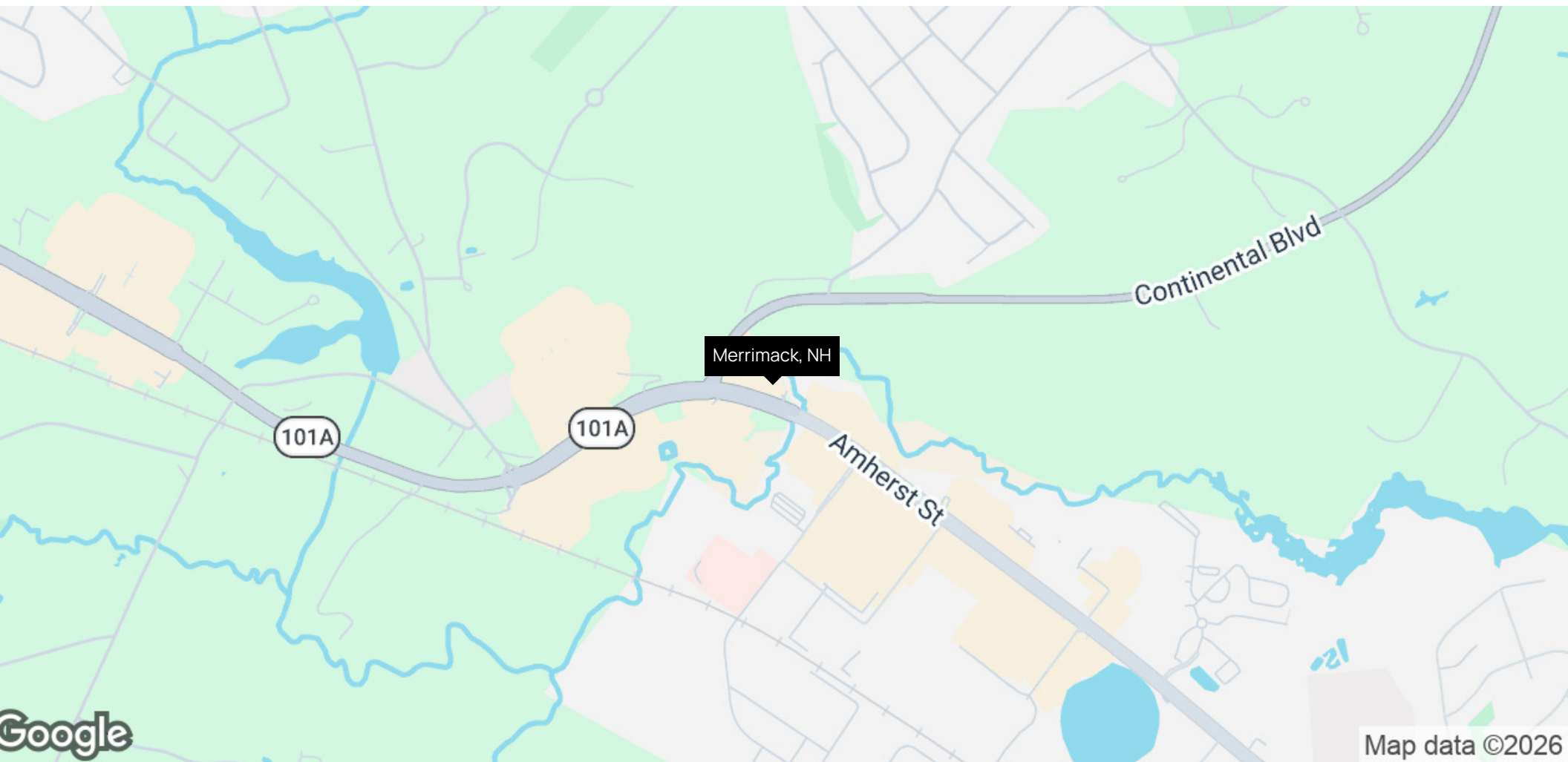
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Location Information

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Regional Map

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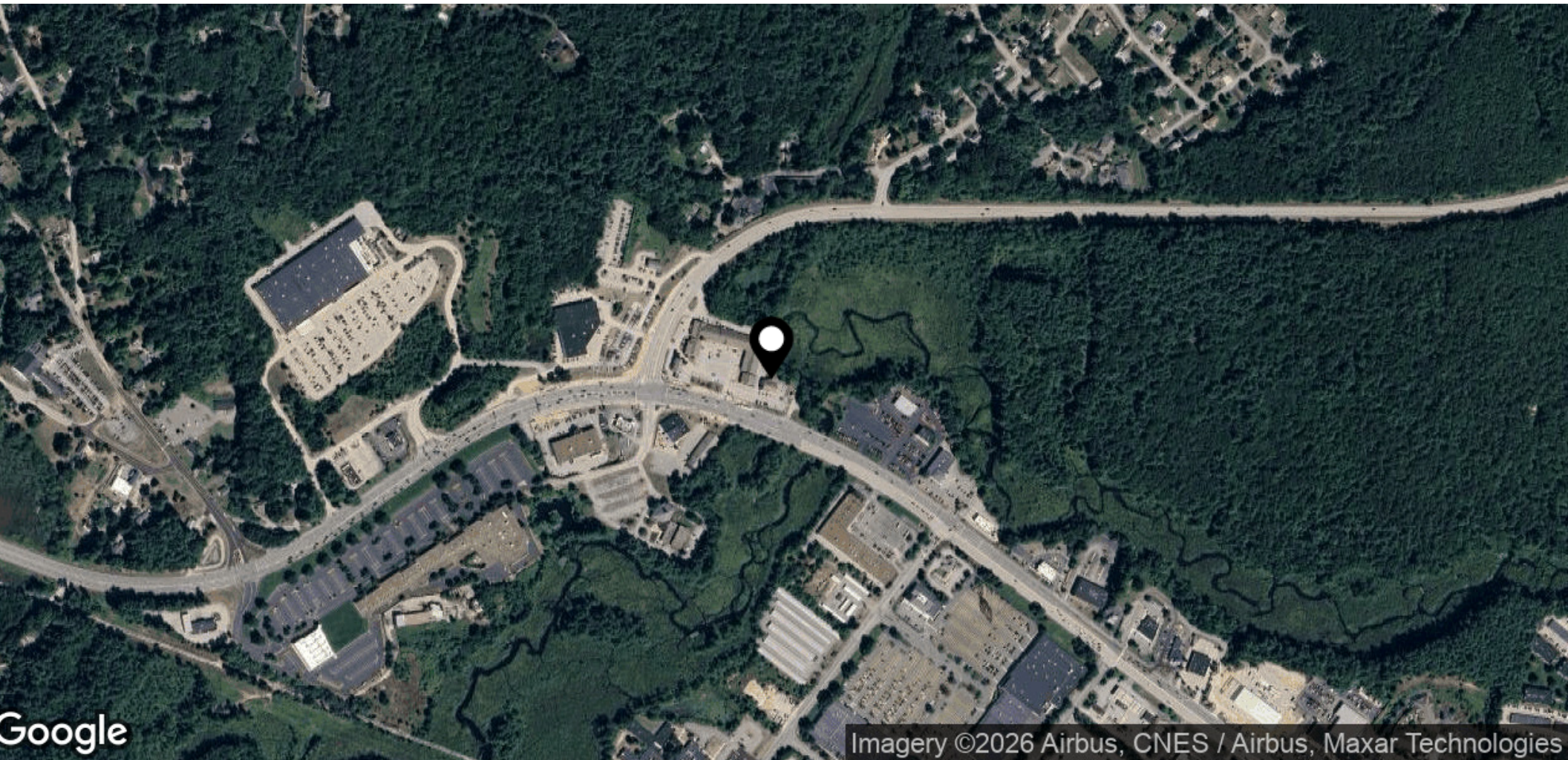
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Aerial Map

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Demographics

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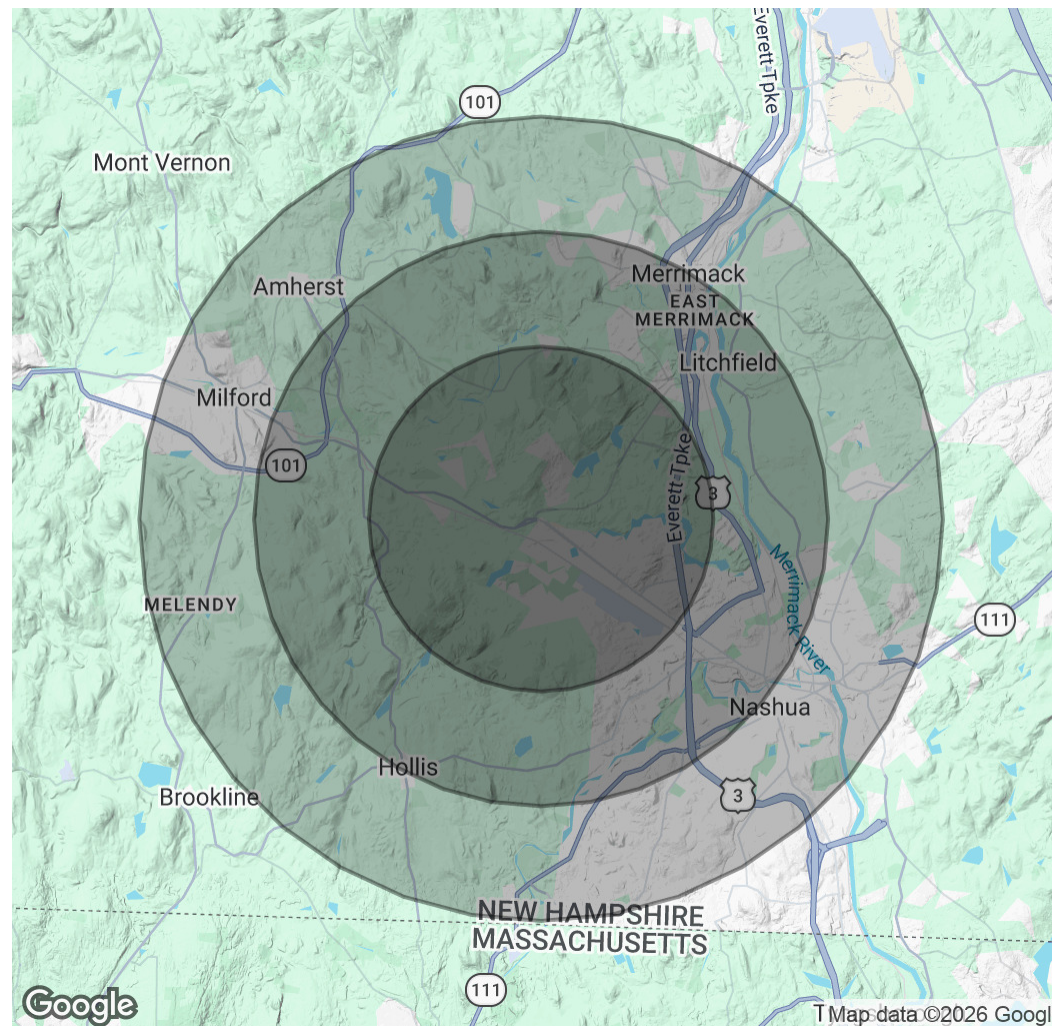
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	18,868	72,764	152,303
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	43

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	7,705	29,768	60,948
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$161,909	\$135,827	\$138,195
Average House Value	\$525,821	\$455,467	\$458,453

2020 American Community Survey (ACS)



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Listing Team

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