

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY

# Actively Leasing! Retail in Pepperell, MA Active Downtown Location

112-114 Main Street, Pepperell, MA 01463

Exclusively Represented By:

**Paula Constance**

Commercial Advisor

617 777 1593

[paula.constance@verani.com](mailto:paula.constance@verani.com)

OFFERING MEMORANDUM

# Table Of Contents

FOR LEASE

## Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

## Table Of Contents

PROPERTY HIGHLIGHTS	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
LOCATION INFORMATION	7
RETAILER MAP	8
DEMOGRAPHICS MAP & REPORT	9
DEMOGRAPHICS	10
ADDITIONAL INFORMATION	11
FLOOR PLANS	12
MEET YOUR ADVISOR	13

**Paula Constance**  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | **VERANI  
REALTY**

# Property Highlights

## Section 1

# Executive Summary

FOR LEASE



## Offering Summary

Lease Rate	\$17-\$20 SF/yr
Lease Type	NNN
Available Sq. Ft.	1,200-5,400 sq. ft.
Units Available	Suites 6, 7, 8 & 9

## Property Overview

Locate your retail, restaurant, or service business where customers value convenience and support new local businesses in the heart of Downtown Pepperell, MA. This centrally located property offers right-sized units from 1,200 SF to 5,400 SF, including a highly visible corner unit. The landlord has made recent improvements, including mini-splits in the former laundromat space and attractive fieldstone exterior enhancements. The property offers ample parking, foot traffic from established tenants, excellent visibility, and prominent signage. Ideally located at a signalized intersection with approximately 12,000 vehicles passing daily, the property is home to a hair salon, mobile veterinary retail location, restaurant, and other established retailers. Downtown Pepperell serves as a regional hub for residents of Pepperell, Groton, Townsend, and surrounding communities, attracting visitors for dining, shopping, wellness, and professional services. Just minutes from Nashua, NH, and Lowell, MA, Pepperell offers the charm of a New England town with convenient access to larger metropolitan areas. Commercial zoning allows for a variety of retail, restaurant, office, and service uses. Call today to schedule a showing.

**Paula Constance**  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | **VERANI  
REALTY**

# Property Description

FOR LEASE

## Property Description

### Retail Space Available - Downtown Pepperell's Neighborhood Shopping Destination

Join an established neighborhood shopping center serving Pepperell and the surrounding communities of Groton, Townsend, Dunstable, Brookline, NH, and nearby Nashua. Four retail spaces available, ranging from 1,200 SF to 1,500 SF, with the opportunity to combine spaces..

Located on Main Street (Route 113) at a signalized intersection with +/- 12,000 vehicles passing daily, this location offers excellent visibility, ample customer parking, and prominent signage. Existing businesses draw foot traffic, ideal for retailers, restaurants, fitness, medical, beauty, specialty food, and service businesses.

The landlord has invested in recent property improvements, and upgrades. Pepperell is the hub for surrounding communities, offering easy access to Nashua, NH, and Lowell, MA. Busy local and commuter traffic, nearby recreation, and established businesses create consistent activity throughout the week. Ideal for quick-serve, specialty retail, fitness studio, and more. Locate your business in one of Downtown Pepperell's most visible locations. Call today to schedule a tour.

## Location Description

Centrally located in downtown Pepperell, MA, where the draw of Main Street meets a neighborhood lifestyle with a strong sense of community.

**Paula Constance**  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | **VERANI  
REALTY**

# Property Highlights

FOR LEASE



## Property Highlights

- Highly traveled Main Street location
- Lighted intersection
- Easy Access
- Averages over 12,000 vehicles daily
- Prominent building and street signage
- Public Water and sewer
- End unit available with Street and Drive-by visibility
- Local hub actively serving Pepperell and surrounding communities
- Substantial free parking
- Flexible configurations.
- Units can be combined for larger footprint
- Ideal for retail, restaurant, Laundromat, professional services, and many other businesses.
- Retail tenants include hair salon, popular eatery, and veterinary clinic, among others

**Paula Constance**  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | **VERANI  
REALTY**

# Location Information

## Section 2

# Retailer Map

FOR LEASE



Map data ©2026

**Paula Constance**  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | **VERANI  
REALTY**

# Demographics Map & Report

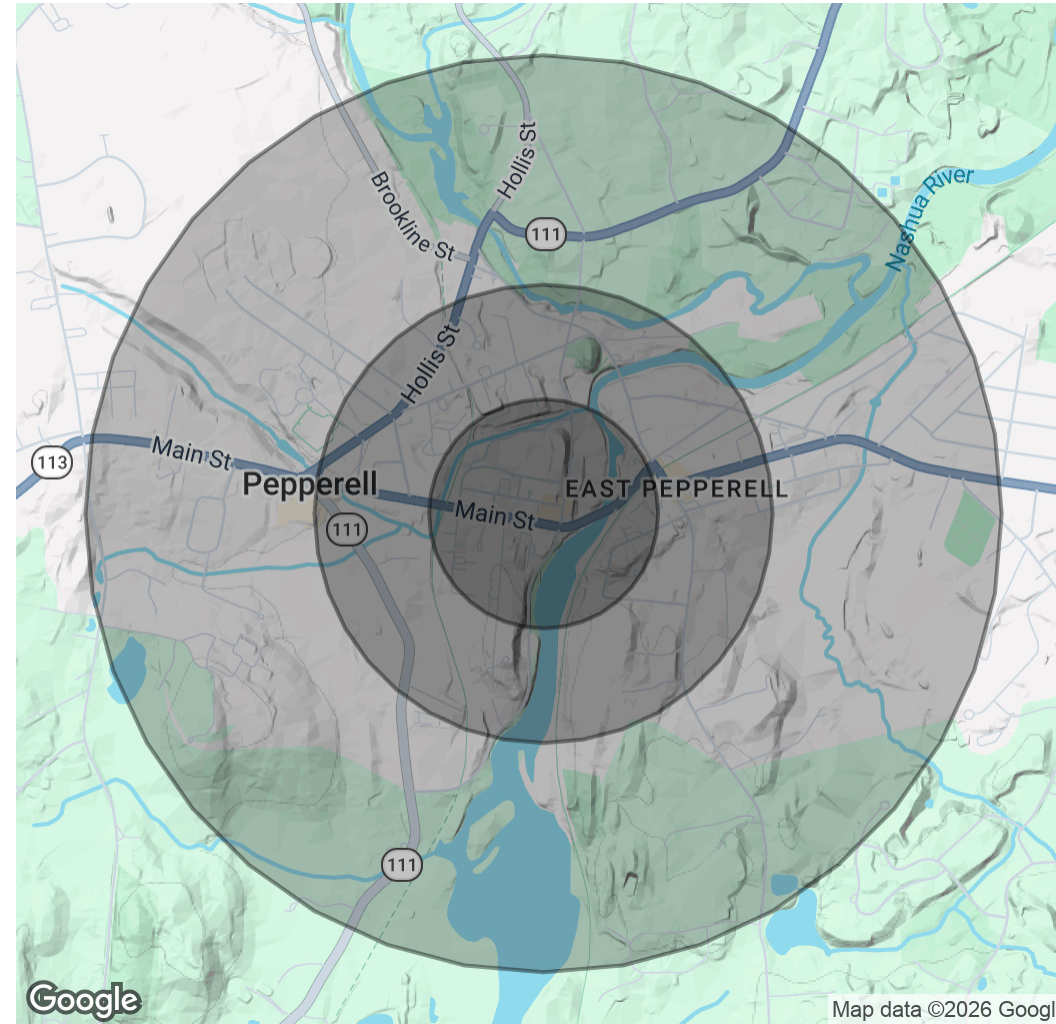
FOR LEASE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	176	720	2,477
Average Age	48.6	47.6	46.1
Average Age (Male)	40.5	40.7	40.4
Average Age (Female)	50.5	48.9	46.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	85	347	1,123
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$102,959	\$104,547	\$118,708
Average House Value	\$417,153	\$412,375	\$428,863

2023 American Community Survey (ACS)



**Paula Constance**  
 Commercial Advisor  
 617 777 1593  
 paula.constance@verani.com

**Berkshire Hathaway HomeServices  
 Verani Realty**  
 1 Verani Way  
 Londonderry, NH 03053  
 603.845.2500  
[View Website](#)

**BERKSHIRE  
 HATHAWAY**  
 HOMESERVICES | **VERANI  
 REALTY**

# Demographics

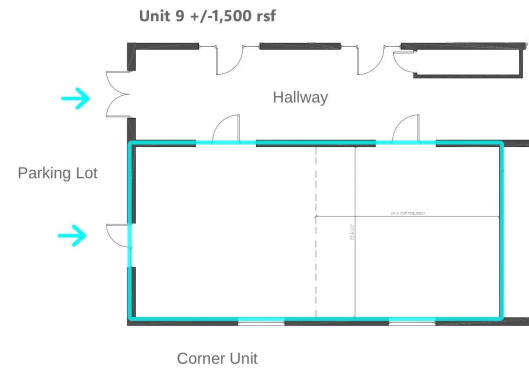
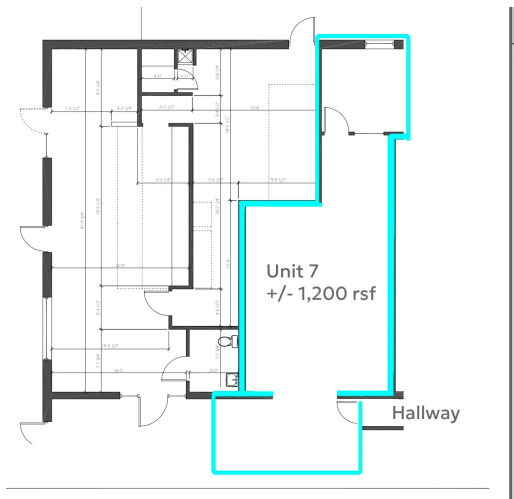
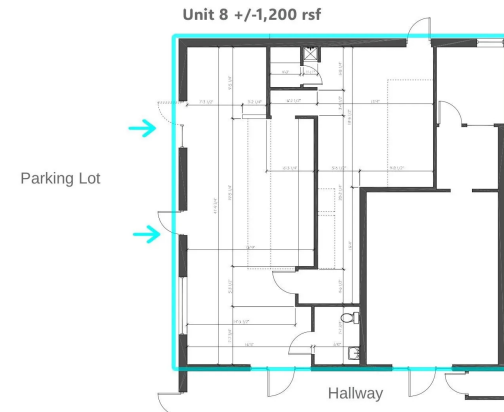
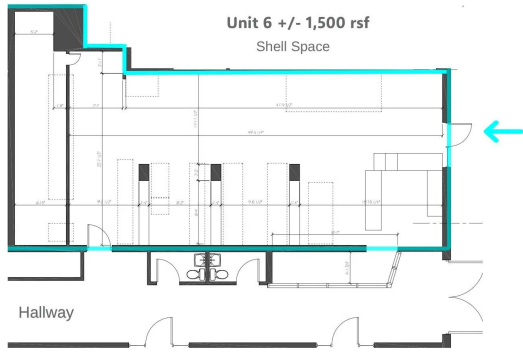
## Section 3

# Additional Information

## Section 4

# Floor Plans

FOR LEASE



Paula Constance  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | VERANI  
REALTY

# Meet Your Advisor

FOR LEASE



Paula Constance

Commercial Advisor

paula.constance@verani.com

Direct: **617.777.1593** | Cell: **617.777.1593**

MA #9630633 // NH #085192 /

## Professional Background

As a Commercial Advisor and licensed REALTOR®, I am dedicated to helping clients find their ideal property and location. With more than ten years of experience as a successful entrepreneur, I bring strong negotiation and leadership experience to every transaction.

My background includes founding a business on Newbury Street and bringing it to acquisition through trusted relationships. I also provide media and marketing expertise to help sellers, buyers, and investors identify properties that align with their vision.

I value integrity and look forward to collaborating with you to find a property that meets your unique needs. I represent sellers, buyers, tenants, and investors, with a focus on retail, office, wellness, restaurants, professional services, mixed-use, investment, and residential properties.

I am a member of the National Association of REALTORS® and the New Hampshire Commercial Investment Board of REALTORS® (NHCIBOR), among other professional affiliations.

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500

Paula Constance  
Commercial Advisor  
617 777 1593  
paula.constance@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | **VERANI  
REALTY**