



COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

FOR LEASE

550 AMHERST STREET UNIT 113
NASHUA, NH 03063

AMHERST STREET VILLAGE CENTER

High Visibility Retail/Office Space
For Lease



Joshua Solloway

ASSOCIATE

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NH #085116



Jesse Hepler

SENIOR ASSOCIATE

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NH #074414



Property Summary



PROPERTY DESCRIPTION

2 Cellu Drive, Unit 113 offers a flexible commercial space in Nashua, NH, currently configured for professional office use but well-suited for a variety of retail or service-oriented businesses. The existing layout features a large reception/open area, two private offices, storage space, restroom, and additional hallway/work areas. Located just off the busy Amherst Street/Route 101A retail corridor, the property benefits from proximity to a strong mix of national, regional, and local retailers.

The efficient floor plan provides an opportunity for a tenant to move into an existing office configuration or adapt the space for retail, showroom, wellness, or other commercial uses.

OFFERING SUMMARY

Lease Rate: \$35/sf/yr (NNN)

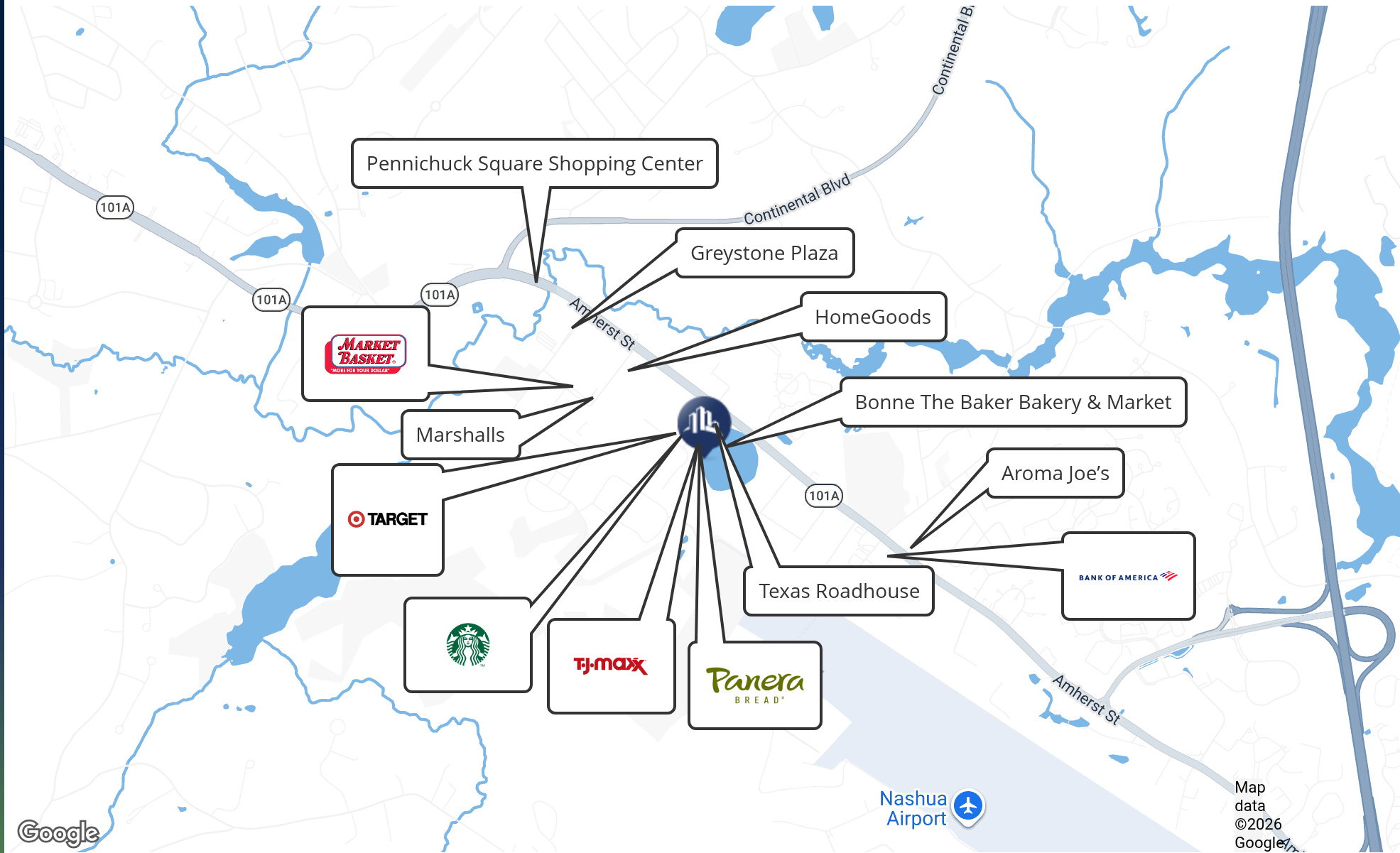
Available SF: 1,200 SF

Building Size: 12, 866 SF

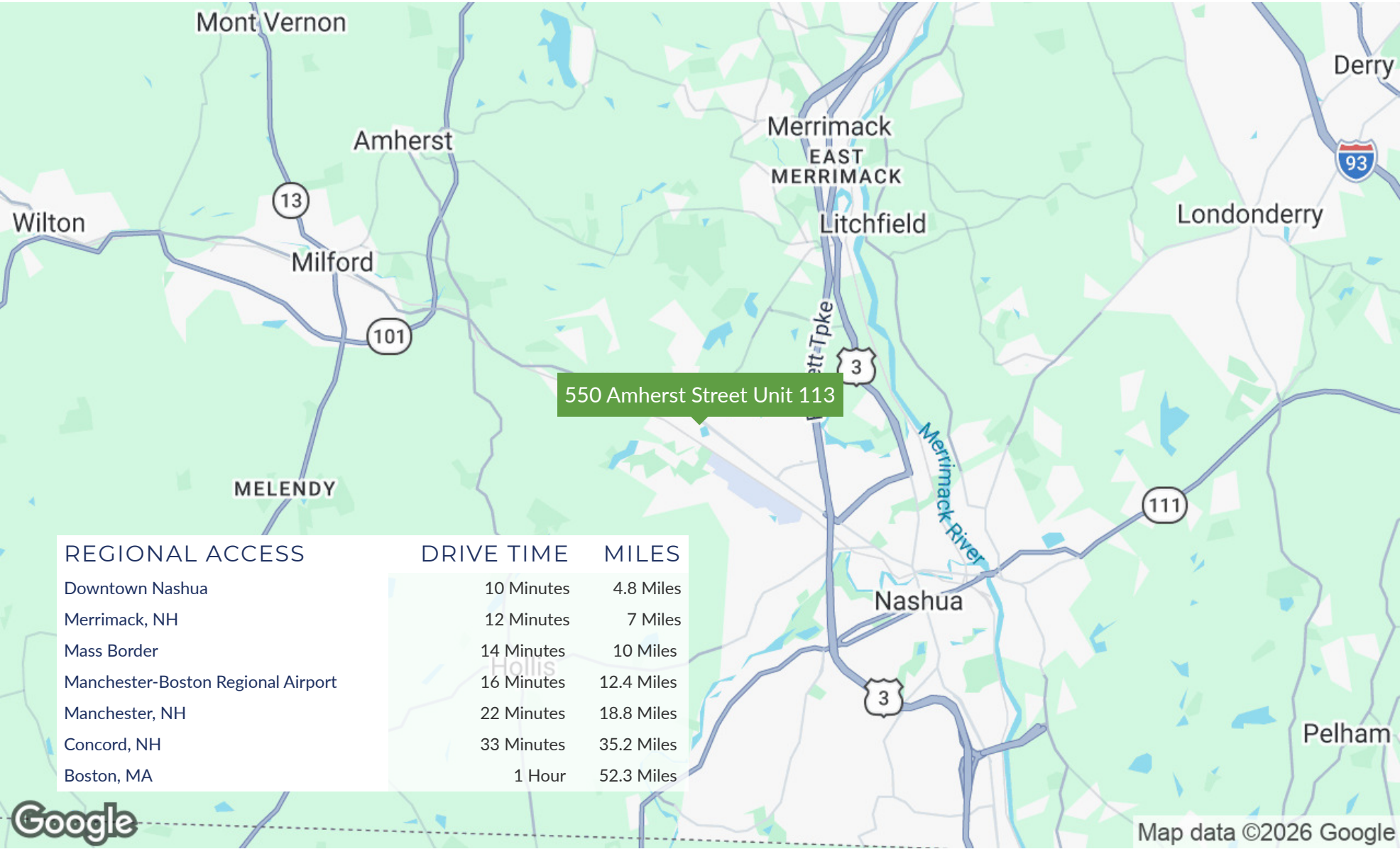
Uses: Office, Retail

Available: January 1, 2027

Retailer Map



Location Map



REGIONAL ACCESS	DRIVE TIME	MILES
Downtown Nashua	10 Minutes	4.8 Miles
Merrimack, NH	12 Minutes	7 Miles
Mass Border	14 Minutes	10 Miles
Manchester-Boston Regional Airport	16 Minutes	12.4 Miles
Manchester, NH	22 Minutes	18.8 Miles
Concord, NH	33 Minutes	35.2 Miles
Boston, MA	1 Hour	52.3 Miles

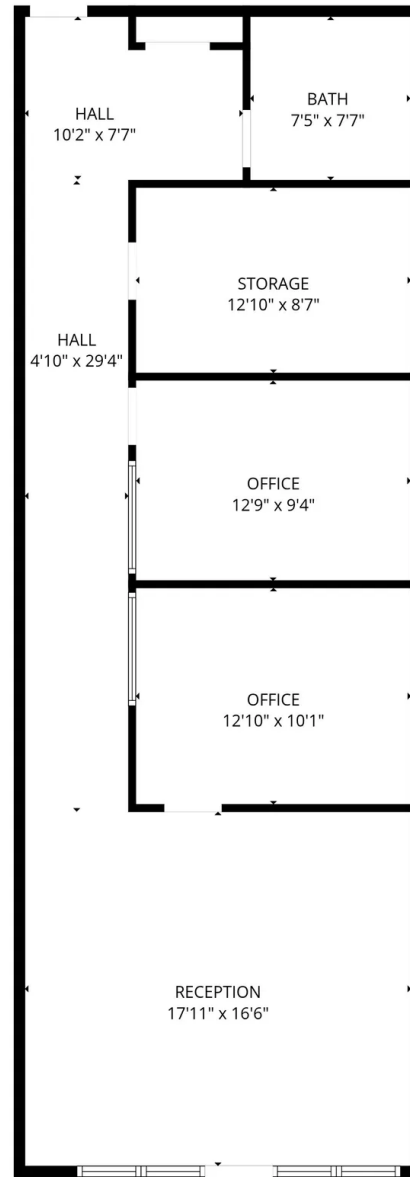


Map data ©2026 Google

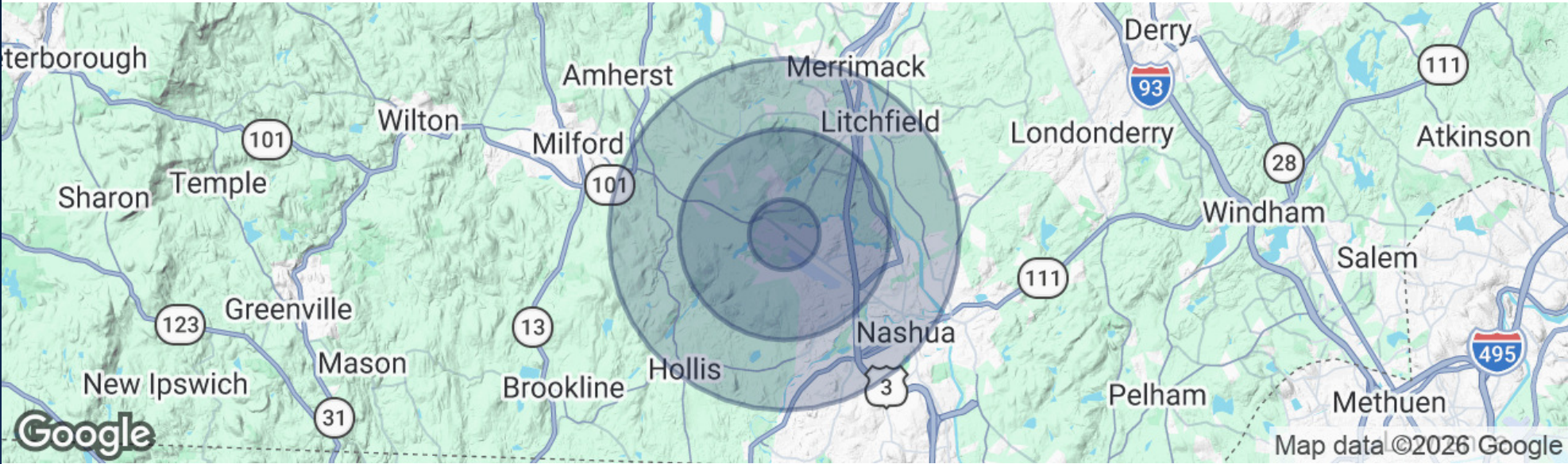
Additional Photos



Floor Plan



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,212	23,878	87,270
Average Age	38.4	41.4	42.1
Average Age (Male)	39.8	40.3	40.3
Average Age (Female)	35.2	41.8	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,368	9,518	34,466
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$114,420	\$144,675	\$128,112
Average House Value	\$322,291	\$442,480	\$410,790
2023 American Community Survey (ACS)			

Advisor Bios



JOSHUA SOLLOWAY

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.



JESSE HEPLER

Jess Hepler brings a wealth of retail and restaurant real estate experience to SPERRY - Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations.

He holds the prestigious CCIM designation, is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At SPERRY - Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses