

Office
Suites Unit 4



For Lease

Amherst Street Mall/Route 101A

Andrew Robbins

Senior Associate
+1 857 366 1891
andrew.robbs@colliers.com



210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

427 Amherst Street Nashua, NH

Property Highlights

- Amherst Street Mall is a highly visible retail strip center on Route 101A with 37,127± AADT per NHDOT 2023
- Route 101A is a major retail corridor home to Target, Home Depot, and other national retailers and restaurants
- Unit 4 is 1,200± SF of inline retail space located on the 1st floor
- 3 office suites are available on the 2nd floor and range in size from 435± to 1,330± SF
- Ample on-site parking
- Large daytime population with over 10,000 employees in 780+ businesses within a 5 minute drive

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Specifications

Address:	427 Amherst Street
Location:	Nashua, NH 03063
Building Type:	Retail/office
Total Building SF:	23,400±
Available Retail SF:	Unit 4: 1,200± @ \$18.00 NNN
Available Office SF:	Suite 2-3: 1,330± @ \$1,175/month gross Suite 4: 435± @ \$750/month gross Suite 8: 1,055± @ \$1,065/month gross
Utilities:	Municipal water & sewer Natural gas
Zoning:	General Business
Parking:	Ample on-site
2024 NNN Expenses:	\$6.50 PSF

5 Mile Demographics

 Avg HH Income \$139,328	 # of Households 44,799	 Avg Population 109,780
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Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.

