

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Bright Freestanding Retail Opportunity

Nashua, NH 03060

Exclusively Represented By:

Amelia Hosken

Advisor

603 552 8638

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

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Offering Summary

Lease Rate	\$10 SF/yr
Lease Type	MG
SF Available	918 SF
Zoning	R-B

Property Overview

Discover the perfect commercial space for lease at 159 Pine St, Nashua, NH, 03060. This prime property offers an ideal opportunity for your business to thrive in a high-visibility location. Boasting ample square footage and versatile layout options, the property provides the flexibility to accommodate a wide range of business needs. With its modern design, this space is ready to become the showcase for your brand. Establish your business in this sought-after area, surrounded by a mix of residential and commercial properties, ensuring a steady flow of potential customers. Bright and inviting 918 SF freestanding office building featuring four private offices and an open area, providing a flexible and professional layout.

Tenant is responsible for water/sewer, electricity, oil/heat, trash removal, internet/Wi-Fi, and snow/ice removal. Landlord is responsible for routine servicing of the furnace.

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Property Description

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Location Description

Explore the thriving neighborhood surrounding our property in Nashua, NH. Situated in a prime retail location, the area boasts a vibrant atmosphere and a diverse array of nearby attractions. Enjoy the convenience of being close to popular shopping destinations like the Pheasant Lane Mall and the Somerset Plaza. As a prospective Retail / Street Retail tenant, you'll appreciate the foot traffic generated by these retail hotspots. In addition to the shopping options, the area features a variety of dining and entertainment venues, creating a dynamic and bustling environment that draws in visitors and locals alike. Don't miss out on the opportunity to join this lively commercial community in Nashua.

Property Highlights

- Spacious Backyard
- ADA bathroom
- Two open areas
- Two offices
- Flexible layout

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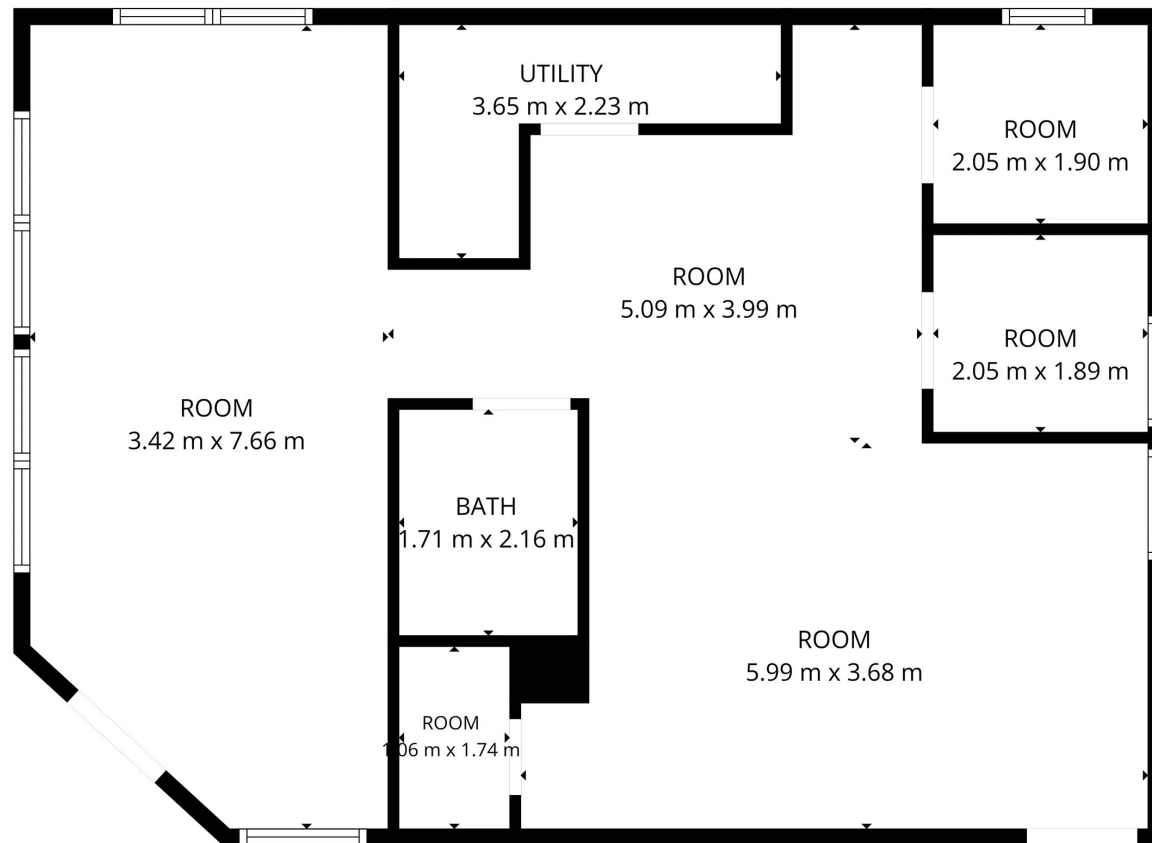
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Floor Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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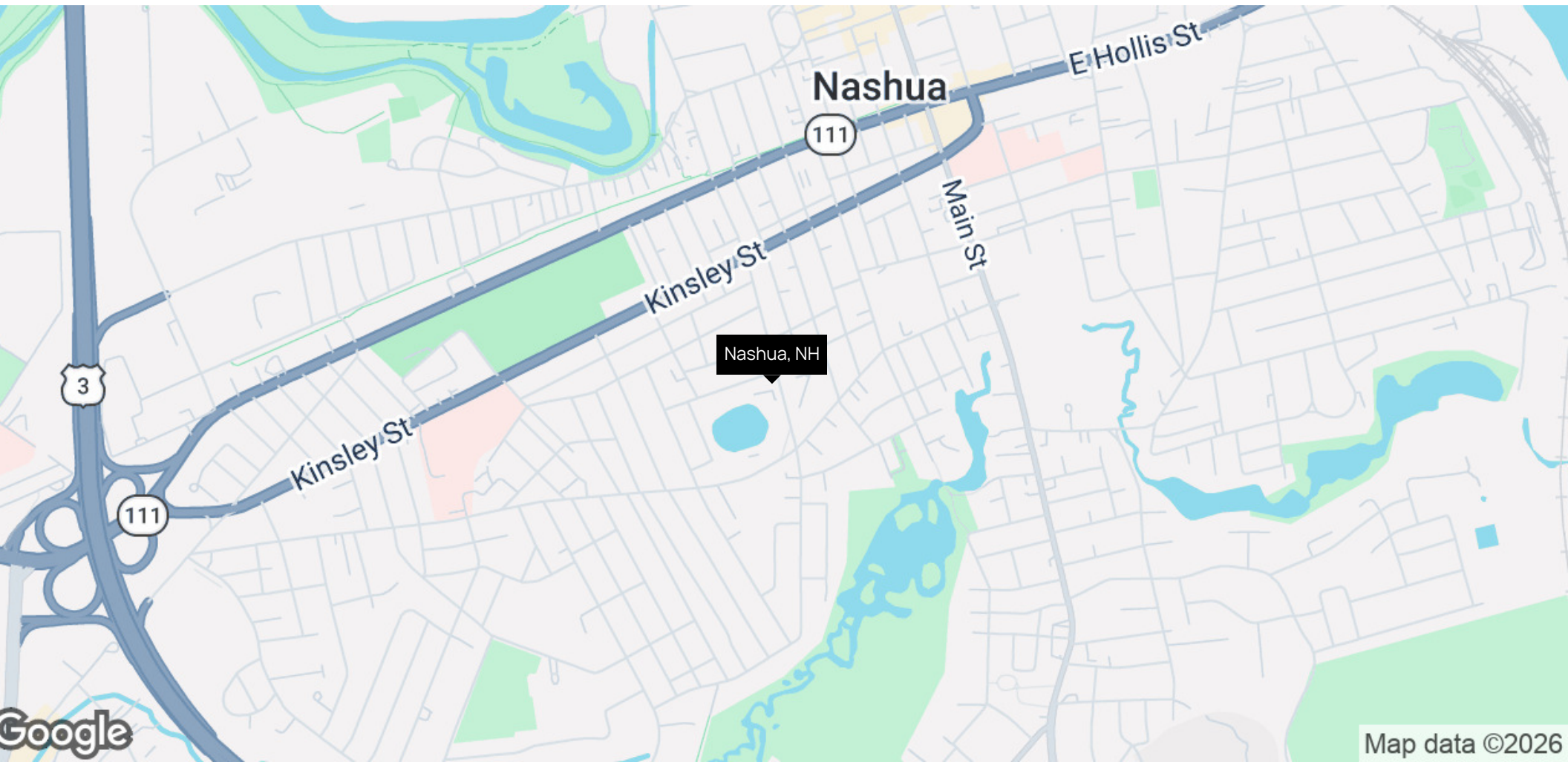
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Location Information

Section 2

Regional Map

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Demographics

Section 3

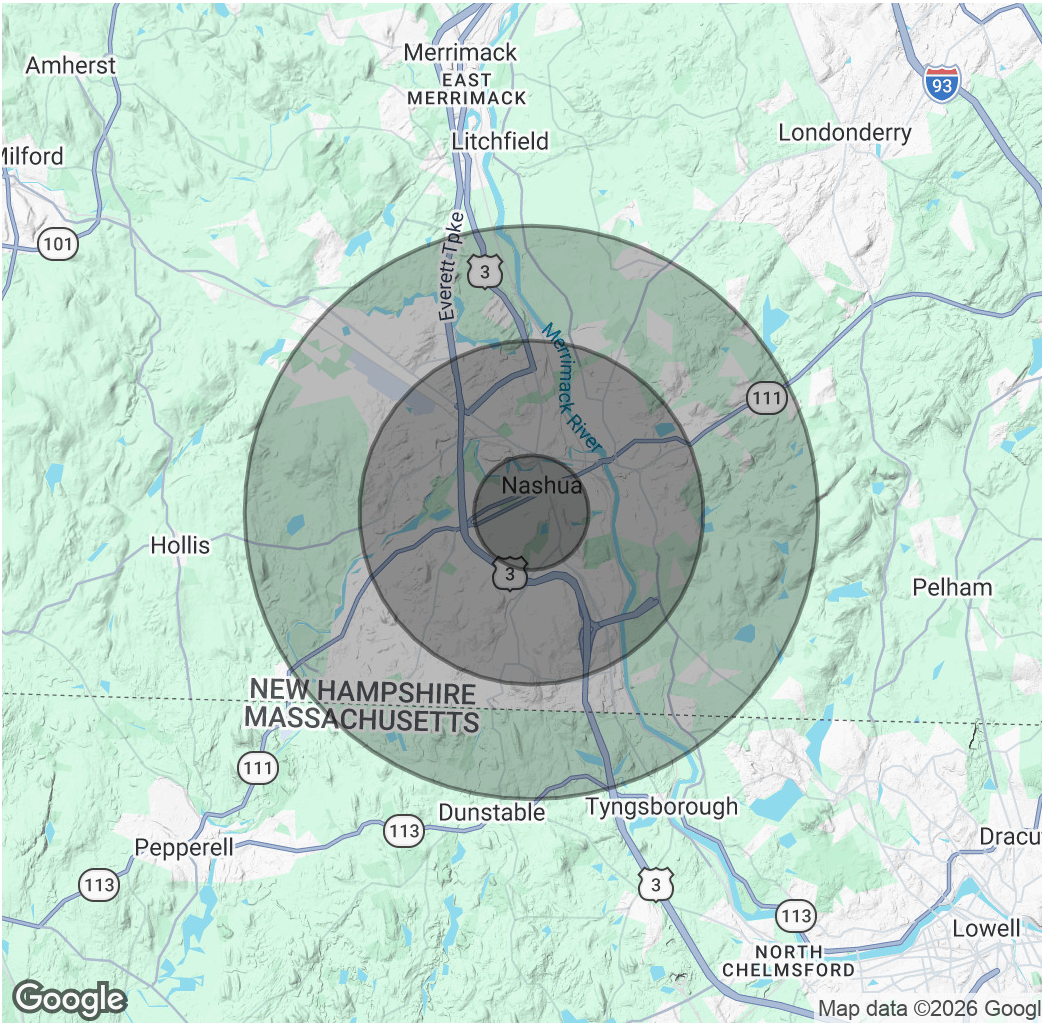
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	22,890	83,575	120,964
Average Age	36.9	41.7	42.1
Average Age (Male)	36.6	39.9	40.5
Average Age (Female)	37.5	43.2	43.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,399	33,439	48,427
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$96,838	\$118,547	\$127,923
Average House Value	\$313,910	\$382,003	\$405,347

2023 American Community Survey (ACS)



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Advisor Bio 1

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Professional Background

As a commercial real estate agent, I combine my academic background and hands-on experience to offer clients strategic, data-driven solutions. I'm also a team lead for an undergraduate research project and co-authoring a publication currently under review, which fuels my passion for problem-solving and innovative thinking. Outside of real estate, I'm an adventurous spirit who loves hiking and exploring new challenges. I pride myself on building strong, personable relationships with clients, always bringing a mix of professionalism and humor to every interaction.

Education

Southern New Hampshire University
Bachelor of Science in Business Administration
Minor: Professional Sales | Concentration: Finance

- Lead Team for Undergraduate Research Project

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