Heritage Place
Amherst, NH
141 Route 101A

1422 to 2937 SF AVAILABLE



NAI Norwood Group
Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325 Email:
info@nainorwoodgroup.com

PORTSMOUTH:
2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122 Email:
info@nainorwoodgroup.com



Year built: 1982

GLA: 47,970 SF

Available area: ~1422-3000 SF on multiple levels

Traffic count: 33,350 VPD

Signage: Monument sign at entry

Access: Signalized intersection at North Hollis Rd, curb cut entry on 101A-E

Nearby Retailers: Lowes, Walmart, Staples, Dollar Tree, Mattress Firm, Goodwill, AspenDental, Dunkin Donuts, Michaels, Planet Fitness

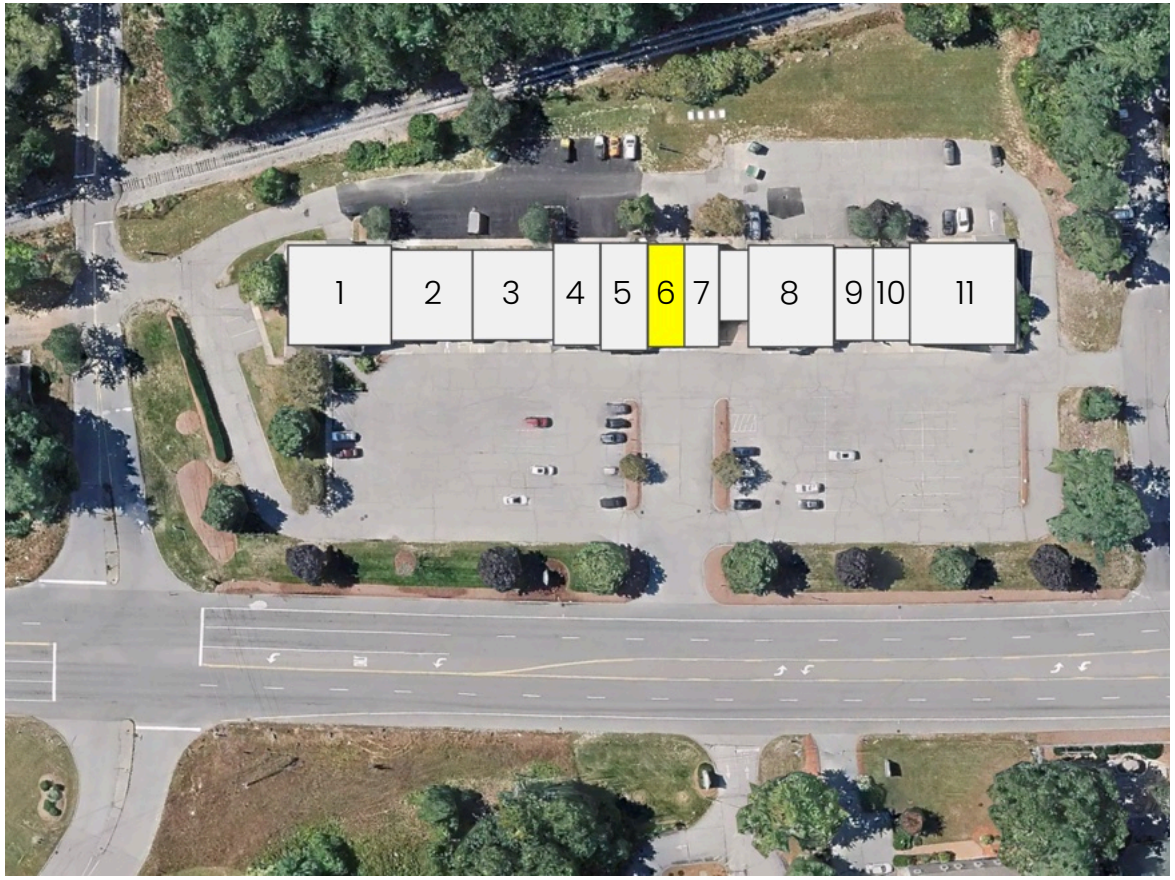
Lease terms: NNN

Lease rate: Call for details

MATT ROBINSON
ADVISOR
tel (603) 668-7000
mobile (603) 714-3426
mrobinson@nainorwoodgroup.com

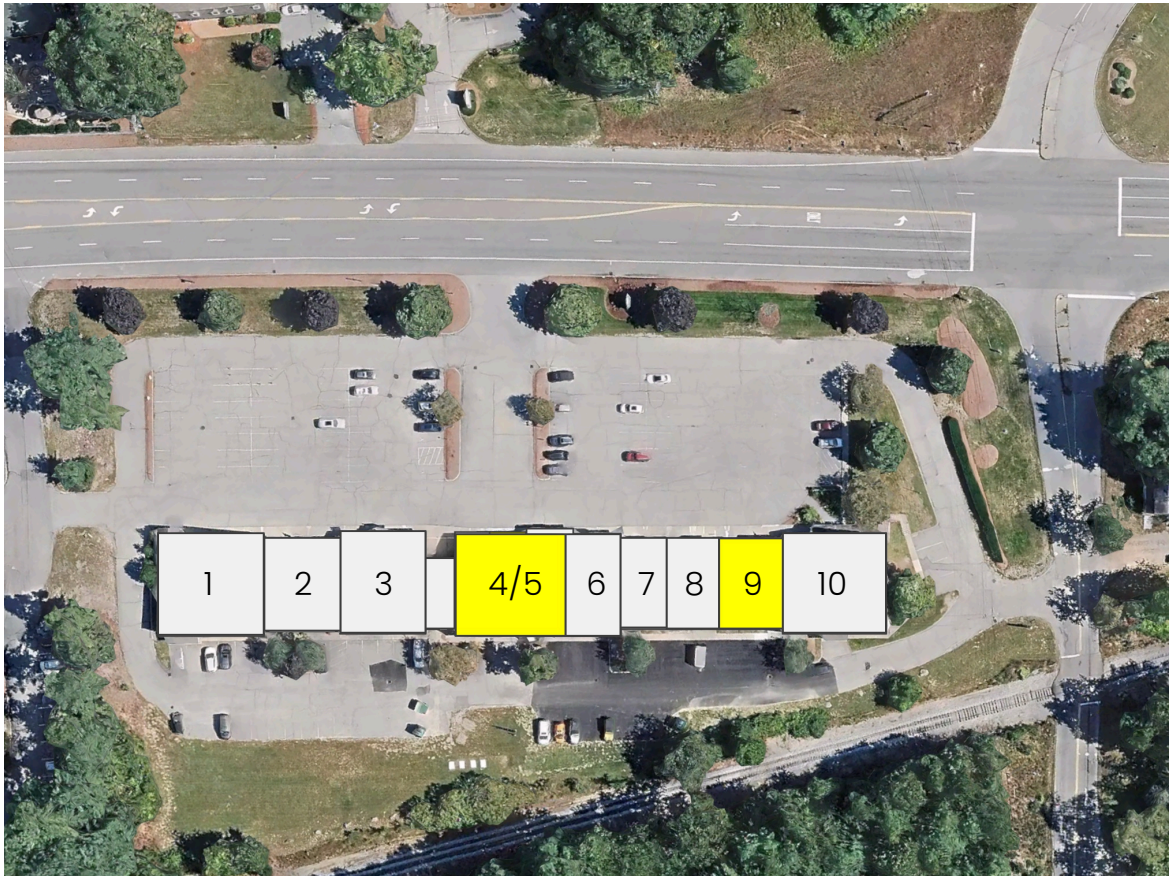
JAY BROUSSEAU
ADVISOR
tel (603) 668-7000
mobile (603) 316-8777
jay@nainorwoodgroup.com

LEASING PLAN



1	Amherst Antiques
2	Fit Body Boot Camp
3	Dutch Epicure Bakery
4	Studio X Hair Salon
5	Apothecary Tattoo
6	**VACANT, 1422 SF**
7	First Gear Driving School
8	Casual Cat Framing
9	Jeffrey Scott Fine Jewelery
10	Charron Medical
11	Shooter's Outpost

LEASING PLAN - Lower level



1	Little Hearts Playroom
2	Jazzercise
3	MV Auction Center
4, 5	**VACANT, 2937 SF**
6	The Dirty Dog
7	Photo Retro
8	My Trainer's Closet
9	**VACANT, 2250 SF**
10	Amherst Antiques



2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	6,457	56,436	230,859
Households	2,437	23,505	93,324
Families	1,861	15,765	63,304
Avg HH Size	2.64	2.38	2.45
Median Age	44.3	43.9	42.6
Median HH Income	$154,862	$130,534	$125,142
Avg HH Income	$178,588	$157,619	$152,966

BUSINESSES (10 MILE)

9,810
TOTAL BUSINESSES

118,903
TOTAL EMPLOYEES

INCOME (10 MILE)

$125,142
MEDIAN HH INCOME

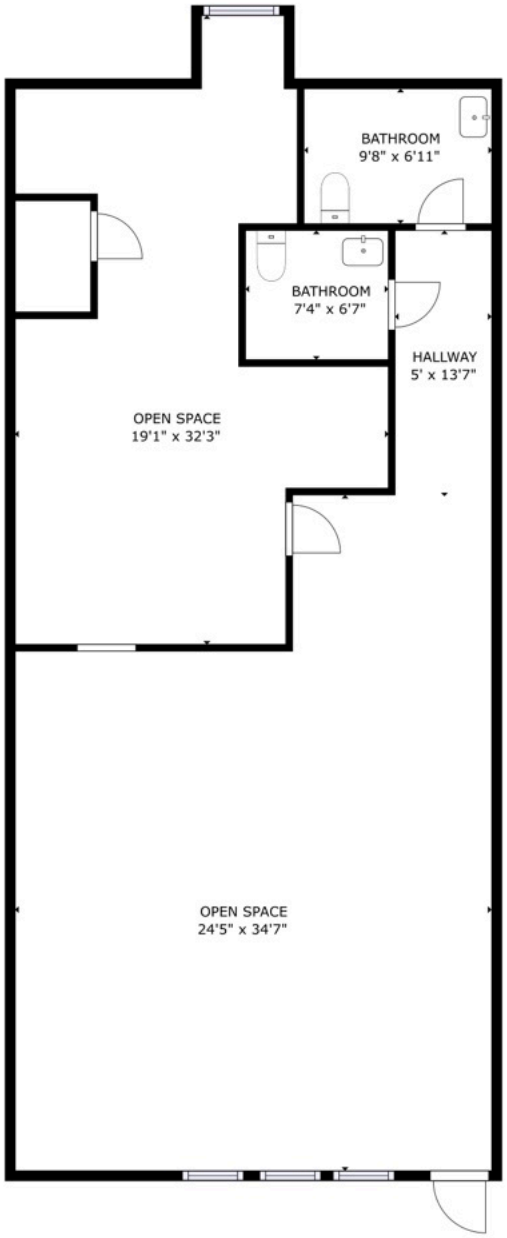
$61,848
PER CAPITA INCOME

$550,709
MEDIAN NET WORTH

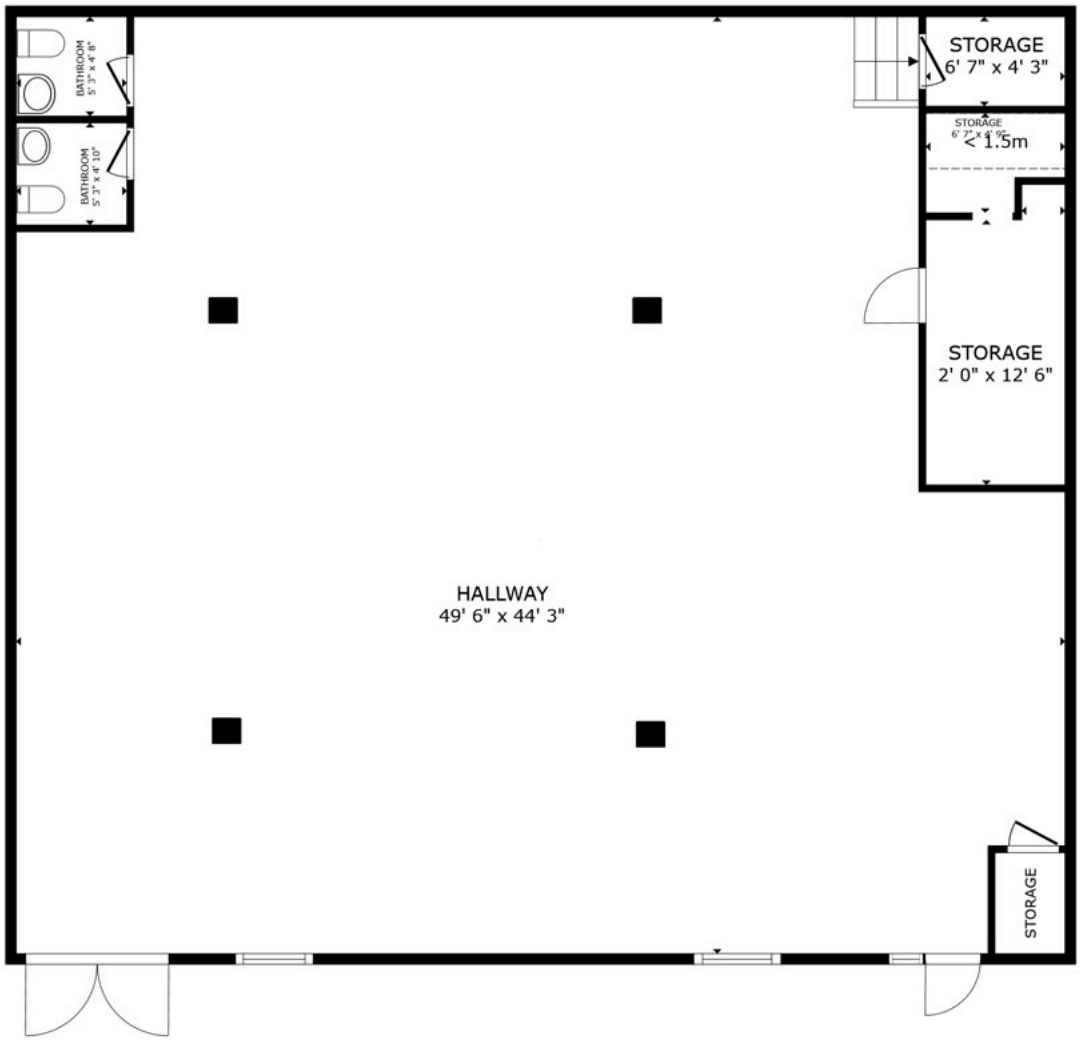


NAI Norwood Group
Commercial Real Estate Services, Worldwide

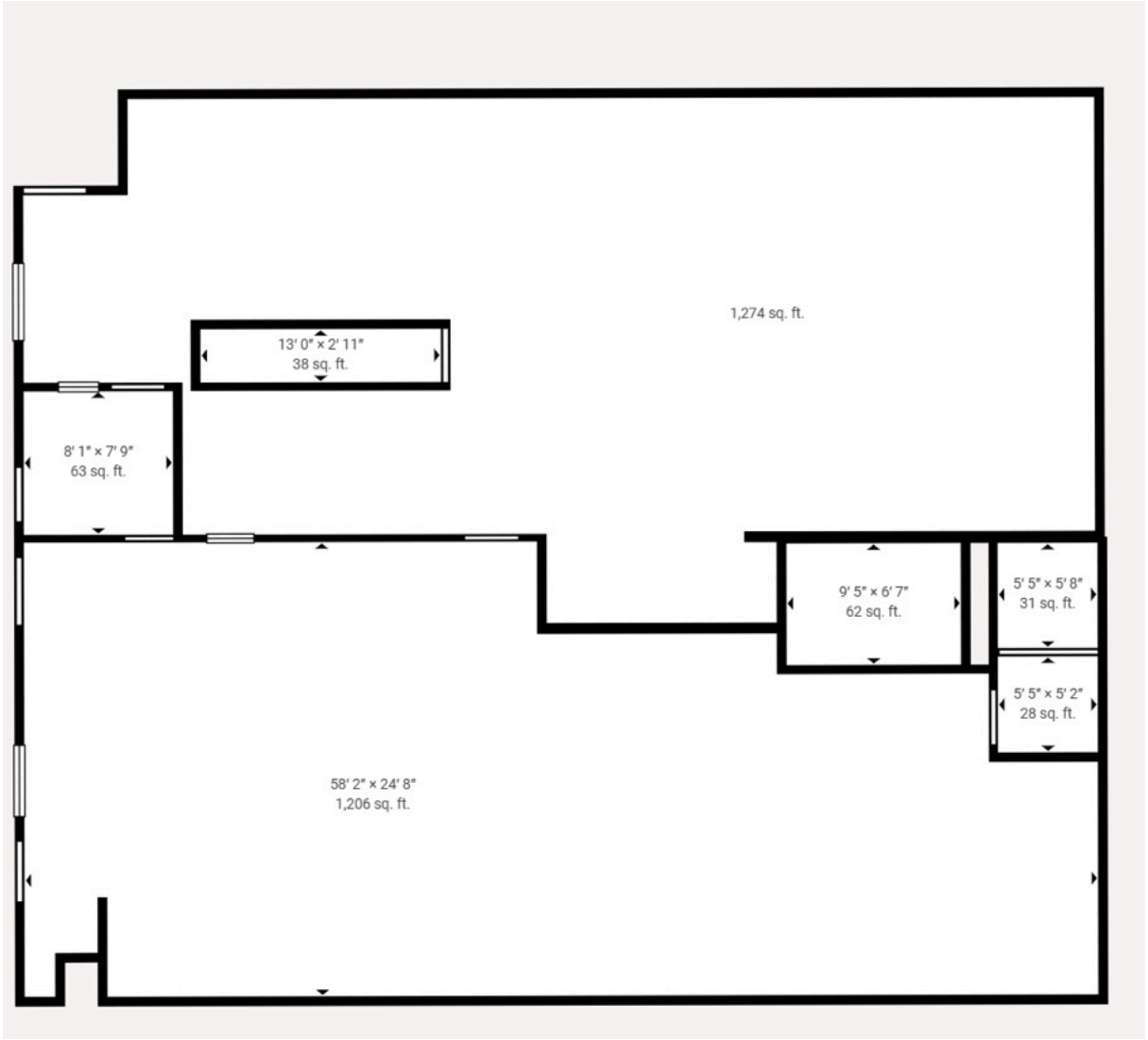
Unit 6
Main level
1422 SF

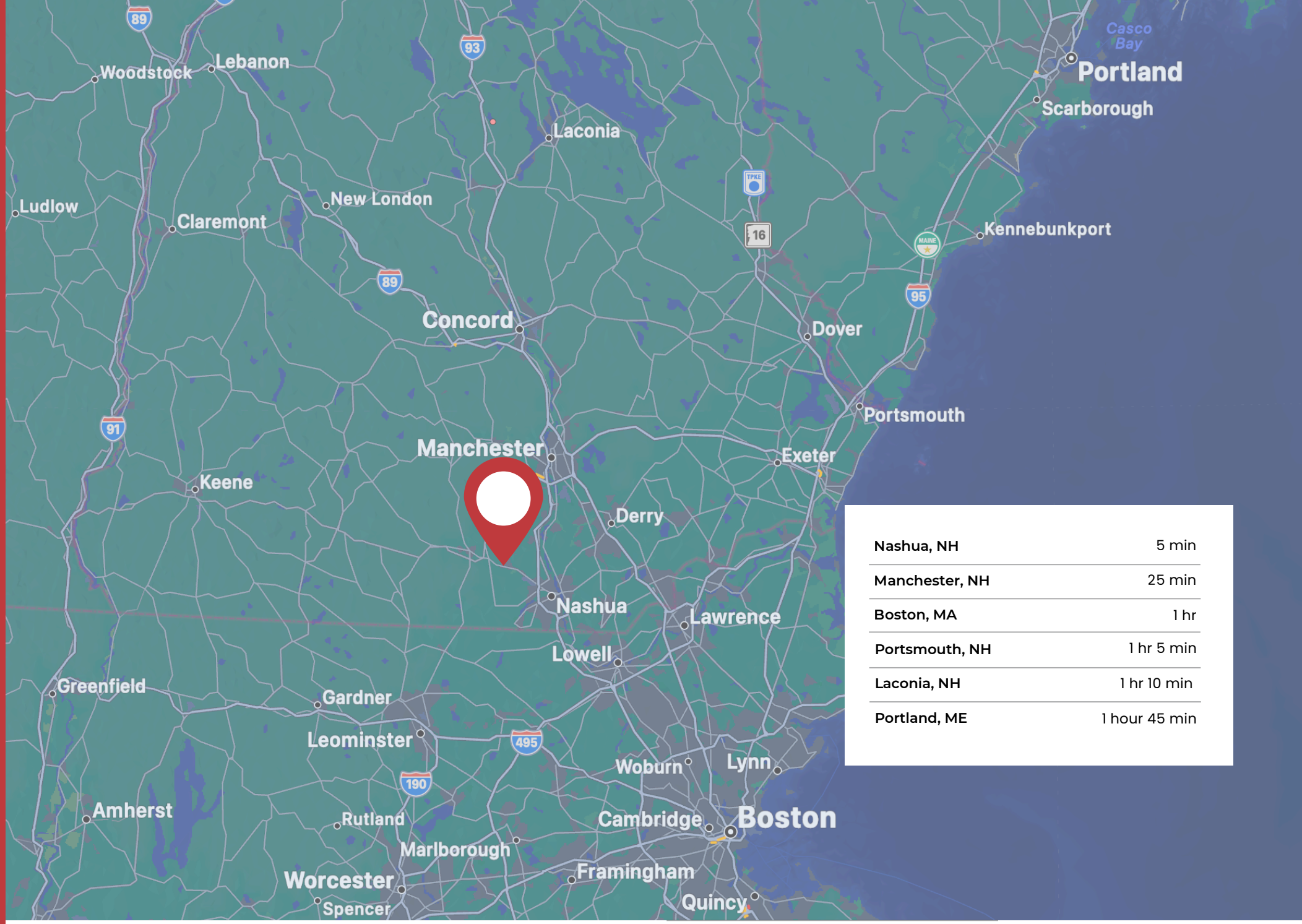


Unit 9
Lower level
2250 SF



Unit 4/5
Lower level
2937 SF





Nashua, NH	5 min
Manchester, NH	25 min
Boston, MA	1 hr
Portsmouth, NH	1 hr 5 min
Laconia, NH	1 hr 10 min
Portland, ME	1 hour 45 min

DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

MATT ROBINSON
ADVISOR
tel (603) 668-7000
mobile (603) 714-3426
mrobinson@nainorwoodgroup.com

JAY BROUSSEAU
ADVISOR
tel (603) 668-7000
mobile (603) 316-8777
jay@nainorwoodgroup.com

NAI Norwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com