

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 COMMERCIAL DIVISIONSM

Retail on Elm St: Downtown Nashua

23 Elm St, Nashua, NH 03060

Shop Online, Shop Locally
Two Huge Floors!
Quality Goods Great Prices

603-882-DOGS

Lucky Dog  Thrift Shop

AVAILABLE
WALK-INS, MON-FRI 9:00 AM-5:00 PM

By Appointment with
"John & Frankie," Inc.
A 501(c)(3) Donation Organization

Joseph Gagnon
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OFFERING MEMORANDUM

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FOR LEASE

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Property Description

This versatile property offers a prime leasing opportunity in an ideal location. With a spacious layout, ample storefront visibility, and modern amenities, this property is well suited for retailers looking to establish a prominent presence in Nashua. The space can be tailored to meet the unique needs of many retail or office concepts. Take advantage of the high foot traffic and excellent accessibility, ensuring maximum exposure for your business. Don't miss out on the chance to elevate your brand with this exceptional leasing opportunity!

Offering Summary

Lease Rate:	\$12.00 - 15.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,200 - 4,000 SF
Ground Floor Size:	2,628 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	9,987	32,184	48,760
Total Population	25,483	80,819	121,752
Average HH Income	\$90,981	\$117,652	\$127,399

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The Opportunity

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The Space

23 Elm St offers a dynamic and vibrant atmosphere for retail businesses in the heart of downtown Nashua. Just steps away are a diverse array of local boutiques, trendy cafes, and popular restaurants, creating a prime destination for shoppers and diners alike. Additionally, the property benefits from high foot traffic due to its close proximity to attractions such as the picturesque Nashua River and nearby parks. With its blend of historic charm and modern amenities, this location provides an ideal setting for retail tenants seeking to immerse themselves in a thriving commercial environment.



Property Highlights

- ±2,623 SF ground-floor storefront
- Prominent corner location
- D1MU zoning (mixed-use flexibility)
- Steps from Main Street
- Strong pedestrian traffic
- Street-facing windows for visibility
- Shell ready for build-out
- Public water and sewer
- Natural gas on site
- Surrounded by retail and dining



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Retailer Map

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Regional Map

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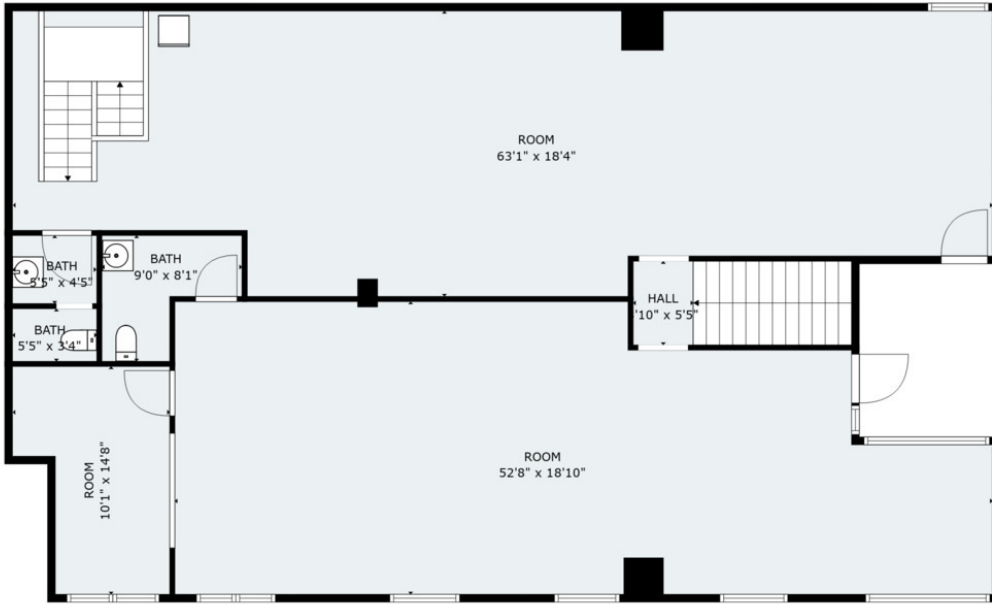
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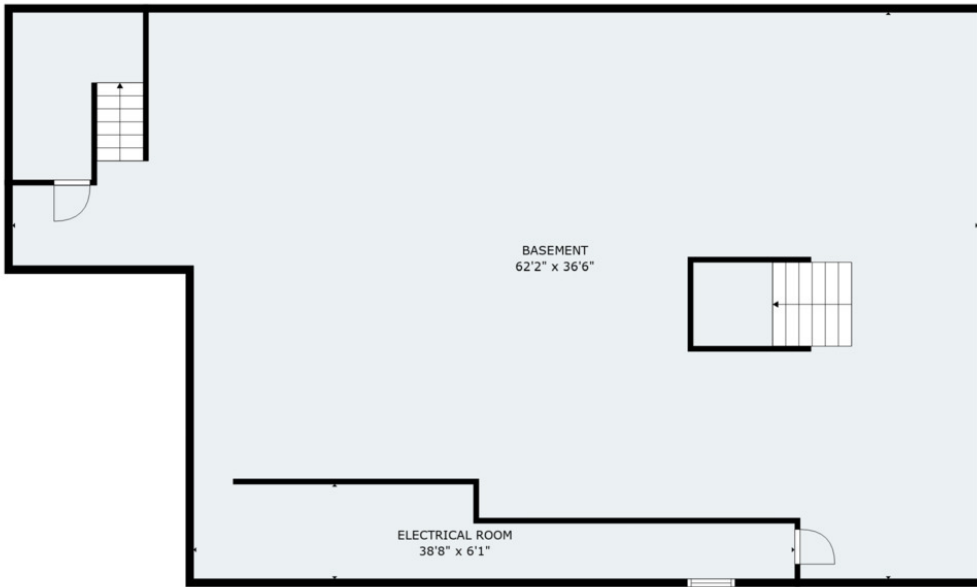
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Floor Plans

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FLOOR 2



FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



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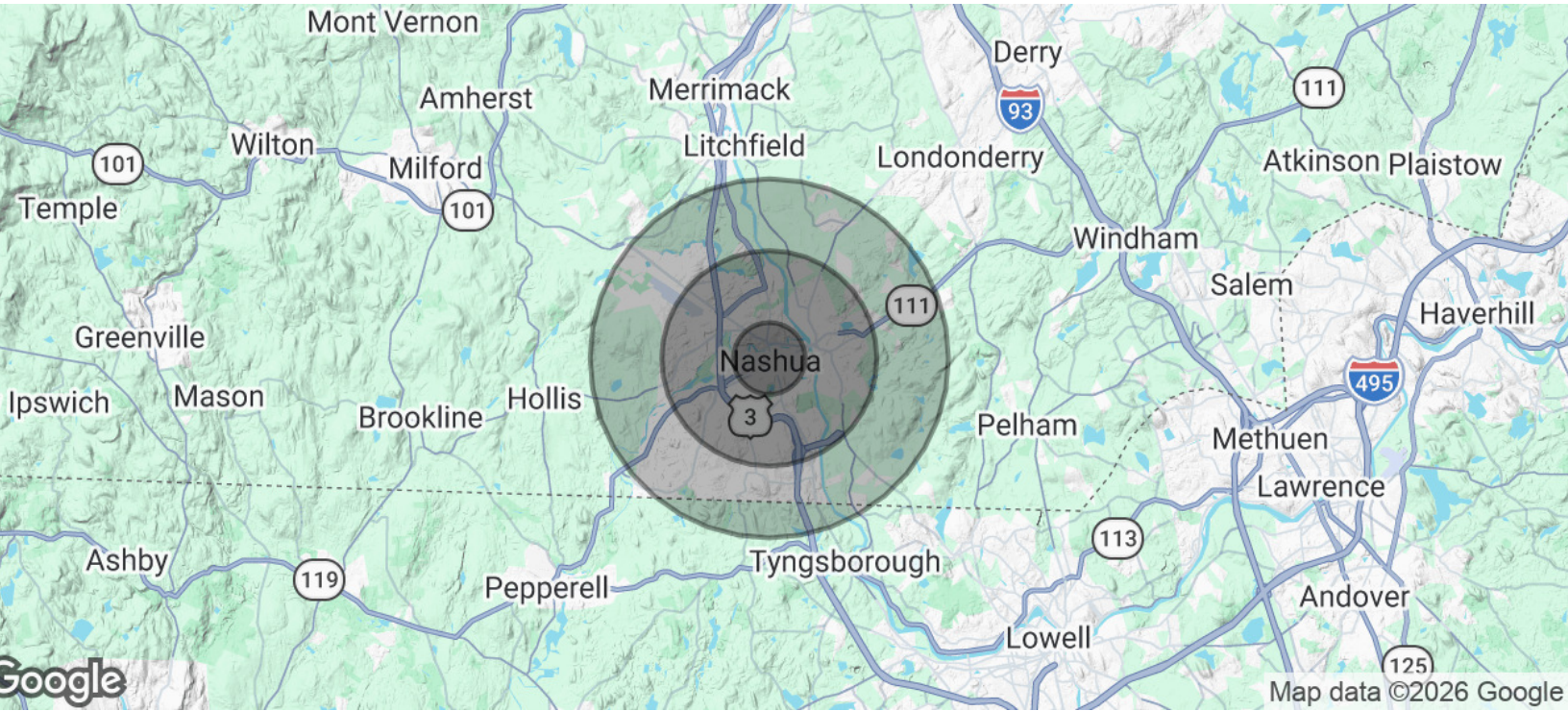
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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	25,483	80,819	121,752
Average Age	37.2	41.5	42.1
Average Age (Male)	36.4	39.7	40.6
Average Age (Female)	39	42.9	43.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,987	32,184	48,760
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$90,981	\$117,652	\$127,399
Average House Value	\$294,998	\$378,361	\$401,714

2023 American Community Survey (ACS)

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Meet Joe

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Memberships

NHCIBOR, NHREIA

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