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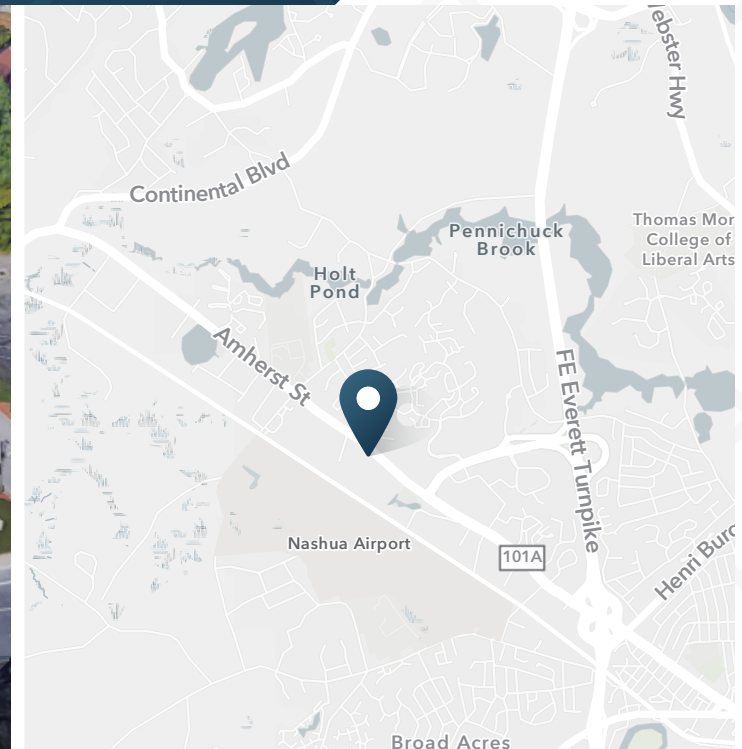
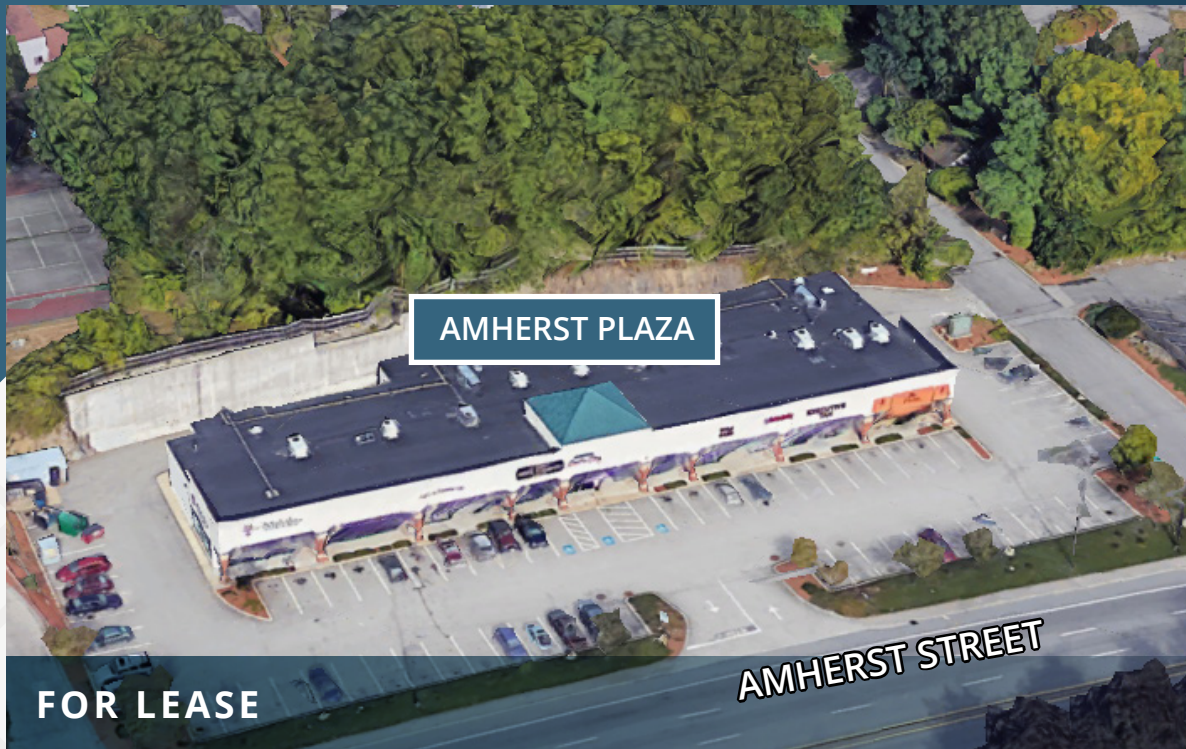
Amherst Plaza

449 Amherst Street | Nashua, NH



Amherst Plaza

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1,500 SF

Available

Contact Broker

Asking Price

DESCRIPTION

- Tavern / Cigar Bar available at Amherst Plaza.
- Excellent exposure to heavily-trafficked Amherst Street, a commercial corridor.
- Tenants include Stones Social restaurant, T-Mobile, Art of Eyebrows, Amy Nails, Platinum Tan, and Elevated Nutrition.
- Located on busy Amherst Street (NH Route 101-A) at the corner of Wallingford Drive.
- Easily access major highways.

NEARBY RETAILERS



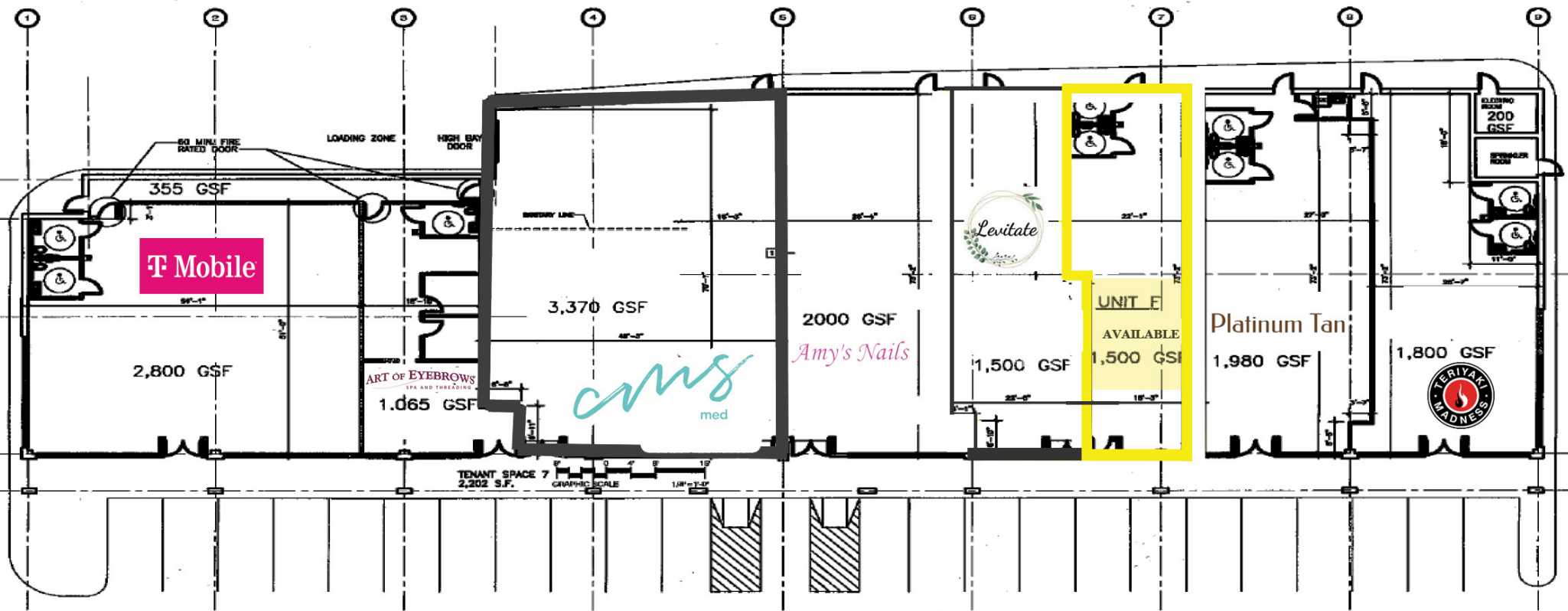
TRAFFIC COUNTS

Amherst Street, SE of Site	34,597 VPD
Amherst Street, NW of Site	35,049 VPD
Continental Boulevard, N of Site	17,847 VPD
Everett Turnpike, SE of Site	95,076 VPD

Year: 2019 | Source: New Hampshire DOT

Amherst Plaza

449 Amherst Street | Nashua, NH



449 AMHERST STREET, NASHUA, N.H.
LEASE PLAN
16,590 GSF

Amherst Plaza

449 Amherst Street | Nashua, NH



Amherst Plaza

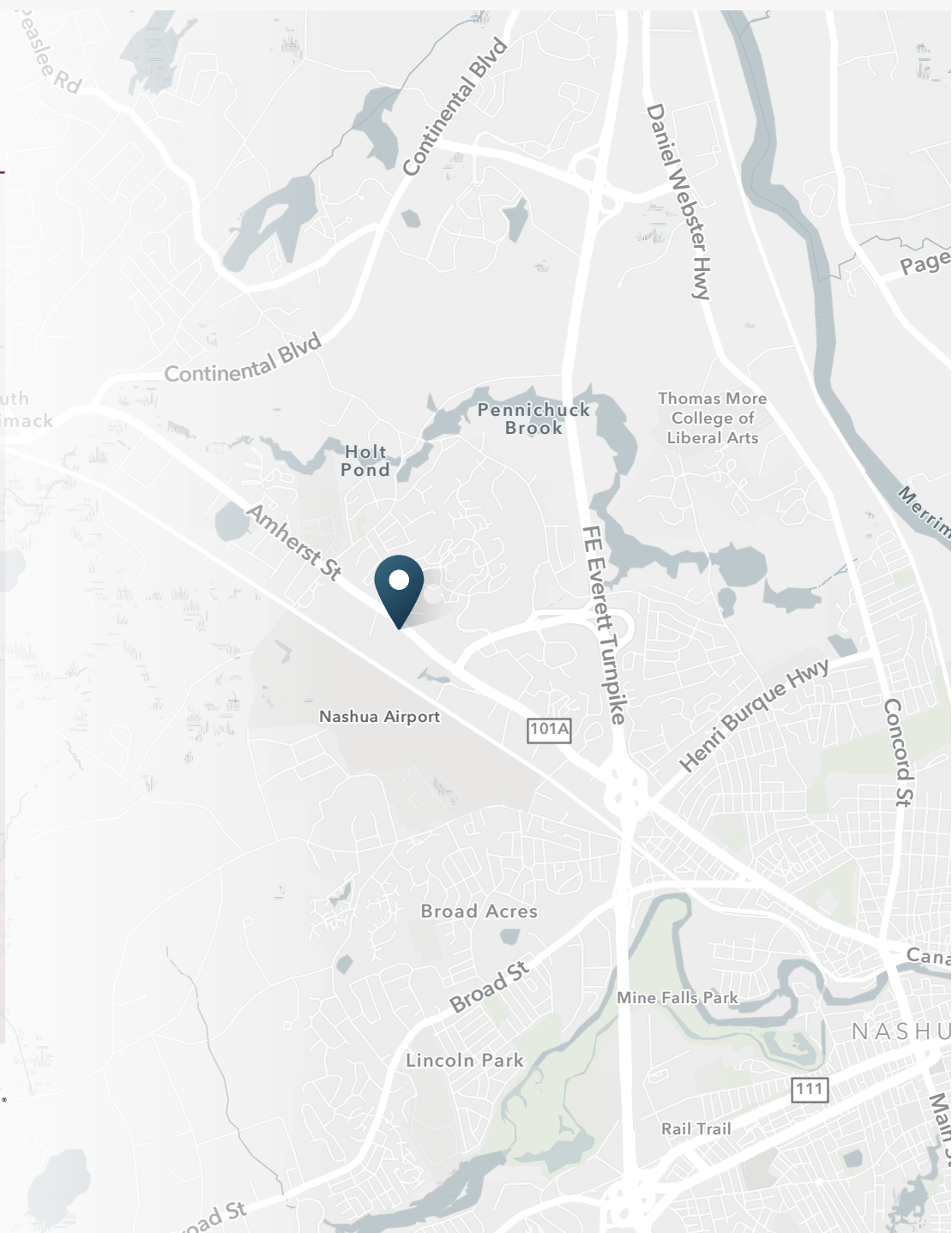
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DEMOGRAPHIC HIGHLIGHTS

Population	3 miles	5 miles	10 miles
2022 Estimated Population	34,412	105,275	254,338
2027 Projected Population	35,075	106,577	257,481
Projected Annual Growth Rate 2022 to 2027	0.38%	0.25%	0.25%
Daytime Population			
2022 Daytime Population	42,297	111,450	239,276
Workers	26,498	62,303	123,909
Residents	15,799	49,147	115,367
Income			
2022 Est. Average Household Income	\$128,770	\$119,742	\$137,244
2022 Est. Median Household Income	\$98,494	\$89,898	\$106,144
Households & Growth			
2022 Estimated Households	14,517	42,875	99,140
2027 Estimated Households	14,860	43,627	100,835
Projected Annual Growth Rate 2022 to 2027	0.47%	0.35%	0.34%
Race & Ethnicity			
2022 Est. White	79%	78%	83%
2022 Est. Black or African American	2%	3%	2%
2022 Est. Asian or Pacific Islander	5%	4%	5%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	4%	6%	3%
2022 Est. Hispanic	9%	12%	8%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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