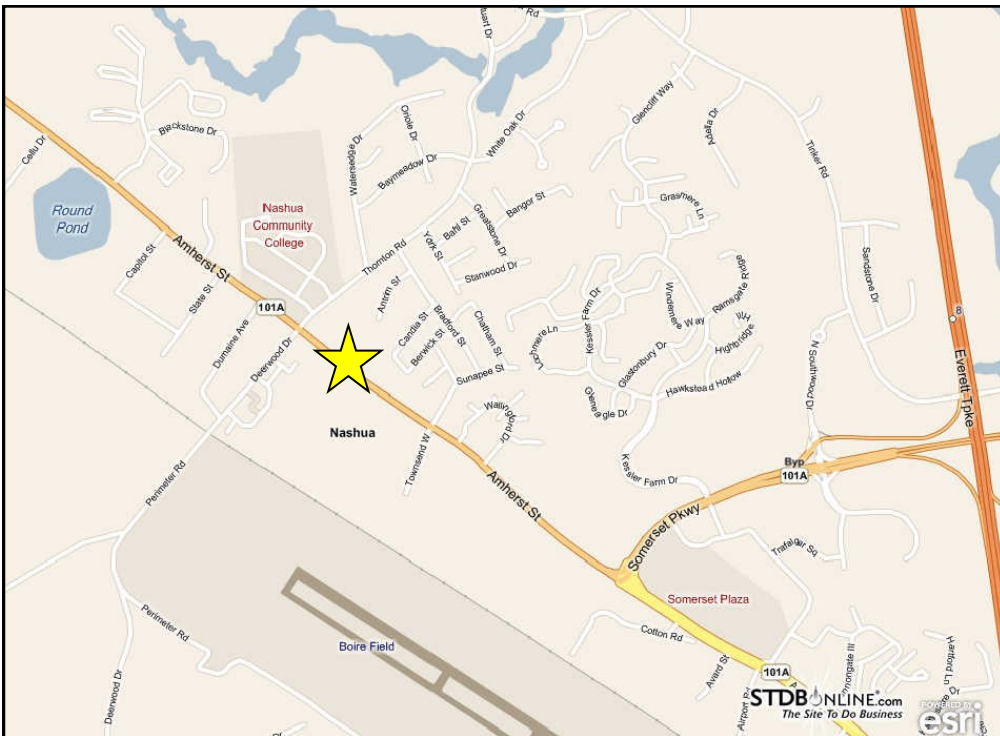




# FOR LEASE

## Prime Retail Location

483 Amherst Street (NH RT 101-A) | Nashua



### PROPERTY DATA:

Available Space:	1,770+/- SF
Building Size:	10,046+/- SF
Lot Size:	1.048+/- Acres
Type of Property:	Retail
Permitted Uses:	Retail or Office
Zoning:	HB-Highway Business
Taxes:	\$2.87+/-
PSF/2013	
CAM:	\$3.54+/-
PSF/2014	
Parking Spaces:	Ample
Water:	Municipal
Sewer:	Municipal
Traffic Count:	46,000+/--CPD

### CONSTRUCTION:

Year Built:	1985+/-
Type of Const:	Steel
Ceiling Height:	14+/- Feet
Exterior Finish:	Concrete Block
Foundation:	Slab
Roofing:	Flat Rubber
Flooring Material:	Carpet

### BUILDING SERVICES:

Heat Type:	FHA Natural Gas
A/C Type:	Central

### COMMENTS:

Only one space remains available for lease within small retail center located along Amherst Street (NH Route 101-A). This 10,046+/- SF retail strip center contains 6-units. Tenants include Subway, Wild Side Smoke Shop, Food 'N Fashion of India, and Devotion Ink Tattoo. Traffic is estimated to be approximately 46,000 cpd.

**Lease Rate:**  
 \$12.00 PSF NNN  
 NETS: \$6.41+/- PSF

# NAI Norwood Group

Commercial Real Estate Services, Worldwide.

### Contact Information

**Judy Niles-Simmons** | 603.657.1926 | judy@nainorwoodgroup.com

**Perry Snow** | 603.657.1934 | perry@nainorwoodgroup.com

116 South River Road | Bedford, NH 03110 | nainorwoodgroup.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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