

BRAND NEW

Retail/Restaurant Space

FOR LEASE

7,500 SF



PREMIER RETAIL/RESTAURANT SITE @ EXIT 1, NASHUA

This brand new development includes a 7,500 SF restaurant building in a scenic environment with 151 exclusive parking spaces and an area to accommodate outdoor seating. Located directly off of Spit Brook Road at the entrance to Gateway Hills, the site is within one of the most affluent neighborhoods in Southern NH and less than one mile from the NH/MA border.

Currently home to more than 60 world class companies and over 4,000 employees, residents and visitors working and living here on a daily basis, Gateway Hills is a 400-acre "Live, Work, Play, Shop" lifestyle community. The site includes a 564- unit luxury apartment complex, Tara Commons Neighborhood Retail Center to run day-to-day errands, 105-room Homewood Suites by Hilton Hotel, Outdoor Amphitheater with seasonal concerts and entertainment events, Gateway Hills Health Club and a new snow park for skiing and snowboarding, which is expected to draw thousands during the colder, winter months.

Specifications:

BUILDING SIZE:

7,500 SF

PARKING:

151 exclusive spaces

HVAC:

Four 7.5 Ton Roof Top Units (RTU's)

TELECOMMUNICATIONS:

Fairpoint, Comcast, Verizon

SEWER/WATER:

City of Nashua

NATURAL GAS:

Liberty Utilities

POWER:

Eversource
800 amps, three phase

GREASE TRAP:

Installed and located
behind restaurant

Demographics:

POPULATION:

Population (2016 Estimate)

Pop. Growth (2010 - 2016)

1 MILE RADIUS

10,819

7.18%

3 MILE RADIUS

46,421

1.80%

5 MILE RADIUS

110,524

1.63%

7 MILE RADIUS

180,380

3.19%

TOTAL HOUSEHOLDS:

2016 Estimate

4,926

17,887

43,143

68,339

INCOME:

2016 Est. Average Household Income

\$84,089

\$90,977

\$89,609

\$95,356

2016 Est. Median Household Income

\$69,709

\$74,640

\$69,483

\$74,943

2016 Est. Per Capita Income

\$41,358

\$39,171

\$35,709

\$37,494

TRAFFIC COUNTS:

Everett Turnpike

Approximately 79,000 VPD

Spit Brook Road

Approximately 26,700 VPD

Tara Boulevard

Approximately 9,400 VPD

Features:

- Conveniently located at Exit 1 off Route 3 at MA/NH border
- Nashua is the 2nd Largest City by Population in the State of New Hampshire
- Approx. 4,000 people working & living on-site daily
- Over 60 companies on-site (2,500+ employees)
- 564 units at Tara Heights Apartments (1,200+ residents)
- 105-room Homewood Suites by Hilton
- 336-room Radisson Hotel
- Outdoor amphitheater event venue adjacent to site
- Year-round events drawing thousands to the park (concerts, festivals, job fairs, fundraisers and more)
- Athletic fields adjacent to restaurant site, offering seasonal intramural sports leagues year-round
- Hundreds of residential homes and apartment complexes directly across the street, off Spit Brook Rd.
- Tara Commons Neighborhood Retail Center on site
- Popular Gateway Hills Health Club adjacent to site
- New ski/snowboard park opening this winter

We're Hungry....



186,000 SF

BAE SYSTEMS

55,000 SF



58,000 SF



171,000 SF

ARISTA

21,000 SF

Amphenol TCS

80,000 SF



23,000 SF



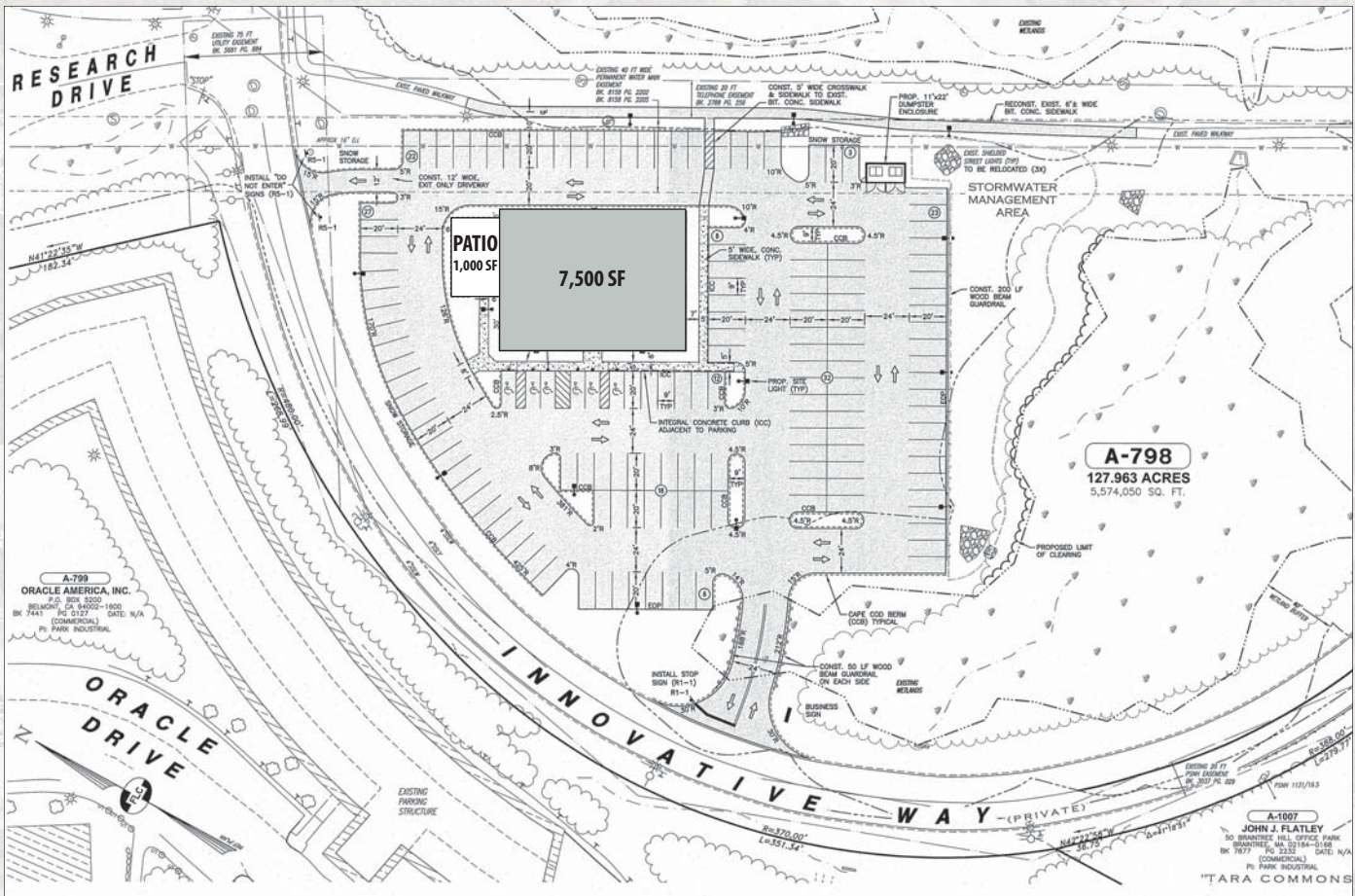
22,000 SF



15,000 SF

....and more!

Site Plan:



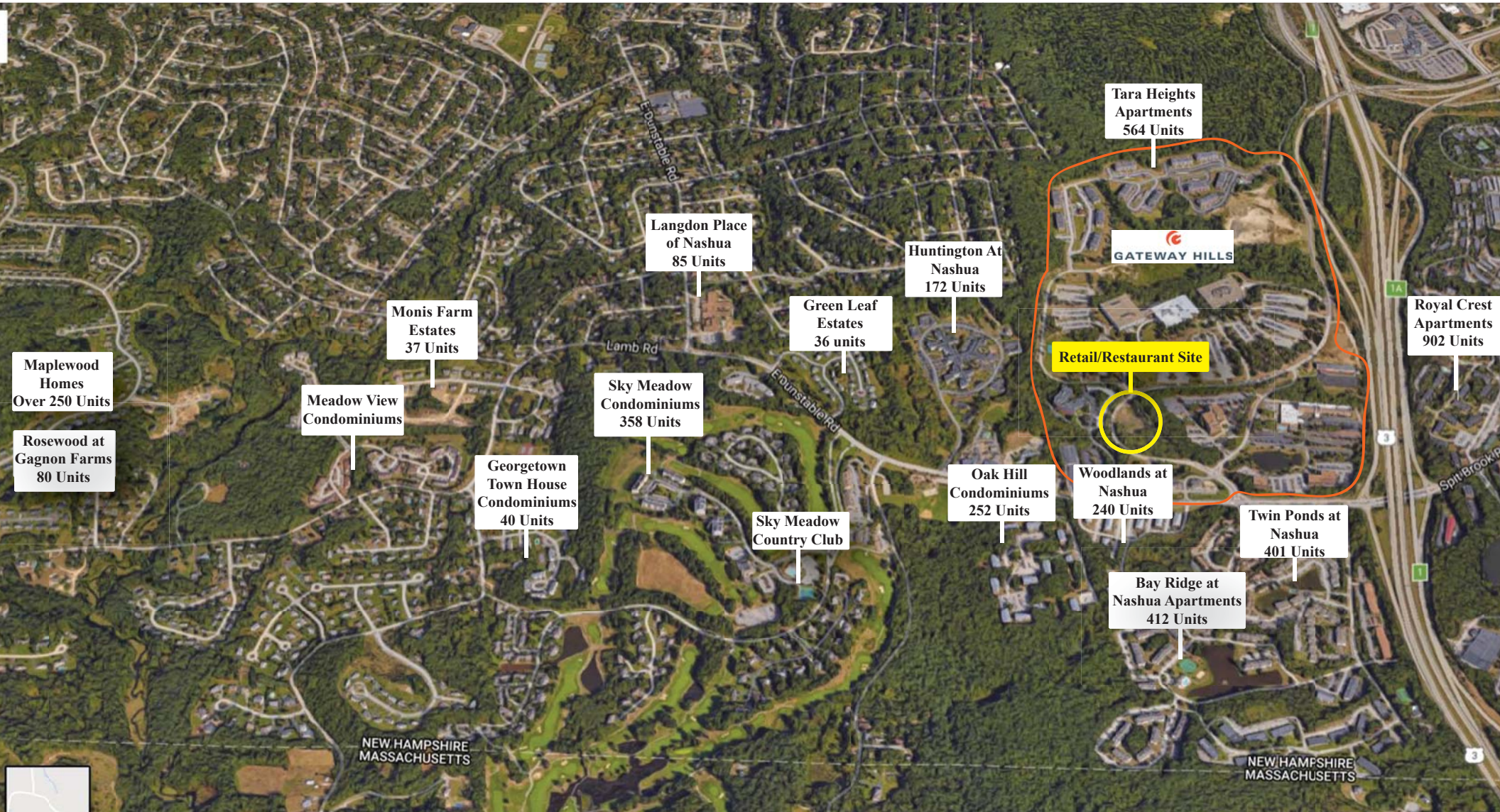
AMPHITHEATER ADJACENT TO SITE

READY FOR DELIVERY



Hungry Neighbors

Bedroom community with thousands of homes and multi-family apartments along Spit Brook Rd, within 2 miles of your new location.



Contact Michael Zieja (603) 598-7500

JOHN FLATLEY
Company

New Retail / Restaurant Space for Lease

7,500 SF | Exit 1, Nashua, NH

151 exclusive parking spaces

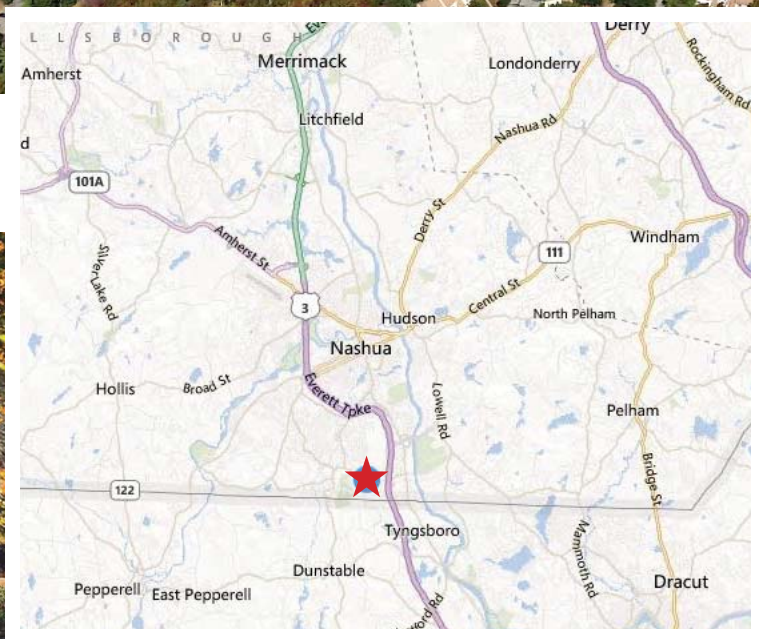
- 1/4 Mile from Exit 1
- Nashua is the 2nd largest city by population in NH
- An extension of Tara Commons (27k vehicles per day)
- Join impressive tenant mix at Tara Commons, Gateway Hills
- Adjacent to 105 room Homewood Suites Hotel
- Adjacent to 330 room Radisson Hotel
- Approximately 4,000 people living and working on site
- Most underserved affluent neighborhood in Southern, NH
- Outdoor patio and seating area
- Highway signage available

Contact Mike today: (603) 598-7500



Actual photo taken at lunch time, Pressed Café - Tara Commons





JOHN FLATLEY

Company

For more information or to schedule a tour, please contact:

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