



For Lease

Highly Visible Office/Retail

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Property listed
and managed by



175 Canal Street, Suite 401
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491 Amherst Street Nashua, NH

Property Highlights

- Highly visible office/retail building on Route 101A in Nashua with ample on-site parking
- Building amenities include shared conference room and kitchenette located on the second floor
- Suite 20-O is 1,398± SF and consists of open area and private offices
- Excellent pylon sign opportunity with great exposure for your business with a traffic count of 37,605± AADT per NHDOT 2025
- Route 101A is a heavily trafficked corridor with many attractive amenities
- Located off Exit 8, Everett Turnpike via the Somerset Parkway

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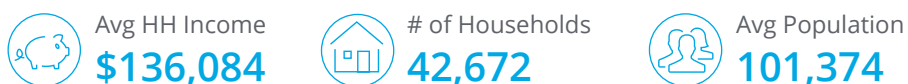


Specifications

Address:	491 Amherst Street
Location:	Nashua, NH 03063
Building Type:	Office/retail
Year Built:	1960
Total Building SF:	18,459±
Available SF:	Unit 20-O: 1,398±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Highway Business
Parking:	Ample on-site
Lease Rate:	\$18.00 modified gross



5 Mile Demographics



Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.

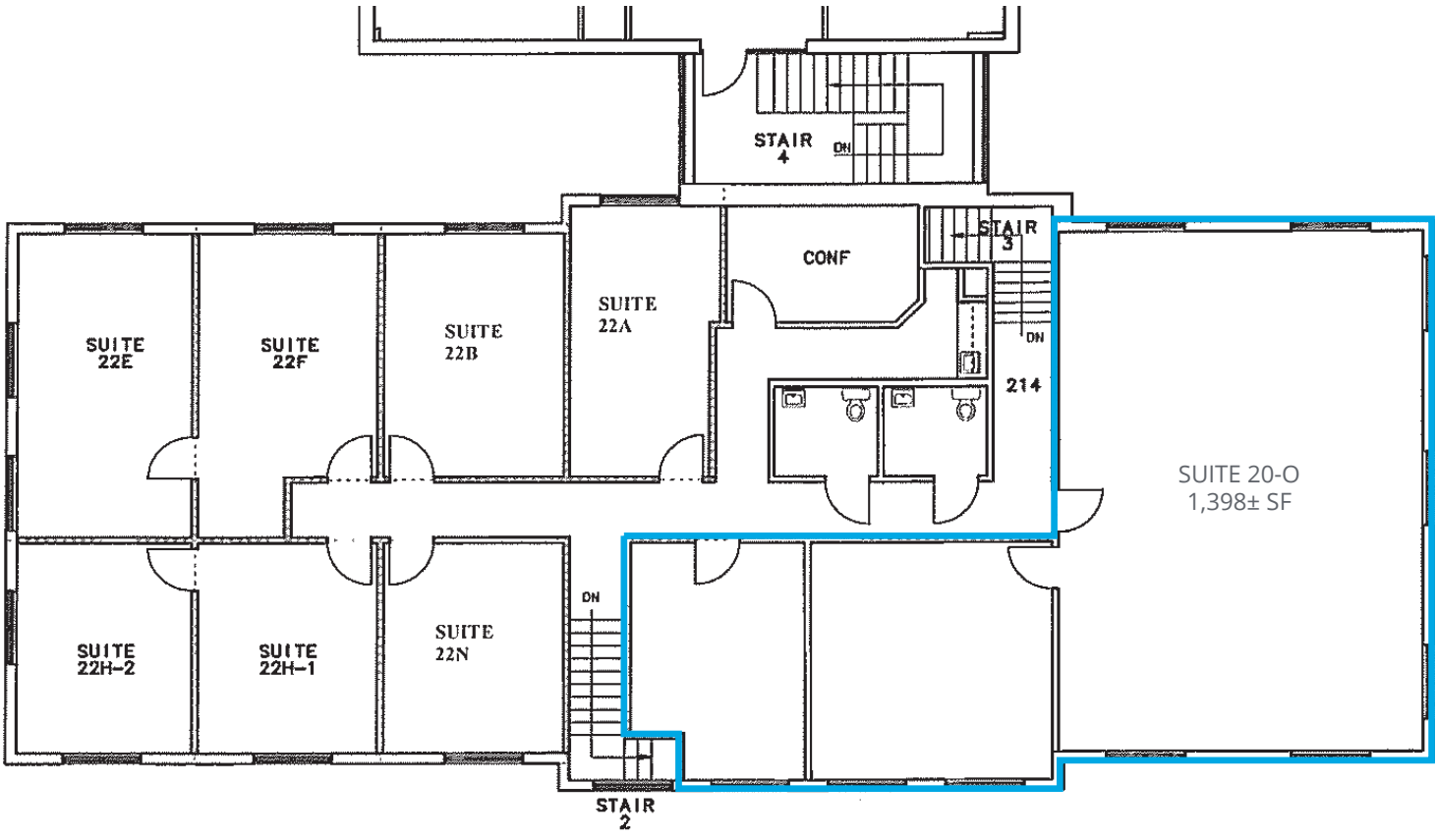


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Contact us:

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2nd Floor Plan



 Available Space