



For Lease

Street-Level Retail Storefront

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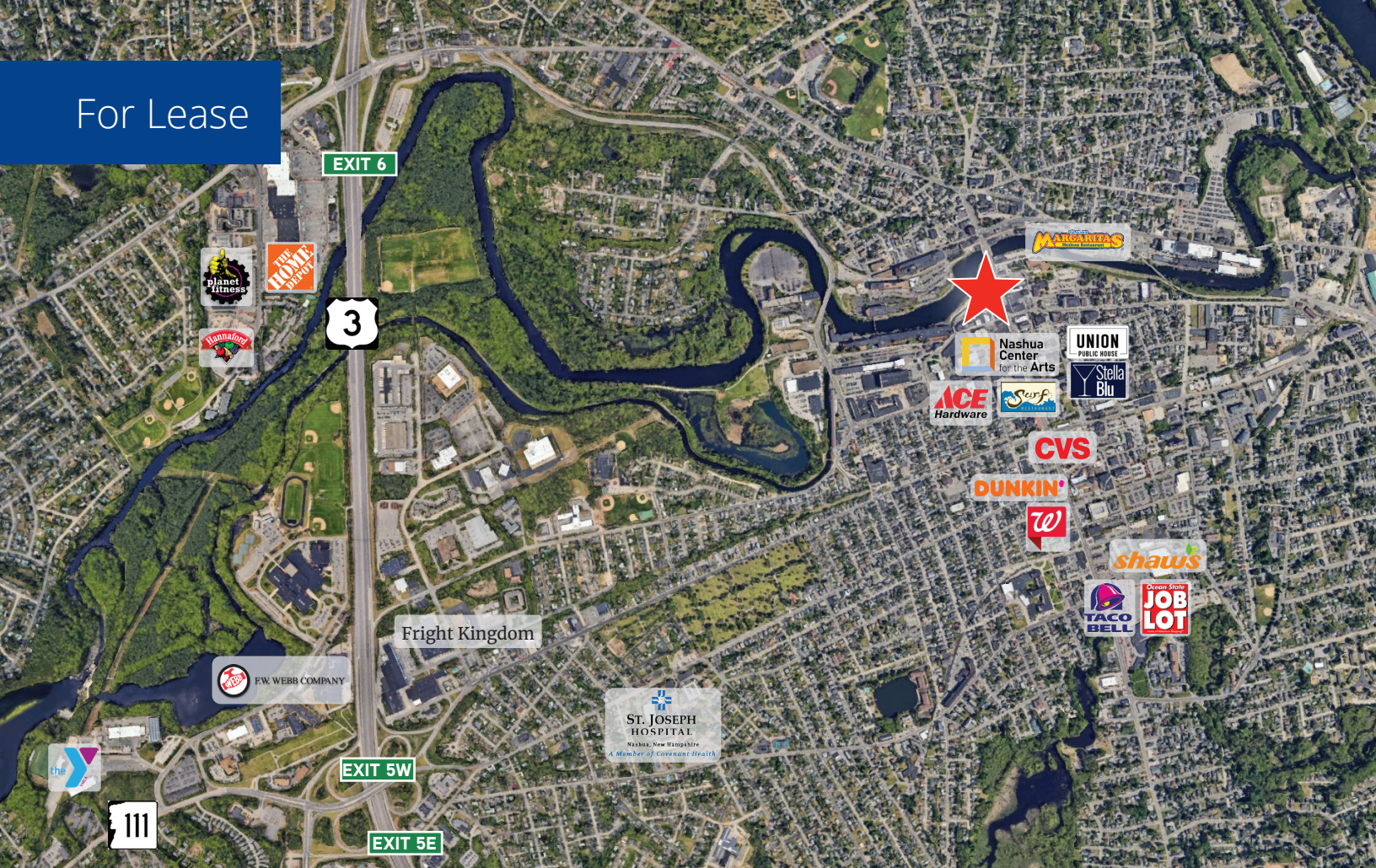
83 Main Street Nashua, NH

Property Highlights

- 900± SF retail storefront available for lease with exceptional visibility at a lighted intersection on the corner of Main Street and Water Street in downtown Nashua, NH
- Space features floor to ceiling windows and consists of an open area, kitchen, utility closet with mop sink, a restroom, and 400± SF of bonus basement storage
- Positioned in a highly walkable location providing consistent pedestrian traffic throughout the day into the evening, plus the downtown hosts many seasonal festivals and events that attract thousands of visitors
- Neighborhood businesses include Nashua Center for the Arts, Surf Restaurant, Union Public House, Stella Blu, and the Nashua Riverwalk

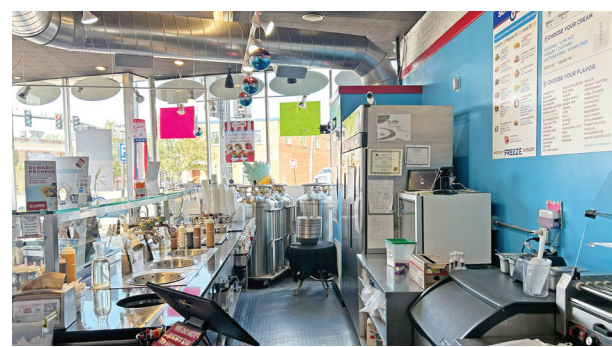
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Specifications

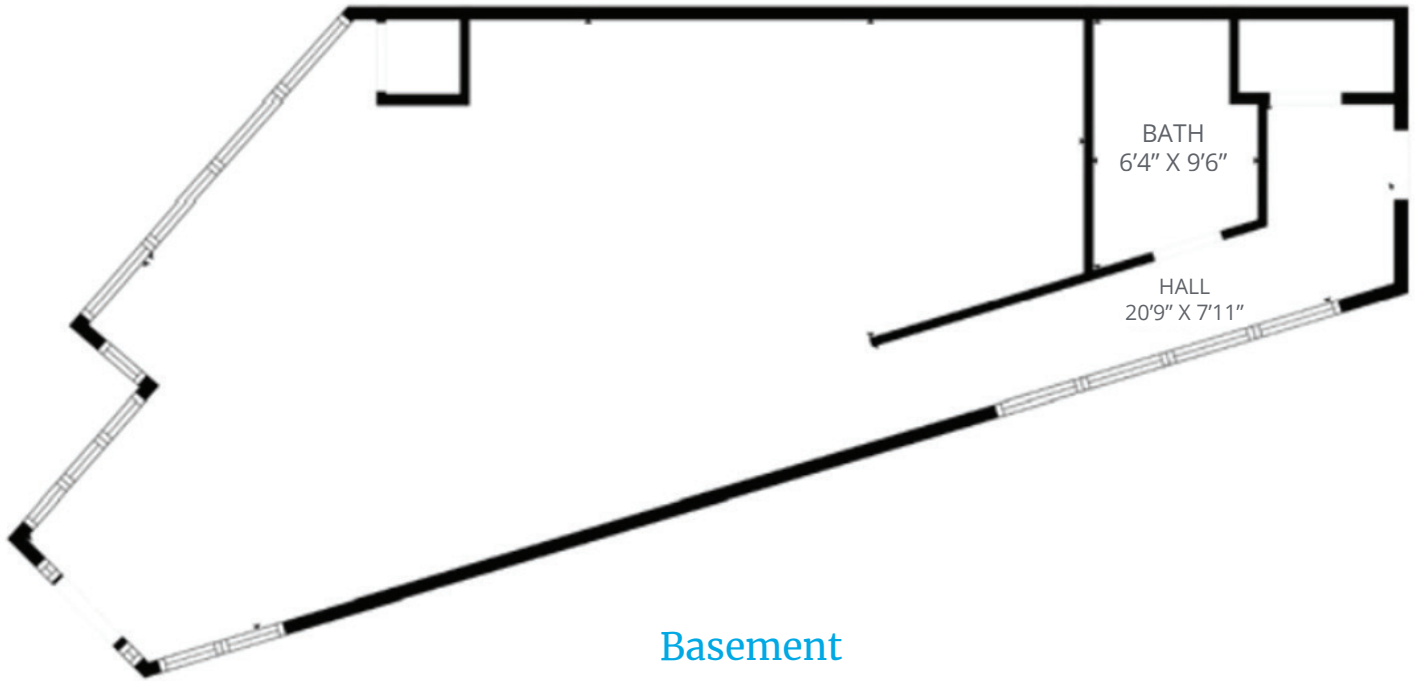
Address:	83 Main Street
Location:	Nashua, NH 03060
Building Type:	Retail
Year Built:	1958
Total Building SF:	2,942±
Available SF:	900±
Traffic Count:	17,065± AADT per NHDOT 2025
Utilities:	Municipal water & sewer Oil; forced hot water
Zoning:	D1MU
Parking:	On-street
2026 NNN Expenses:	\$7.00 PSF
Accessibility:	Conveniently located near major highways including Routes 3, 111, and 101A, and just 5 miles from the MA border facilitating easy access for commuters
Lease Rate:	\$22.00 NNN



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Floor Plans

1st Floor



Basement

