

FOR LEASE  
**Amherst Street Village Center**

550 Amherst Street | Nashua, NH



**Overview**

**LEASE RATE** Contact Broker

**AVAILABLE SF** 1,200 - 3,200 SF

**Description**

1,200-3,200 SF of retail space available at Amherst Street Village Center, a 48,300+/- SF shopping center on Route 101A. Located at signalized intersection with access to Target, T.J. Maxx, and Panera Bread. Tenants include Walgreens, PetSmart, Charles Schwab, Elements Massage, and more. Ample parking.

**Demographics**

	1 MILE	3 MILES	5 MILES
Population	2,607	24,620	87,053
Average HH Income	\$109,837	\$128,217	\$104,571
Total Daytime Population	4,343	31,165	94,092

Year: 2019 | Source: Esri



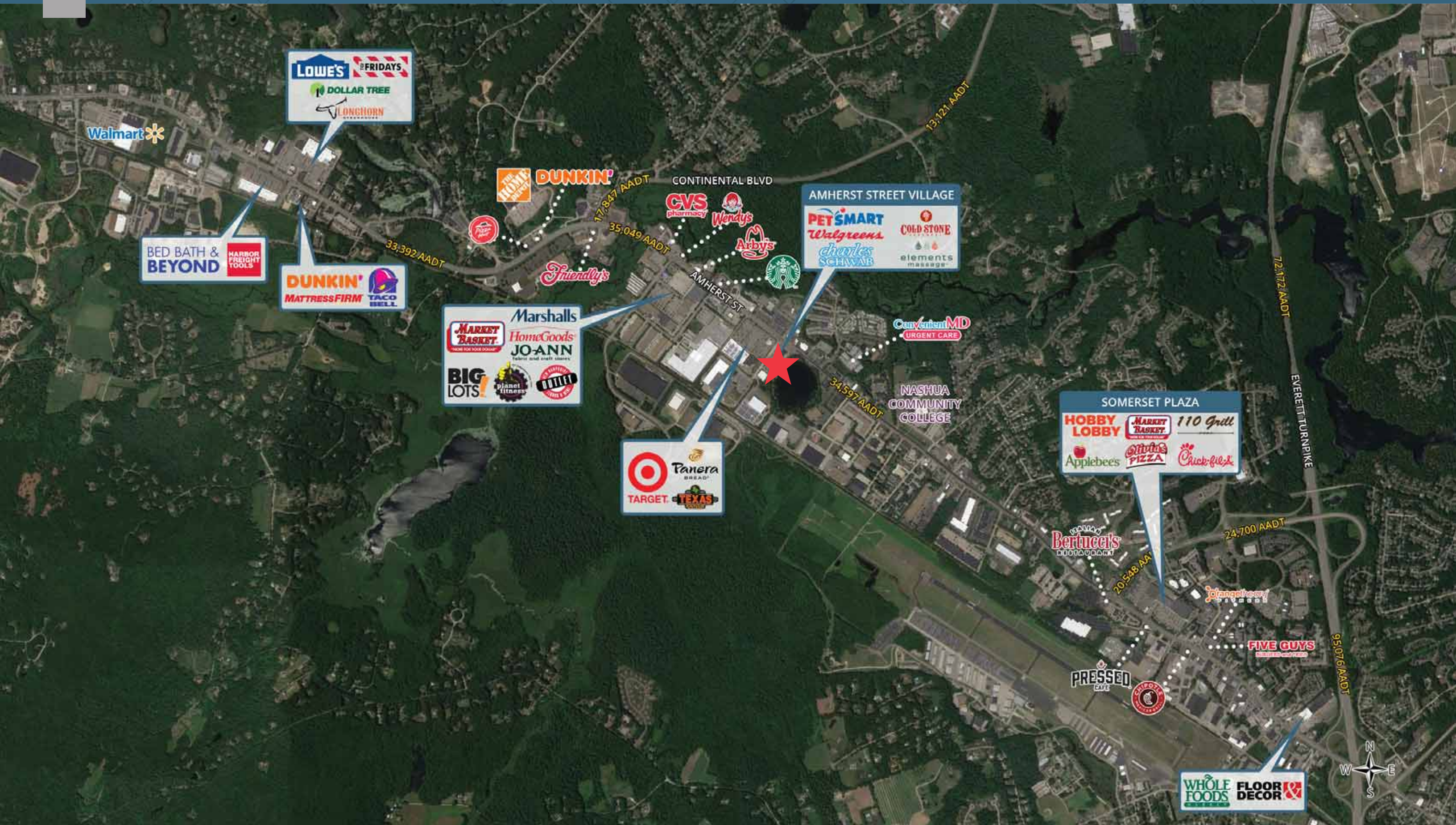
**Traffic Counts**

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

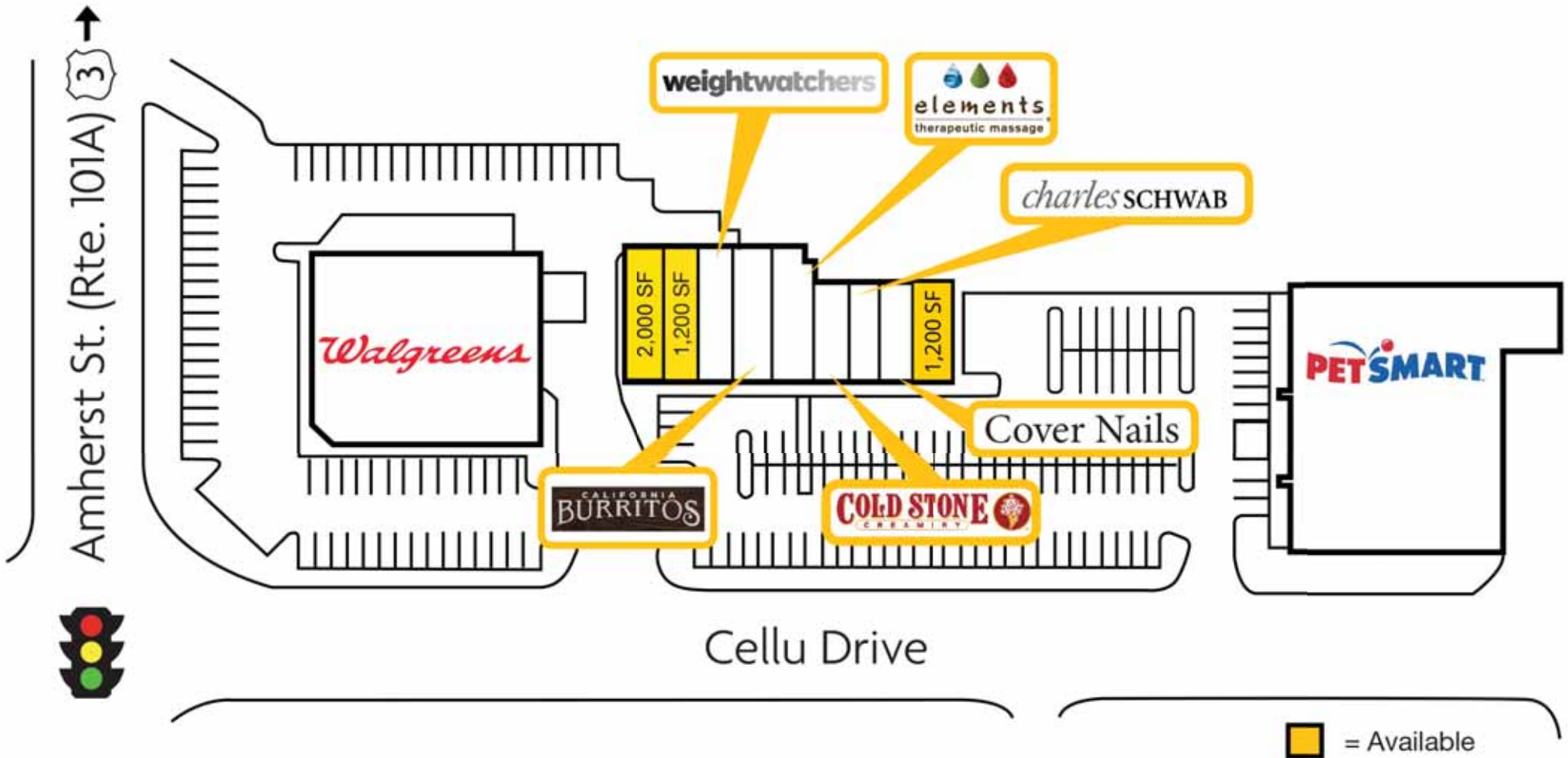
**Contact**

**BRYAN WRIGHT**  
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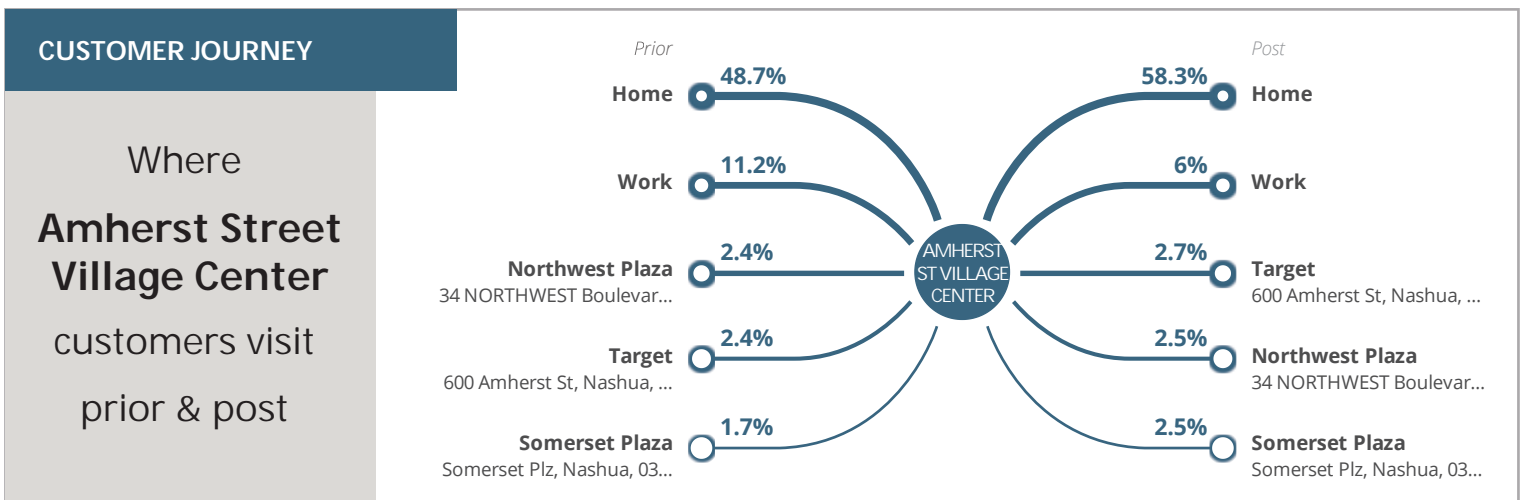
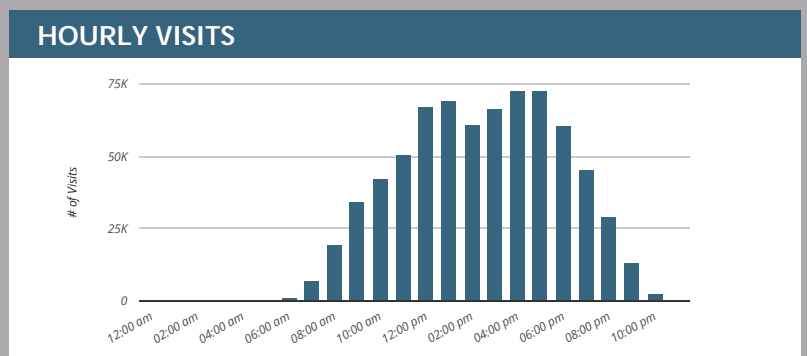
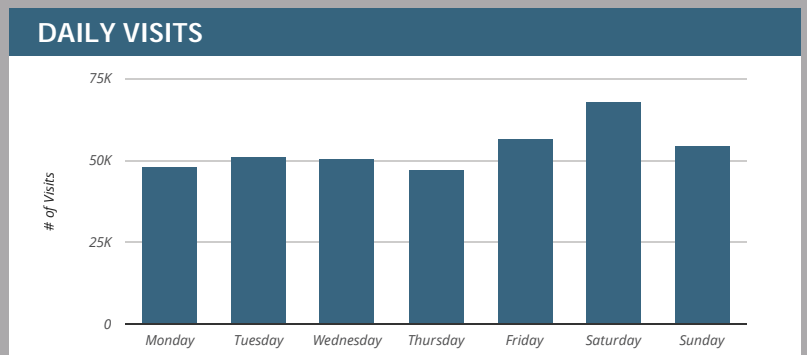
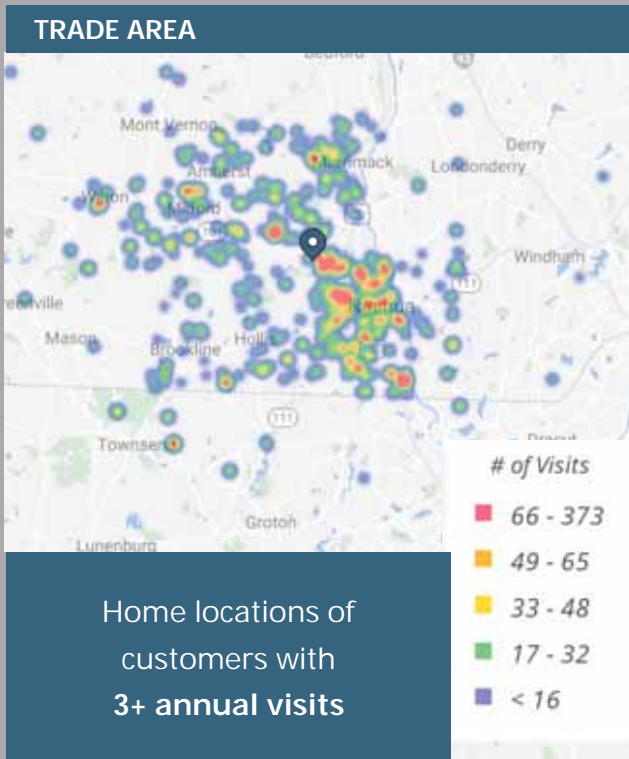
# Amherst Street Village

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## Visitor Metrics - Estimated Annual Visits 03/01/2019 - 02/29/2020

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer	Panel Visits
Amherst Street ... / C...	118.8K	376.2K	3.17	6.8K



Source: Placer Labs, Inc.

## Executive Summary

550 Amherst Street | Nashua, NH



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,624	23,916	84,026
2010 Population	2,532	24,181	84,172
2019 Population	2,607	24,620	87,053
2024 Population	2,651	24,940	89,447
2000-2010 Annual Rate	-0.36%	0.11%	0.02%
2010-2017 Annual Rate	0.29%	0.18%	0.33%
2017-2022 Annual Rate	0.34%	0.26%	0.54%
2019 Male Population	51.7%	50.0%	49.5%
2019 Female Population	48.3%	50.0%	50.5%
2019 Median Age	34.2	42.2	41.0
<b>Households</b>			
2000 Households	1,126	9,142	32,282
2010 Households	1,083	9,447	33,212
2019 Total Households	1,133	9,722	34,719
2024 Total Households	1,161	9,880	35,767
2000-2010 Annual Rate	-0.39%	0.33%	0.28%
2010-2017 Annual Rate	0.44%	0.28%	0.43%
2017-2022 Annual Rate	0.49%	0.32%	0.60%
2019 Average Household Size	2.06	2.48	2.48
<b>Housing Units</b>			
2019 Total Housing Units	1,178	10,095	36,934
2019 Owner Occupied Housing Units	573	7,000	21,691
2019 Renter Occupied Housing Units	560	2,722	13,028
2019 Vacant Housing Units	45	373	2,215
<b>Race and Ethnicity</b>			
2019 White Alone	77.7%	84.6%	82.7%
2019 Black Alone	4.9%	2.5%	3.2%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.3%
2019 Asian Alone	7.9%	7.9%	5.1%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	15.6%	6.9%	12.9%
<b>Income</b>			
2019 Median Household Income	\$72,211	\$99,441	\$78,823
2019 Average Household Income	\$109,837	\$128,217	\$104,571
Per Capita Income	\$42,510	\$50,925	\$41,748
<b>2019 Population 25+ by Educational Attainment</b>			
Total	1,622	17,565	61,442
High School Graduate	15.1%	17.1%	21.1%
GED/Alternative Credential	4.8%	3.7%	4.3%
Some College, No Degree	21.1%	15.6%	18.3%
Associate Degree	12.6%	10.3%	9.6%
Bachelor's Degree	27.8%	31.2%	24.2%
Graduate/Professional Degree	13.4%	18.6%	14.3%
<b>Daytime Population</b>			
2019 Total Daytime Population	4,343	31,165	94,092
Workers	3,036	19,367	50,180
Residents	1,307	11,798	43,912