

FOR SALE - 3.2 ACRES w/ 17,000 SF BUILDING REDEVELOPMENT OPPORTUNITY AT LIGHTED INTERSECTION

546 Amherst Street (Route 101A), Nashua, NH 03063



Property Information

Address:	546 Amherst Street Nashua, NH	Gas:	Natural
Building Size:	17,000 +/- SF	Zoning:	General Business
Land Area:	3.2 +/- Acres	Year Built:	1965
Parking Spaces:	140 +/- Spaces	Roof:	Flat rubber membrane
Parking Ratio:	8.2 / 1,000 GLA +/-	Sprinklers:	Fully sprinklered with wet and dry systems
Traffic Counts:	38,000 +/- VPD	Property Taxes:	\$32,151 (2020 annual)
Frontage:	525'+/-	Parcel ID:	H-00178
Water:	Municipal	Occupancy:	100% vacant
Sewer:	Municipal	Asking Price:	\$1,950,000

Trade Area Demographics

	3 Mile	5 Mile	10 Mile
Population:	26,000	88,879	242,018
Households:	10,332	35,290	91,481
Average HH Income:	\$126,061	\$108,368	\$122,343

546 Amherst Street in Nashua, NH is a highly visible property on 3.2 +/- acres improved with a 17,000 +/- SF building. The property is ideal for a variety of uses and has strong re-development potential given its General Business zoning and strong location on Route 101A. The building was previously occupied as an educational facility with current fit up that includes classrooms, office areas and bathrooms. Current ownership has received approvals for a retail redevelopment along with 4-way lighted intersection access. This easily accessible property situated on the heavily traveled Amherst Street/Route 101A corridor features 38,000 +/- VPD. Amherst Street is a growing corridor with many newly developed commercial properties and businesses. This property features excellent existing building and pylon signage opportunity along Route 101A and has approximately 140 parking spots. Neighboring businesses include major brands such as Target, Walgreens, Texas Roadhouse, TJ Maxx, Marshalls, Panera Bread, Market Basket, Convenient MD, Seasons Corner Market, Valvoline, Mavis Tire and more.

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