

# 291 Main Street

NASHUA, NEW HAMPSHIRE



## RETAIL UNIT

FOR LEASE: 1,750 ± SF

- On Site, Off Street Parking
- Main Street Signage
- Full Glass Store Front
- Front & Rear Entrance
- Professionally Managed Property

*291 Main Street is well positioned in the heart of Nashua's downtown retail corridor. The building is situated adjacent to a new Walgreen's, directly across the street from the Market Place Shopping Center & Shaw's Supermarket and just two blocks up from the area's largest medical facility, Southern NH Regional Medical Center.*



**VEAR**  
COMMERCIAL PROPERTIES, INC.



[www.vear.biz](http://www.vear.biz)

603-882-6000



The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intending use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.



**Total Building SF:** 8,390 SF

**Avail Unit SF:** 1,750 ± SF (Unit 2B)

**Land SF:** 20,220 ± SF

**Traffic Count:** 22,000 ± ADT

**Zone:** GM/MU

**2009 Annual Taxes:** \$20,525.59

**Utilities:** Municipal Water & Sewer

**Lease Rate:** \$14.00 psf nnn

**Pass thru expenses:**

CAM: \$3.30/SF

Taxes: \$2.30/SF

\$5.60/SF

**Property Features:**

- ▶ Front & rear entrances
- ▶ Tenant directory signage
- ▶ Main Street facade signage
- ▶ On-site, off-street, rear parking
- ▶ Professionally managed, maintained property
- ▶ Full glass store front directly on Main Street

**Other Tenants:**

Subway  
Verizon Wireless  
Rent One Plus

**VEAR**  
COMMERCIAL PROPERTIES, INC.



[www.vear.biz](http://www.vear.biz)

603-882-6000



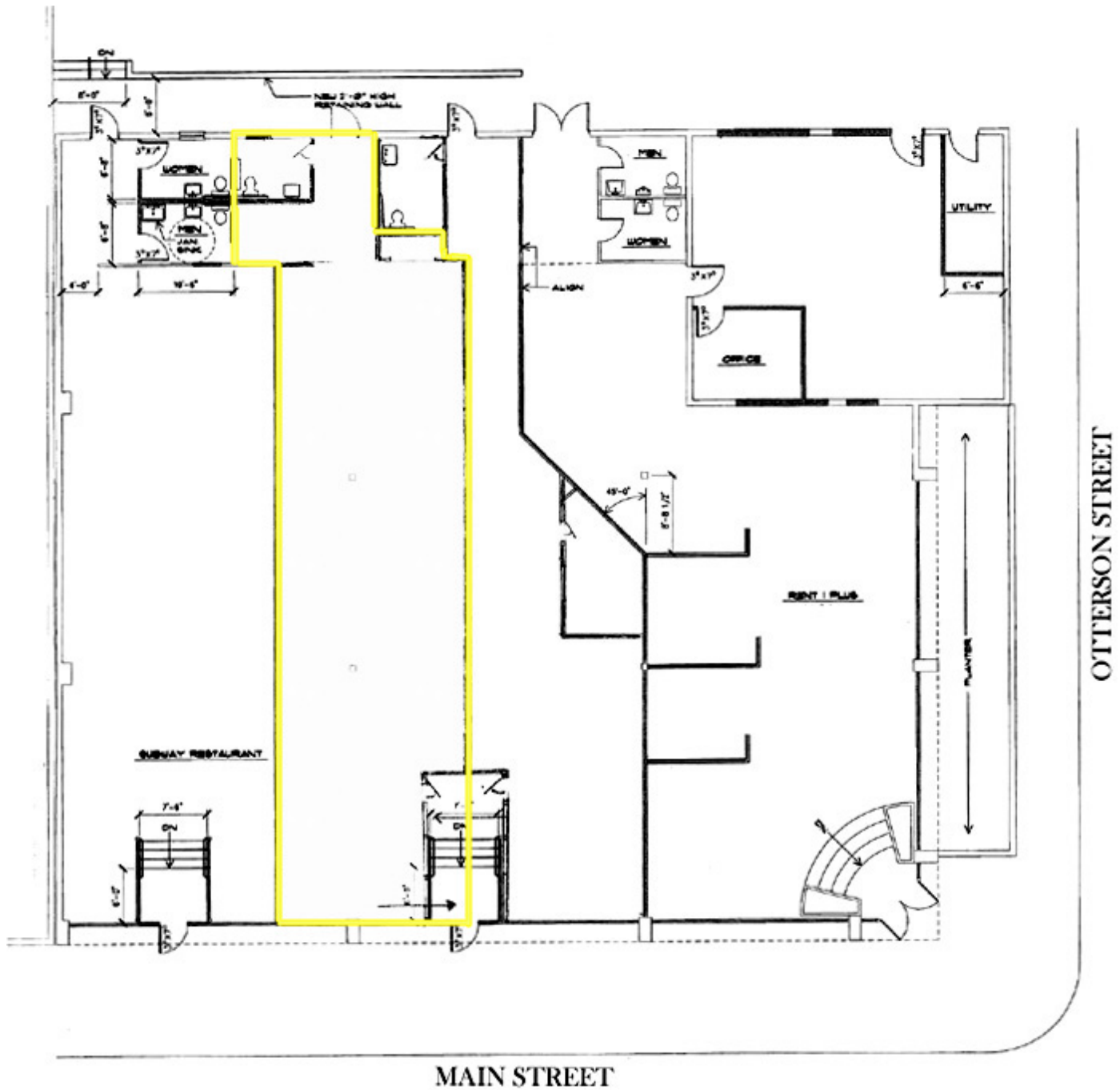
For more information please contact:

**Bradley Vear, CCIM, SIOR**  
**603-882-6000 x 202**

The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intending use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.

**291 Main Street  
Nashua, New Hampshire**

**Floor Plan: Unit 2B (1,750 ± SF)**



For more information please contact:

**Bradley Vear**, CCIM, SIOR  
603-882-6000 x 202

**VEAR**  
COMMERCIAL PROPERTIES, INC.



[www.vear.biz](http://www.vear.biz)

603-882-6000

