

# BRAND NEW

## *Restaurant Space*

**FOR LEASE**

**7,500 SF**



### **PREMIER RESTAURANT SITE @ EXIT 1, NASHUA** **41 Innovative Way, Nashua, NH 03062**

This brand new development includes a 7,500 SF restaurant building in a scenic environment with 151 exclusive parking spaces and an area to accommodate outdoor seating. Located directly off of Spit Brook Road at the entrance to Gateway Hills, the site is within one of the most affluent neighborhoods in Southern NH and less than one mile from the NH/MA border.

Currently home to more than 75 world class companies and over 4,000 employees, residents and visitors working and living here on a daily basis, Gateway Hills is a 400-acre "Live, Work, Play, Shop" lifestyle community. The site includes a 564-unit luxury apartment complex, Tara Commons Neighborhood Retail Center to run day-to-day errands, 105-room Homewood Suites by Hilton Hotel, Outdoor Amphitheater with seasonal concerts and entertainment events, Gateway Hills Health Club and a new snow park for skiing and snowboarding, which is expected to draw thousands during the colder, winter months.

## Specifications:

### BUILDING SIZE:

7,500 SF

### PARKING:

151 exclusive spaces

### HVAC:

Four 7.5 Ton Roof Top Units (RTU's)

### TELECOMMUNICATIONS:

Fairpoint, Comcast, Verizon

### SEWER/WATER:

City of Nashua

### NATURAL GAS:

Liberty Utilities

### POWER:

Eversource  
800 amps, three phase

### GREASE TRAP:

Installed and located  
behind restaurant

## Demographics:

### POPULATION:

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
Population (2016 Estimate)	10,819	46,421	110,524	180,380
Pop. Growth (2010 - 2016)	7.18%	1.80%	1.63%	3.19%

### TOTAL HOUSEHOLDS:

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
2016 Estimate	4,926	17,887	43,143	68,339

### INCOME:

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
2016 Est. Average Household Income	\$84,089	\$90,977	\$89,609	\$95,356
2016 Est. Median Household Income	\$69,709	\$74,640	\$69,483	\$74,943
2016 Est. Per Capita Income	\$41,358	\$39,171	\$35,709	\$37,494

### TRAFFIC COUNTS:

Everett Turnpike	Approximately 79,000 VPD
Spit Brook Road	Approximately 26,700 VPD
Tara Boulevard	Approximately 9,400 VPD

## Features:

- Conveniently located at Exit 1 off Route 3 at MA/NH border
- Nashua is the 2nd Largest City by Population in the State of New Hampshire
- Approx. 4,000 people working & living on-site daily
- Over 75 companies on-site (3,000 employees)
- 564 units at Tara Heights Apartments (1,200 residents)
- 105-room Homewood Suites by Hilton
- 336-room Radisson Hotel
- Outdoor amphitheater event venue adjacent to site
- Year-round events drawing thousands to the park (concerts, festivals, job fairs, fundraisers and more)
- Athletic fields adjacent to restaurant site, offering seasonal intramural sports leagues year-round
- Hundreds of residential homes and apartment complexes directly across the street, off Spit Brook Rd.
- Tara Commons Neighborhood Retail Center on site
- Popular Gateway Hills Health Club adjacent to site
- New ski/snowboard park open during the winter

## We're Hungry....



186,000 SF

**BAE SYSTEMS**

55,000 SF



58,000 SF



171,000 SF

ARISTA

21,000 SF

**Amphenol TCS**

80,000 SF



23,000 SF



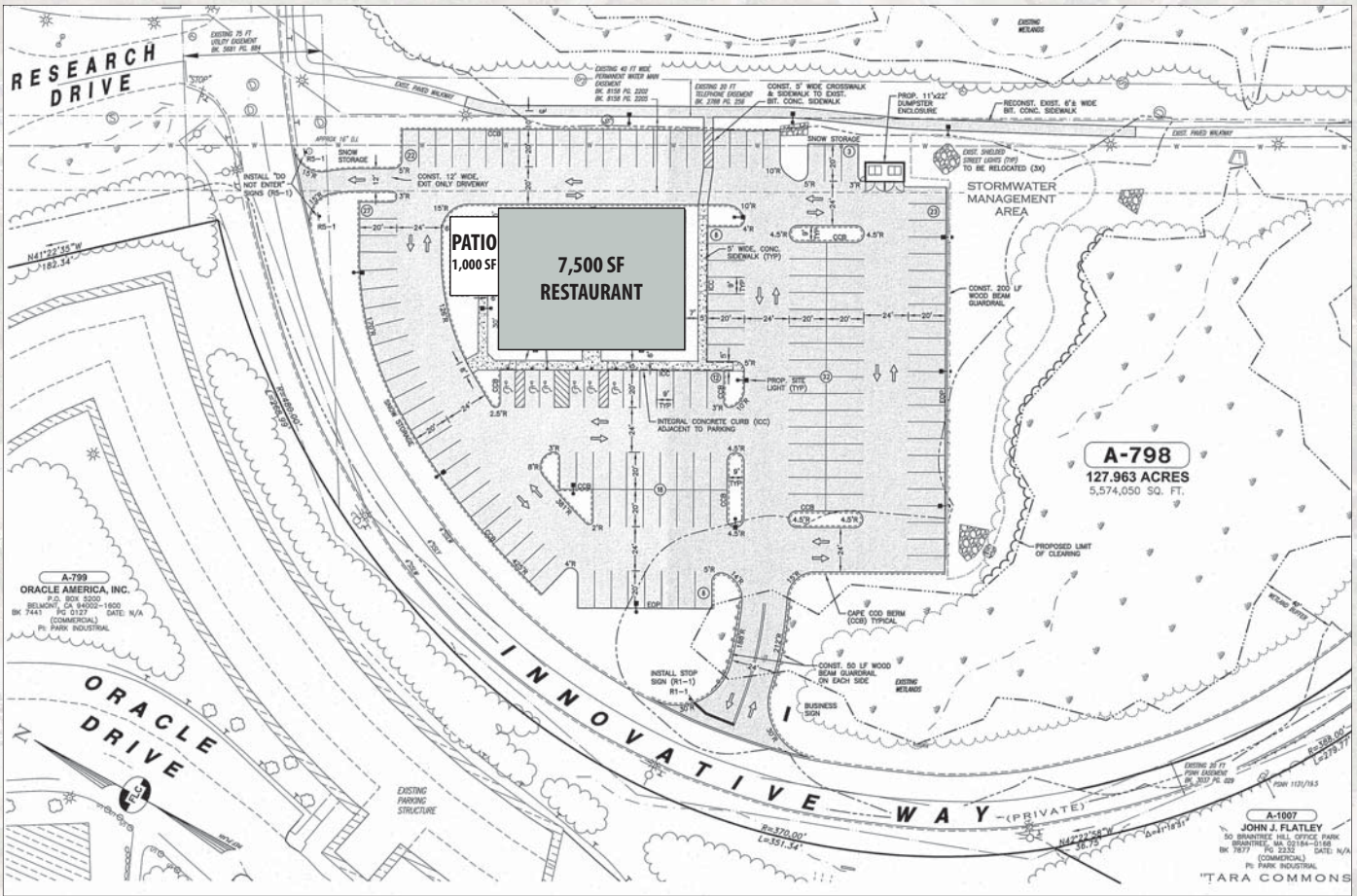
22,000 SF



15,000 SF

....and more!

# Site Plan:



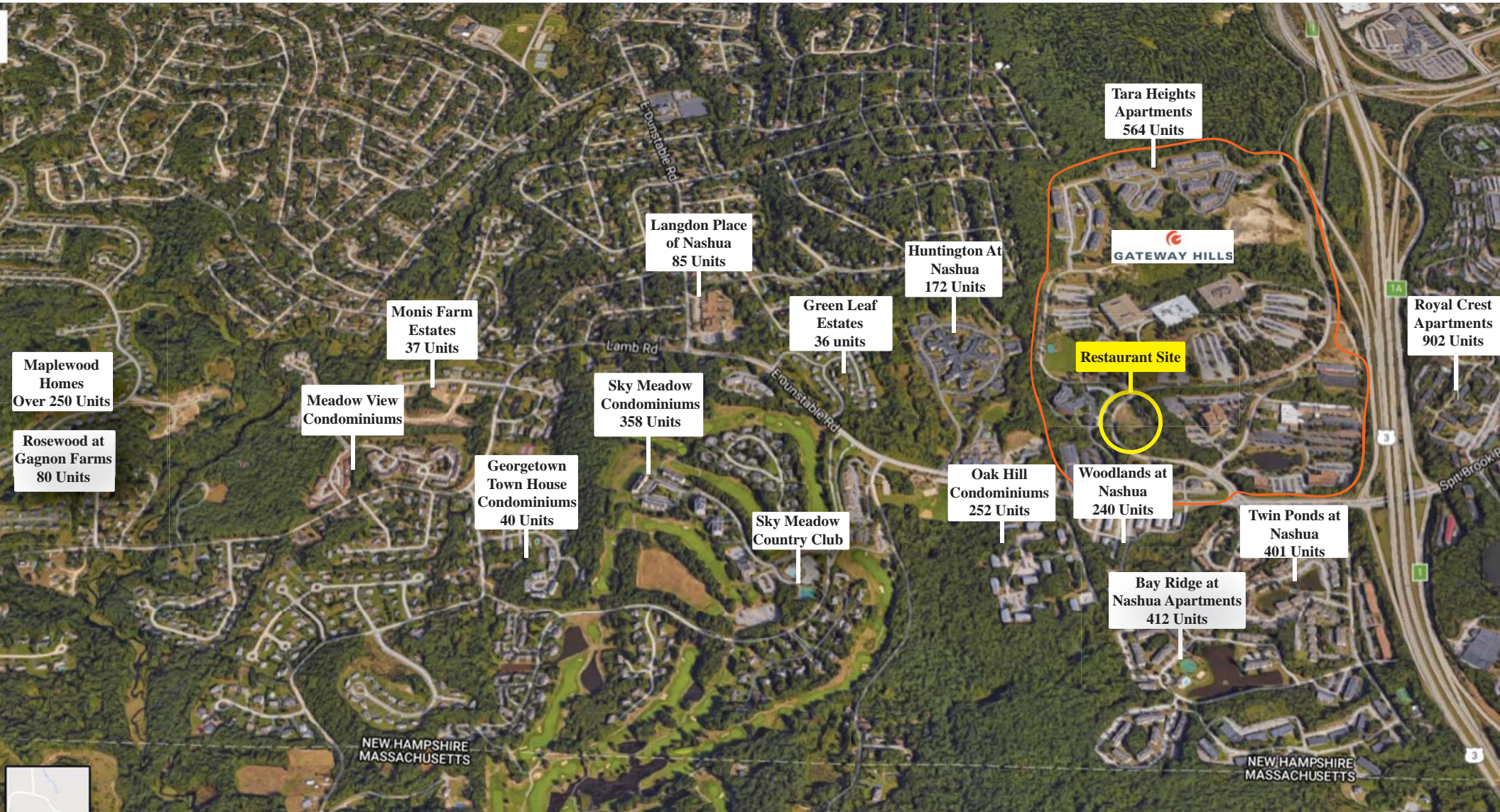
AMPHITHEATER ADJACENT TO SITE

READY FOR DELIVERY



# Hungry Neighbors

Bedroom community with thousands of homes and multi-family apartments along Spit Brook Rd, within 2 miles of your new restaurant.



Contact Michael Zieja (603) 598-7500

**JOHN FLATLEY**  
Company

# New Restaurant Space for Lease

7,500 SF - 41 Innovative Way, Nashua, NH - Exit 1  
151 exclusive parking spaces

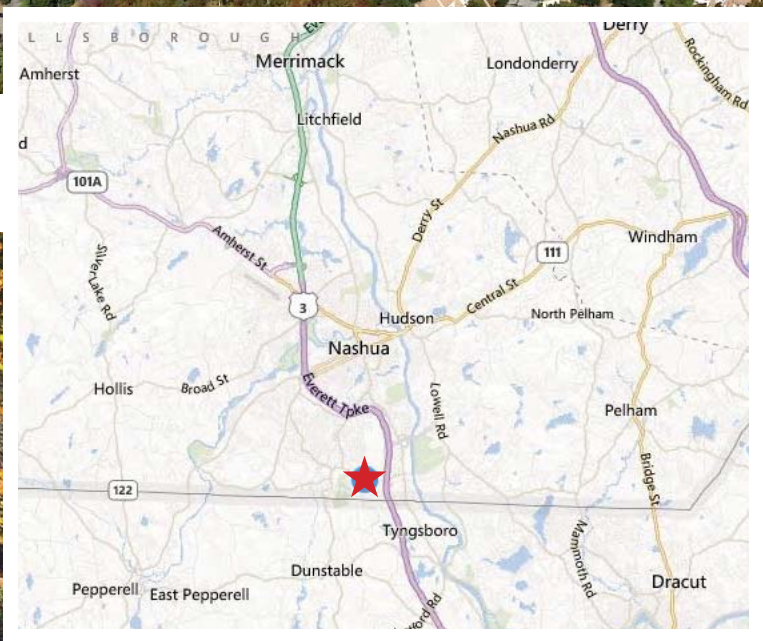
- 1/4 Mile from Exit 1
- Nashua is the 2nd largest city by population in NH
- An extension of Tara Commons (27k vehicles per day)
- Join impressive tenant mix at Tara Commons
- Adjacent to 105 room Homewood Suites Hotel
- Adjacent to 330 room Radisson Hotel
- Approximately 4,000 people living and working on site
- Most underserved affluent neighborhood in Southern, NH
- Outdoor patio and seating area
- Highway signage available

Contact Mike today: (603) 598-7500



Actual photo taken at lunch time, Pressed Café - Tara Commons





# JOHN FLATLEY

Company

For more information or to schedule a tour, please contact:

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