

Tara Commons

Neighborhood Retail Center



PREMIUM MIXED-USE RETAIL & MEDICAL OFFICE SITE!

Tara Commons is a 34,765 SF Retail & Medical Office Center in Nashua, NH at the entrance to Gateway Hills and directly on Spit Brook Road. Less than one mile from the NH/MA state line and only 1/8 mile off of the Exit 1 ramp, Tara Commons is comprised of a drive-through bank, 19,000 SF of retail and 15,000 SF of medical and professional offices. Tara Commons is 100% leased, with current tenants including Southern NH Health System, Pure Barre, Greenwood Dental, Pressed Cafe, Orange Leaf Frozen Yogurt, Allstate® Insurance, Craft Beer Cellar, Spit Brook Market, Elizabeth Grady Salon, Miracle-Ear Hearing Aid Center and more.

Specifications:

TYPE OF CENTER:

Neighborhood
Retail/ Medical Office

FIRE PROTECTION:

Fully Sprinklered

SEWER/WATER:

Pennichuck

GROSS LEASABLE AREA:

34,765 SF

HVAC:

Natural Gas-Fired
Roof Top Units (RTU's)

POWER:

Public Service of
New Hampshire

PARKING:

5.2 spaces per 1,000 SF

FIBER:

Fairpoint
Comcast

GAS:

Liberty Utilities

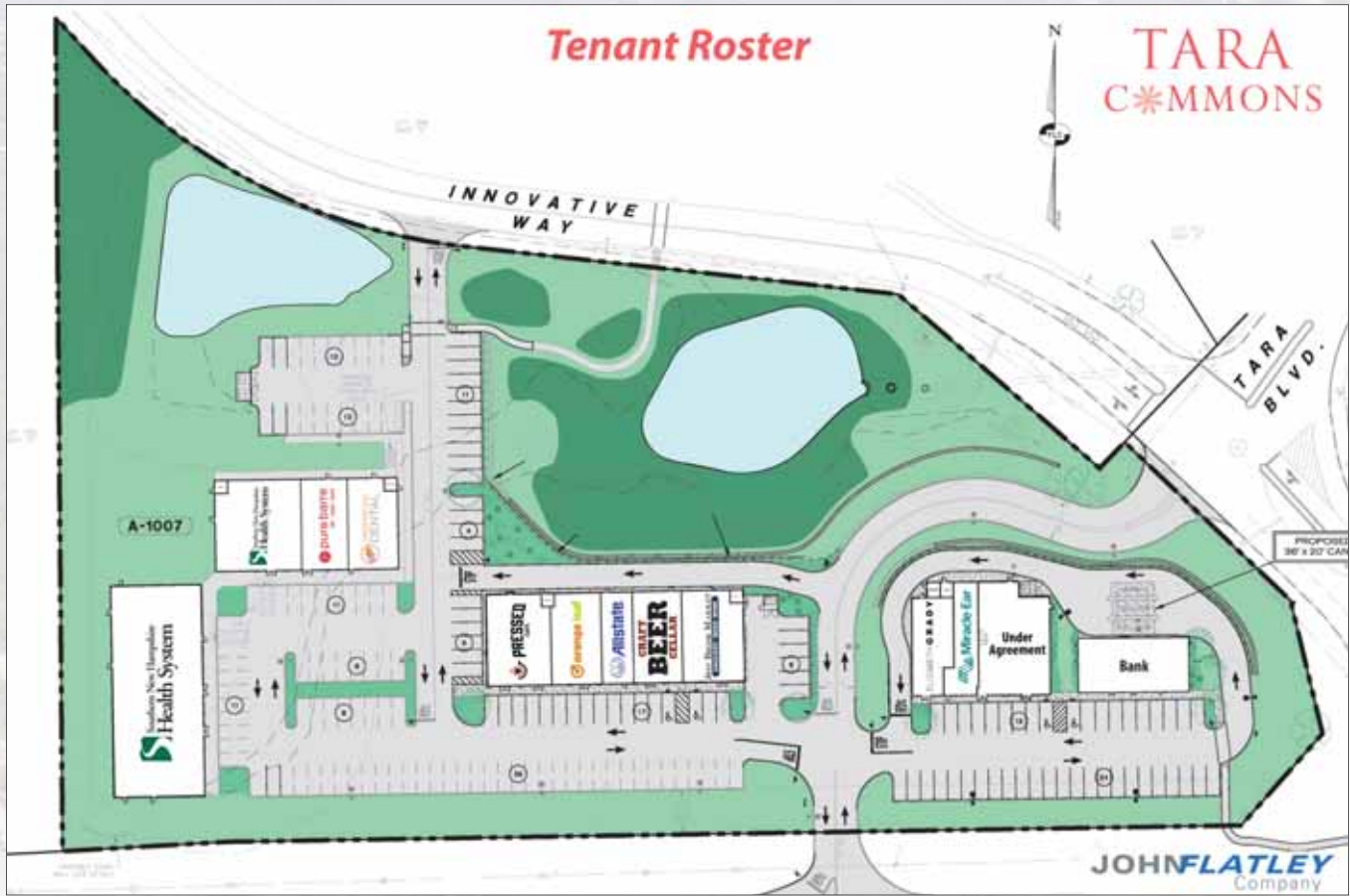
Demographics:

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION:				
Population (2015 Estimate)	8,671	42,060	106,501	182,580
Pop. Growth (2010 - 2015)	2.45%	0.58%	0.99%	3.40%
TOTAL HOUSEHOLDS:				
2015 Estimate	4,256	16,260	41,879	70,896
INCOME:				
2015 Est. Average Household Income	\$83,544	\$98,711	\$89,273	\$95,234
2015 Est. Median Household Income	\$69,320	\$81,442	\$69,763	\$75,329
2015 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			

Offering a convenient place to eat, shop and run day-to-day errands.



Site Plan:



Building D: Fully Leased





Future Development Sites

Tara Heights Phase II & III
R&D Development 240,000 SF Office Development 240,000 SF

NASHUA TECHNOLOGY PARK



EXIT 1

F.E. Everett Turnpike

Digital Drive

Research Way

Innovative Way



Tara Boulevard



Innovative Way

EXIT 1

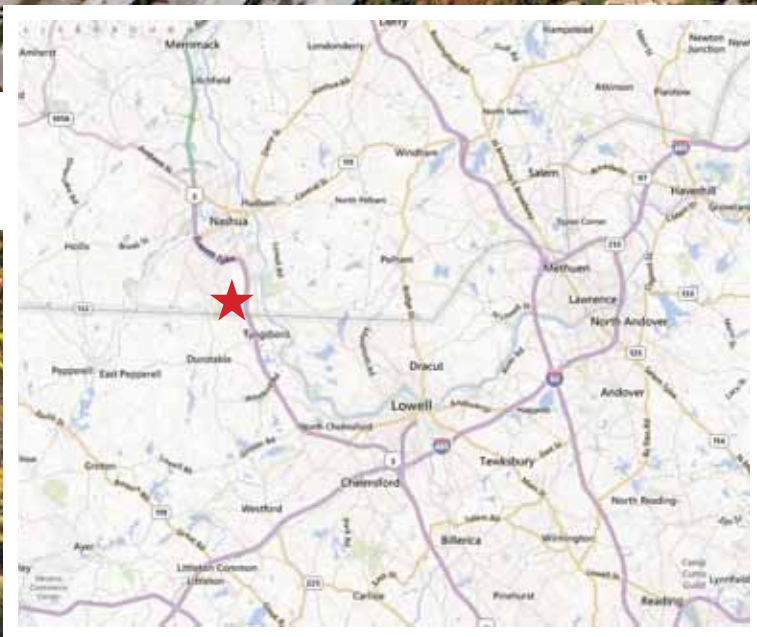
Spit Brook Road

NH/MA State Line

JOHN FLATLEY
Company

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

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