

Tara Commons - Fully Leased

Highly Active Boutique 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 1/4 mile off of the Exit 1 ramp, Tara Commons is comprised of a drive-through credit union, 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, The Polished Man, Allstate® Insurance, Craft Beer Cellar, Spit Brook Market, Elizabeth Grady Salon, Miracle-Ear Hearing Aid Center, Orangetheory Fitness and Jeanne D'Arc Credit Union.

Specifications:

TYPE OF CENTER:

Neighborhood
Retail / Medical Office

GROSS LEASABLE AREA:

34,765 SF

PARKING:

5.2 spaces per 1,000 SF

FIRE PROTECTION:

Fully Sprinklered

HVAC:

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

TELECOMMUNICATIONS:

Fairpoint, Comcast, Verizon

SEWER/WATER:

City of Nashua

POWER:

Eversource

NATURAL GAS:

Liberty Utilities

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
- 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, tech events & more)
- Athletic fields adjacent to restaurant site, offering seasonal intramural sports leagues year-round
- Thousands of residential homes and apartments, all within 2 miles of Tara Commons Retail Center
- Popular Gateway Hills Health Club adjacent to site
- New ski/snowboard park open during winter months

World Class Tenant Mix On Site...



186,000 SF



55,000 SF



58,000 SF



171,000 SF



21,000 SF



80,000 SF



23,000 SF



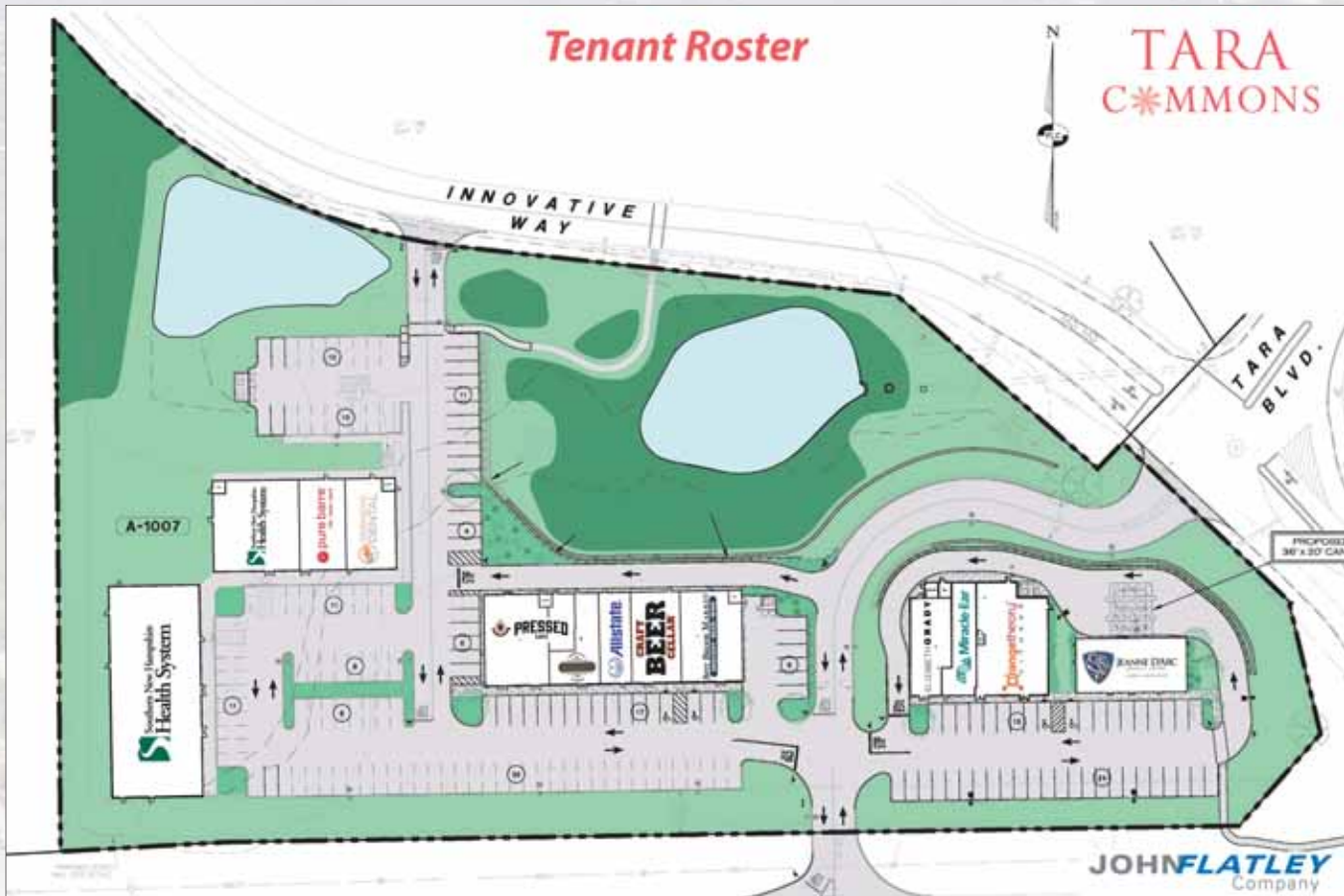
22,000 SF



15,000 SF

....and more!

Site Plan:

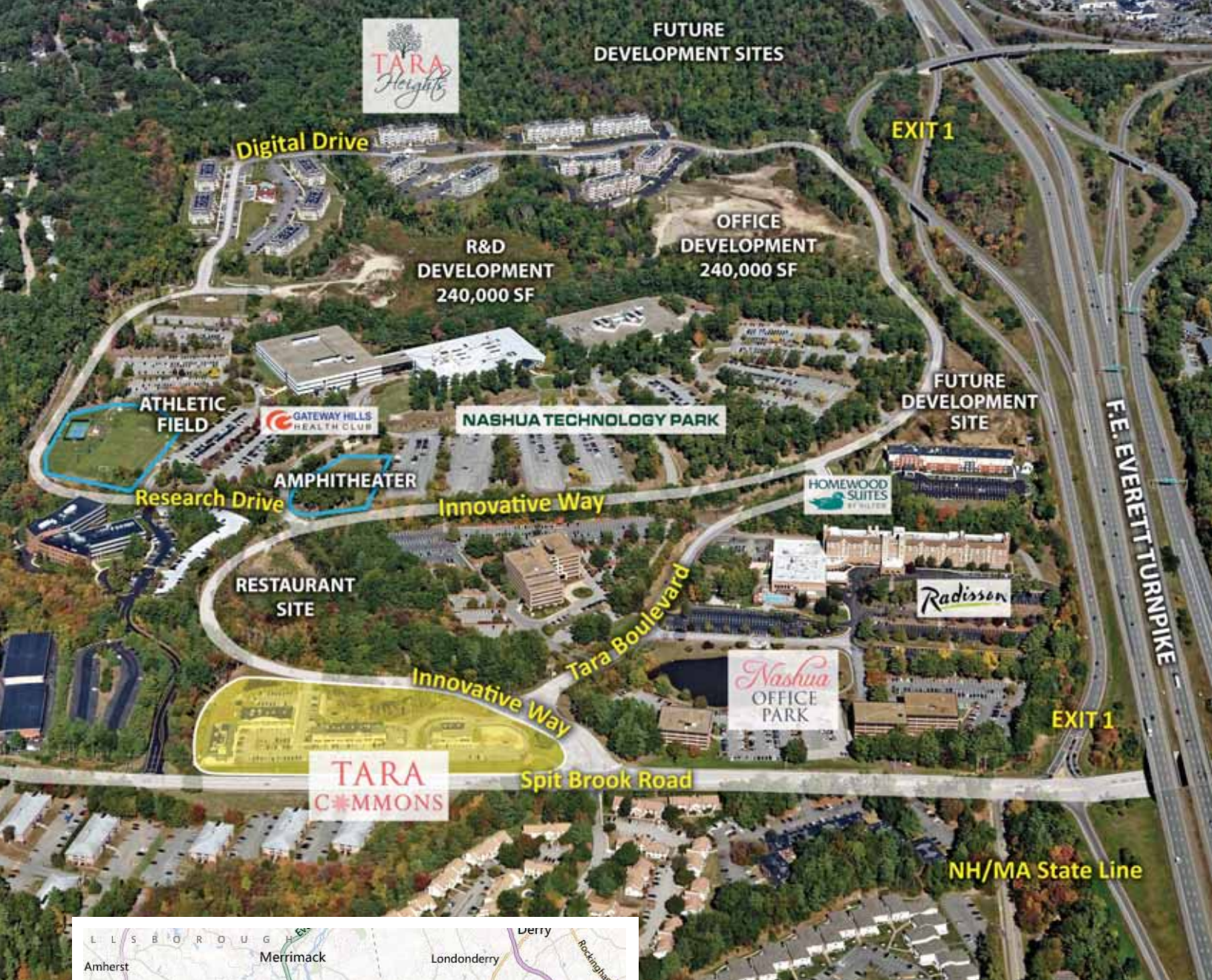


Convenient place to eat, shop and run day-to-day errands





FUTURE DEVELOPMENT SITES



Digital Drive

EXIT 1

R&D DEVELOPMENT 240,000 SF

OFFICE DEVELOPMENT 240,000 SF

ATHLETIC FIELD



NASHUA TECHNOLOGY PARK

FUTURE DEVELOPMENT SITE

Research Drive

AMPHITHEATER

Innovative Way



RESTAURANT SITE

Tara Boulevard

Radisson

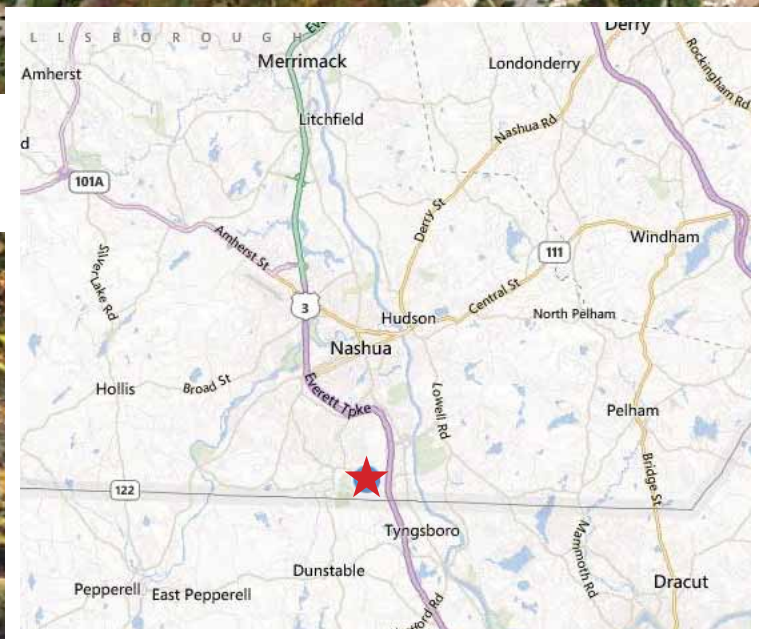


Nashua OFFICE PARK

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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