

BRAND NEW

RESTAURANT SPACE FOR LEASE

7,500 SF



Your
**BRAND
HERE**

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 at Gateway Hills on a daily basis.



Specifications:

BUILDING SIZE:

7,500 SF

TELECOMMUNICATIONS:

Fairpoint, Comcast, Verizon

POWER:

Eversource
800 amps, three phase

PARKING:

151 exclusive spaces

SEWER/WATER:

City of Nashua

GREASE TRAP:

Installed and located
behind restaurant

HVAC:

Four 7.5 Ton Roof Top Units (RTU's)

NATURAL GAS:

Liberty Utilities

Demographics:

POPULATION:

Population (2018 Estimate)
Percent Change (2010 - 2018)

1 MILE RADIUS

11,489
12.78%

5 MILE RADIUS

111,081
2.79%

7 MILE RADIUS

176,248
4.09%

TOTAL HOUSEHOLDS:

2018 Estimate
Percent Change (2010 - 2018)

5,391
12.95%

44,107
4.26%

68,739
5.13%

INCOME:

2018 Est. Average Household Income
2018 Est. Median Household Income

\$102,012
\$88,378

\$106,093
\$83,115

\$110,413
\$86,523

TRAFFIC COUNTS:

Everett Turnpike
Spit Brook Road
Tara Boulevard

Approximately 79,000 VPD
Approximately 26,700 VPD
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



21,000 SF

Amphenol TCS

80,000 SF



23,000 SF



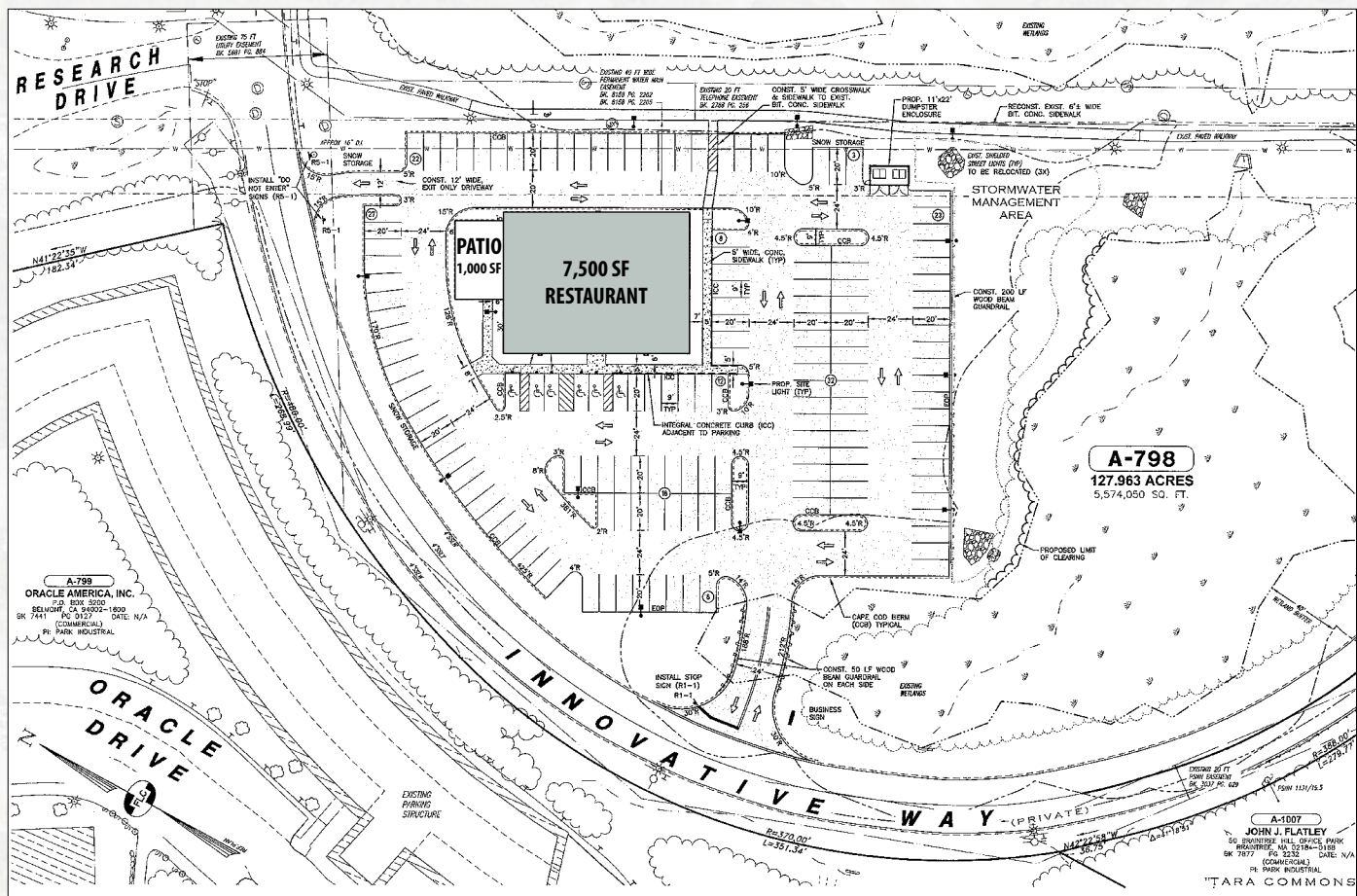
22,000 SF



15,000 SF

....and more!

Site Plan:



GATEWAY HILLS is 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.

AMPHITHEATER ADJACENT TO SITE

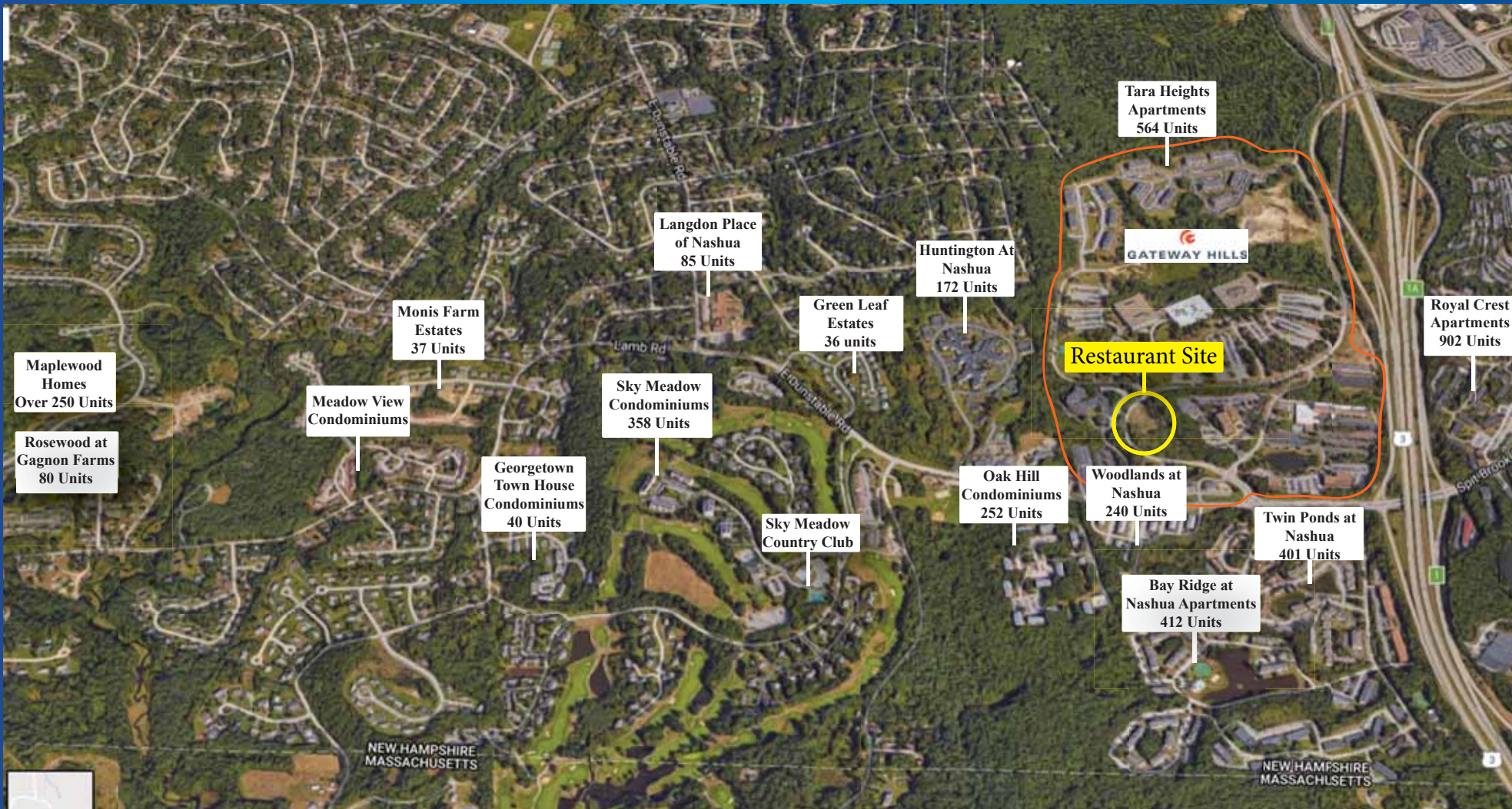
READY FOR DELIVERY



GATEWAY HILLS has...

HUNGRY NEIGHBORS!

Gateway Hills community includes **THOUSANDS** of homes & multi-family apartments along Spit Brook Rd, all within 2 miles of your new restaurant space!



Please contact:

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JOHN FLATLEY
Company

BRAND NEW RESTAURANT SPACE FOR LEASE

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

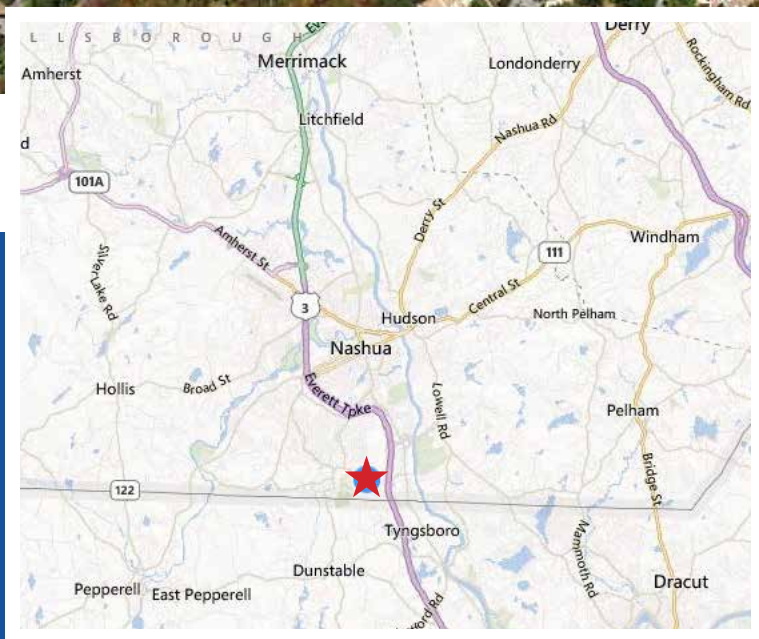
- 1/4 Mile from Exit 1
- Nashua is the 2nd largest city by population in NH
- An extension of Tara Commons (27k vehicles per day)
- Join impressive tenant mix at Tara Commons, Gateway Hills
- Adjacent to 105 room Homewood Suites Hotel
- Adjacent to 330 room Radisson Hotel
- Approximately 4,000 people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

PRIME LOCATION!



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





JOHNFLATLEY
Company

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

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