

NASHUA MALL

42 GUSABEL AVENUE | NASHUA, NH 03063

AVAILABLE 3,000 SF - 100,000 SF

AREA TENANTS



PROPERTY INFORMATION

- Highly visible and directly accessible from The Everett Turnpike (Route 3) (ADT 120K)
- Tax-free retail 6-miles from the Massachusetts border
- Generational opportunity to secure up to 90,000 SF prominent anchor space in Nashua
- Quick service restaurant and full-service restaurant opportunities
- Anchors include Hannaford, Home Depot, Kohls, Urban Air, and NH Liquor Store

SPACE DETAILS

- Available 1,300 SF - 100,000 SF

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	77,893	122,483	153,287
MEDIAN HH INC	\$104,687	\$117,959	\$125,552
AVERAGE HH INC	\$131,777	\$147,449	\$155,684



Principal Broker:
Charter Realty Company Corp.
NH License #: 080288
203-227-2922
www.CharterRealty.com



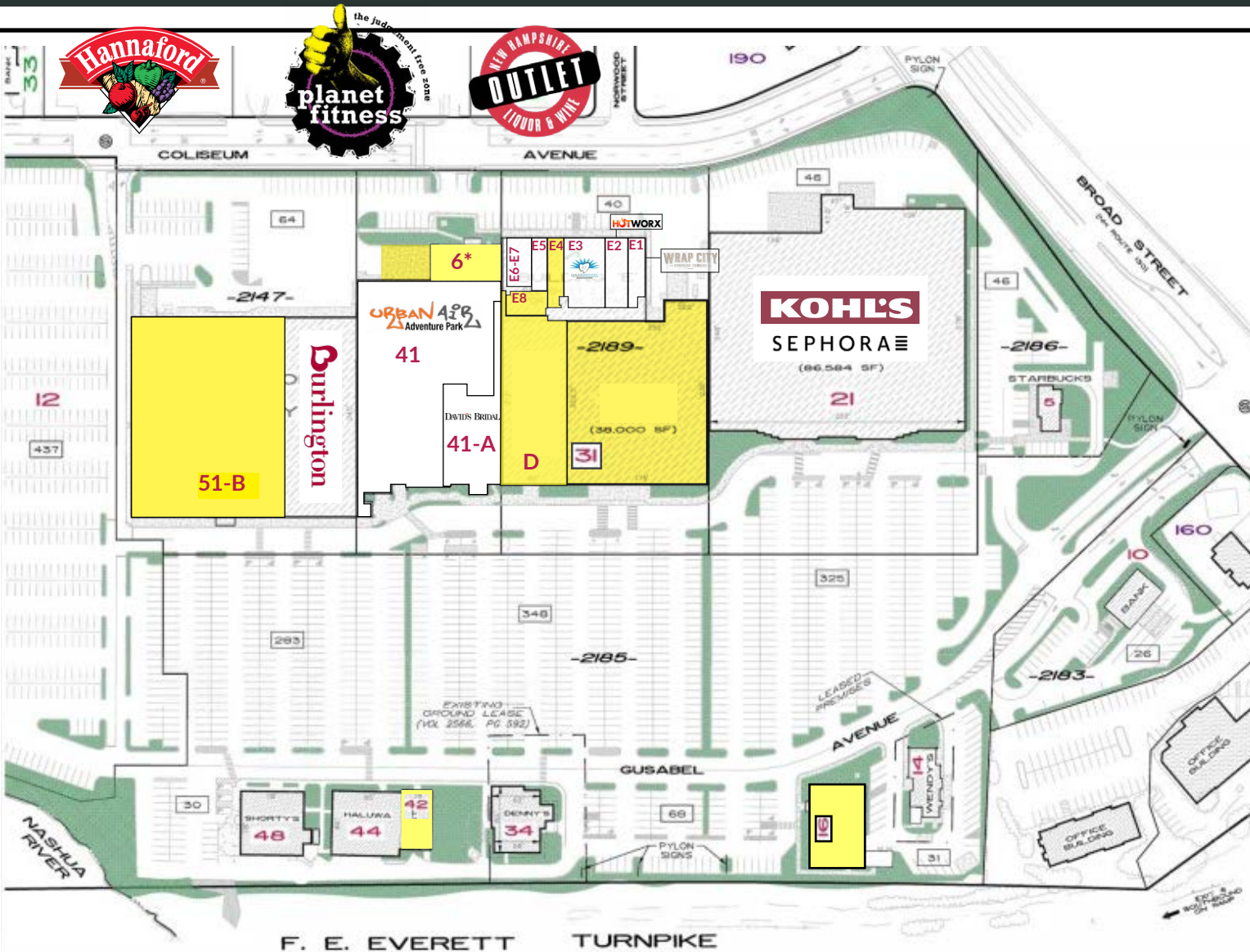
FOR MORE INFORMATION CONTACT:

BRYAN W. FURZE | 617.591.9995 | Bryan@CharterRealty.com

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FULL SITE PLAN



TENANTS / AVAILABILITY

#	Tenant	Sq. Ft.
5	Starbucks	-
6*	AVAILABLE	3,625 SF with 2,000 SF patio
10	TD Bank	-
14	Wendy's	-
16	Available	7,180 SF
21	Kohl's	-
31	AVAILABLE	38,000 SF
34	Denny's	-
41	Urban Air	-
41-A	David's Bridal	-
42	AVAILABLE	2,900 SF
44	Haluwa	6,800 SF
48	Shorty's	6,400 SF
51-A	Burlington TO BE RELOCATED	23,333 SF
51-B	AVAILABLE	46,666 SF
D	AVAILABLE	16,149 SF
E1	Wrap City	1,671 SF
E2	HotWorx	2,598 SF
E3	HAAS Dental	4,331 SF
E4	AVAILABLE	1,687 SF
E5	NH Running Group	1,300 SF
E6/ E7	Ava Nails	1,729 AF
E8	AVAILABLE	1,572 SF

ACROSS THE STREET

* See next page for restaurant space 6



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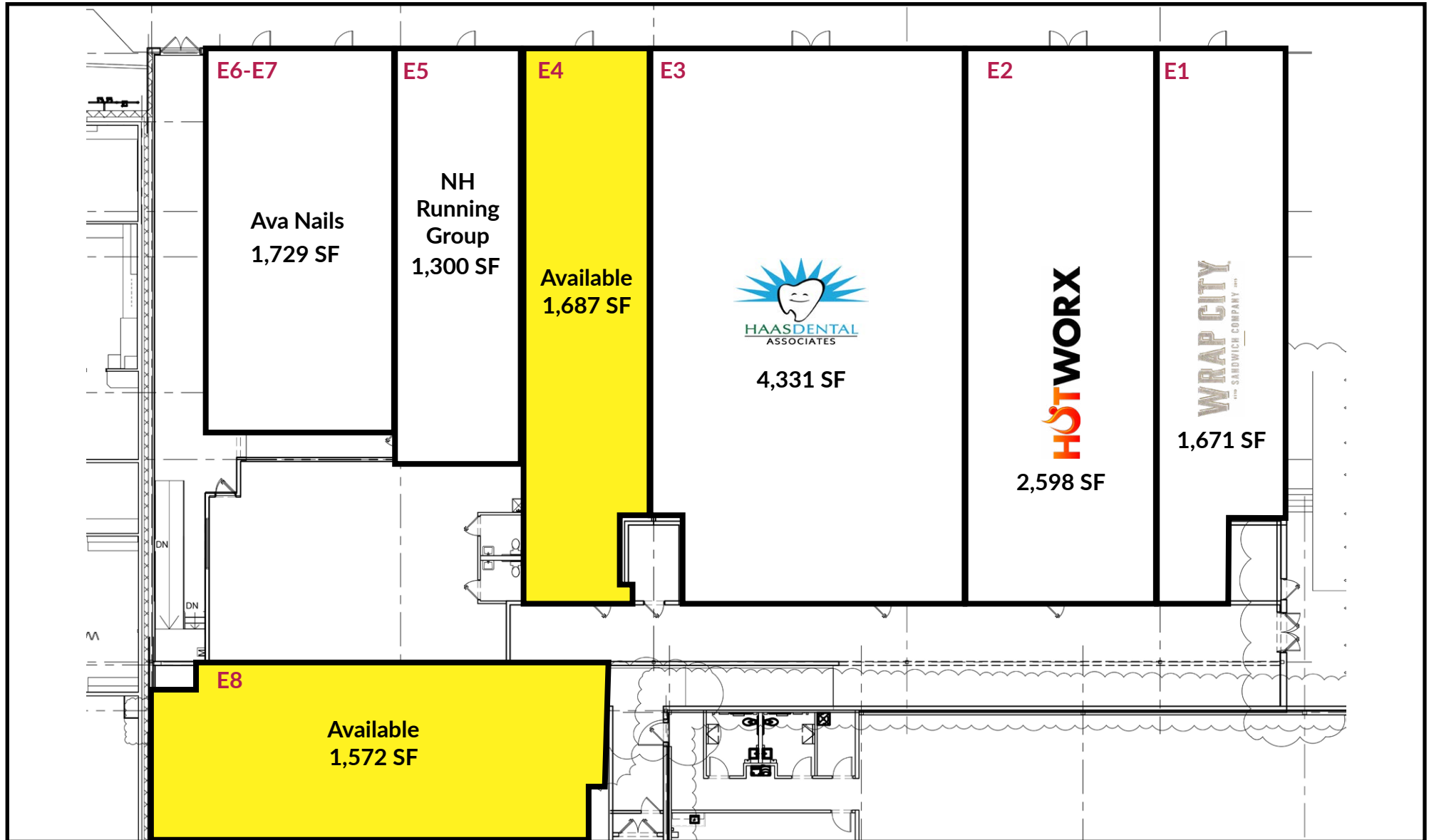
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BUILDING E



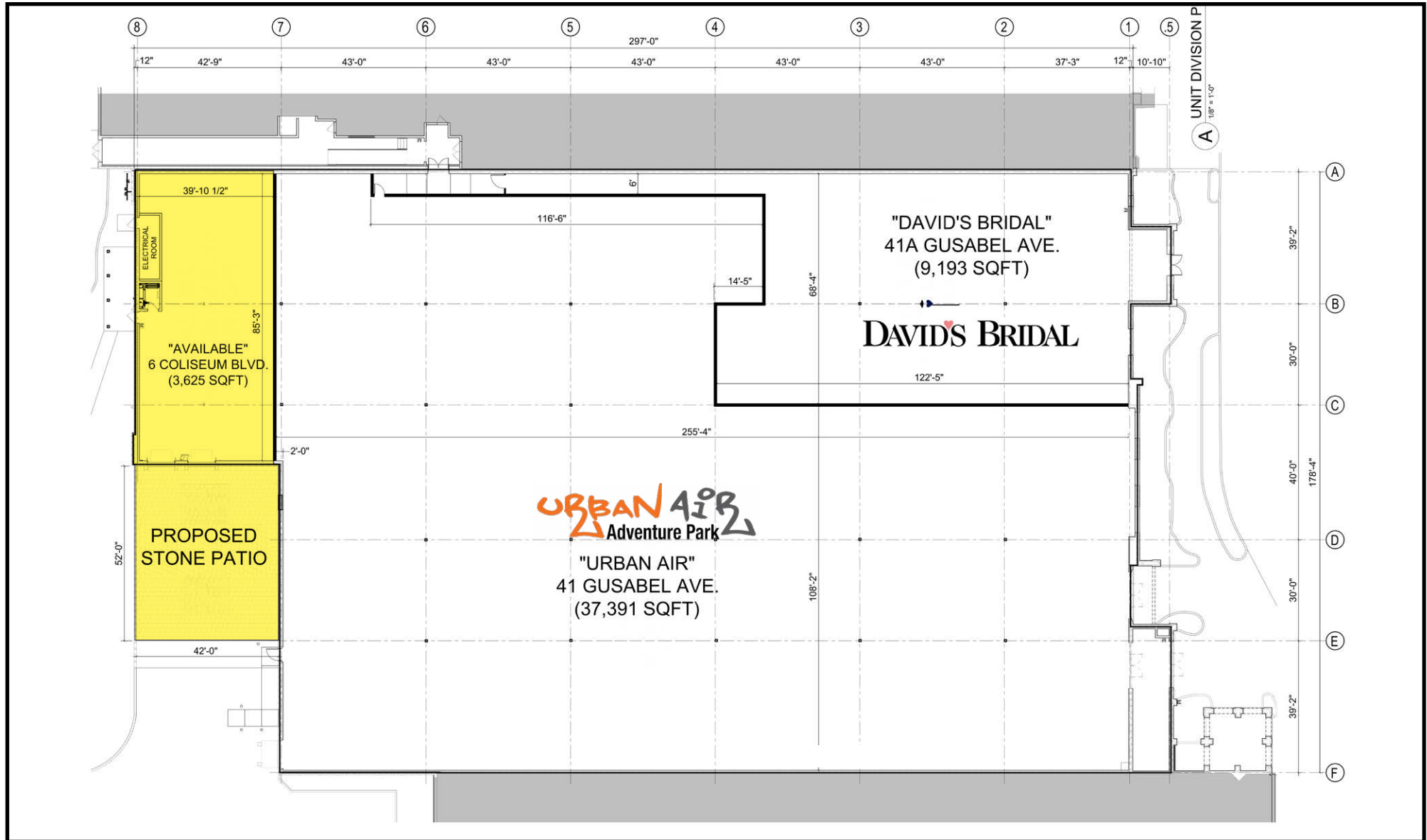
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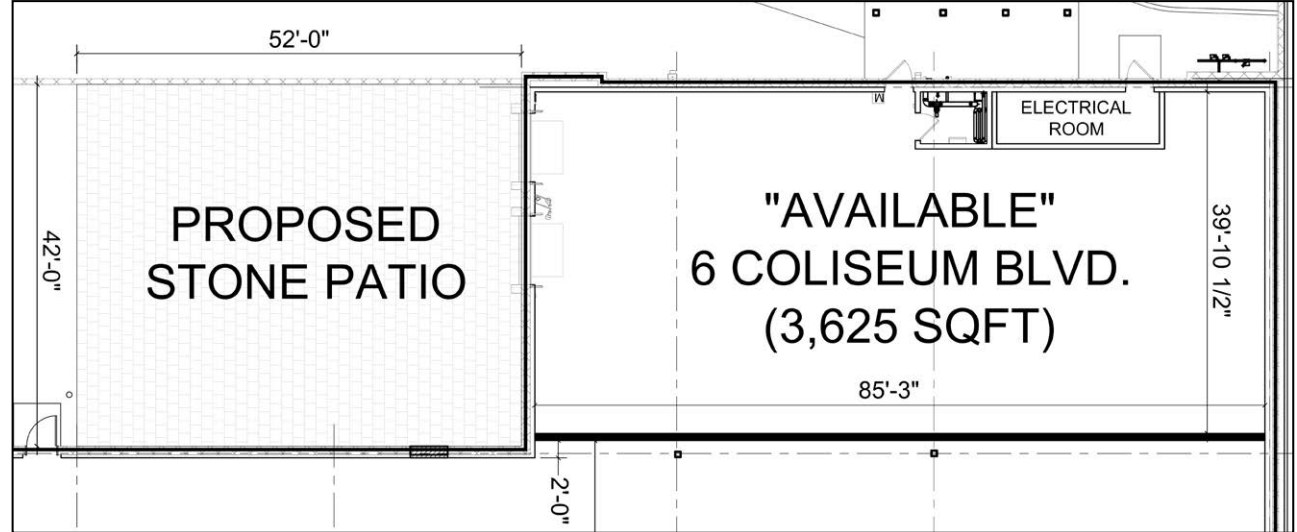
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UNIT 6

- 3,625 SF
- 2,000 SF patio
- Prime restaurant opportunity
- Prominent signage



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UNIT 31

- 38,000 SF
- Ceiling height 19-21 feet clear
- 175ft frontage
- All new HVAC in 2022



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UNIT 42

- Adjacent to Everett Turnpike with prominent visibility and signage
- Expandable to 10,000 SF
- Drive through potential
- Patio opportunities



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UNIT 51

- 70,000 SF existing; buildable to 100,000 SF foot print with vertical development possible
- Ceiling height 19 feet clear
- 280ft frontage



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UNIT D

- 16,149 SF
- Ceiling height 19-21 feet clear
- 82ft frontage



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UNIT 16

- 7,180 SF
- Second-generation restaurant
- Prominent visibility
- Excellent patio opportunity



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **77,893**

Households: **33,257**

Daytime Population: **58,977**

Median Age: **40.3**



Average Household Income: **\$131,777**

Median Household Income: **\$104,687**

5 MILE RADIUS:



Total Population: **122,483**

Households: **51,813**

Daytime Population: **98,324**

Median Age: **41.1**



Average Household Income: **\$147,449**

Median Household Income: **\$117,959**

7 MILE RADIUS:



Total Population: **153,287**

Households: **63,310**

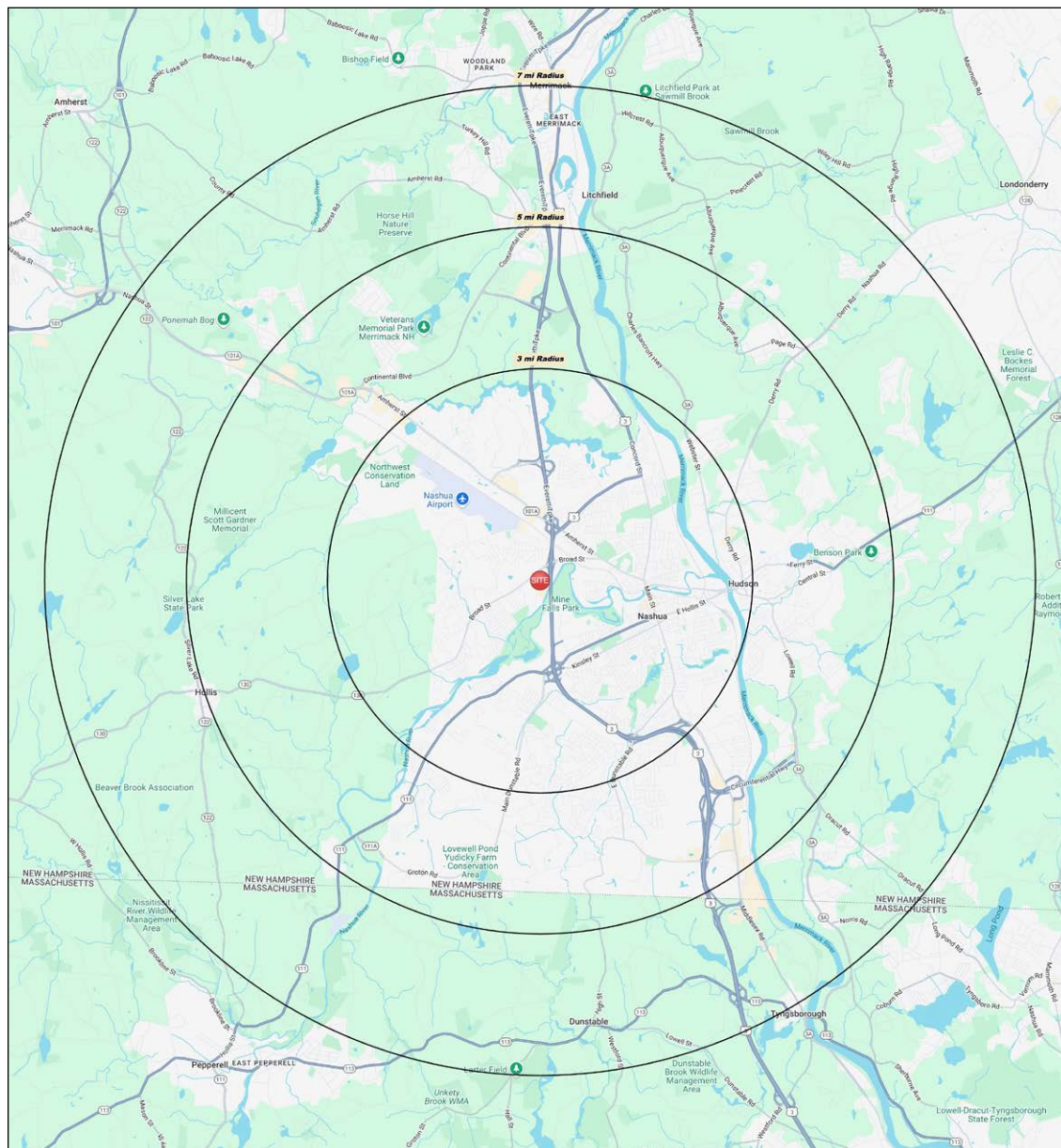
Daytime Population: **122,328**

Median Age: **41.6**



Average Household Income: **\$155,684**

Median Household Income: **\$125,552**



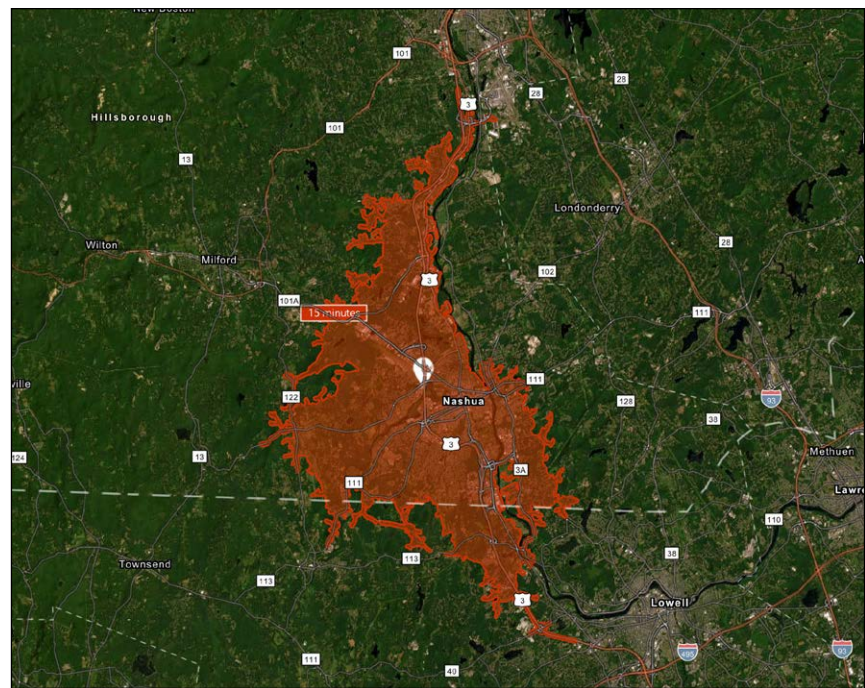
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TOTAL RETAIL SALES

Includes F&B



\$1,586,553,918

EDUCATION

Bachelor's Degree
or Higher



44%

OWNER OCCUPIED HOME VALUE

Average



\$479,130

KEY FACTS

125,427

Population

41.7

Median Age

\$99,273

Median Household Income

133,175

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites 9,331 Households	Bright Young Professionals 6,267 Households	Parks & Rec 5,779 Households
Socioeconomic Traits Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.	Socioeconomic Traits Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.	Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.
Household Types Married couples with no children or older children; average household size is 2.85.	Household Types Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.	Household Types Married couples, approaching retirement age.
Typical Housing Single Family	Typical Housing Single Family; Multi-units	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,197

Eating
Out

\$2,810

Apparel &
Services

\$7,610

Groceries

\$329

Computer &
Hardware

\$8,896

Health
Care



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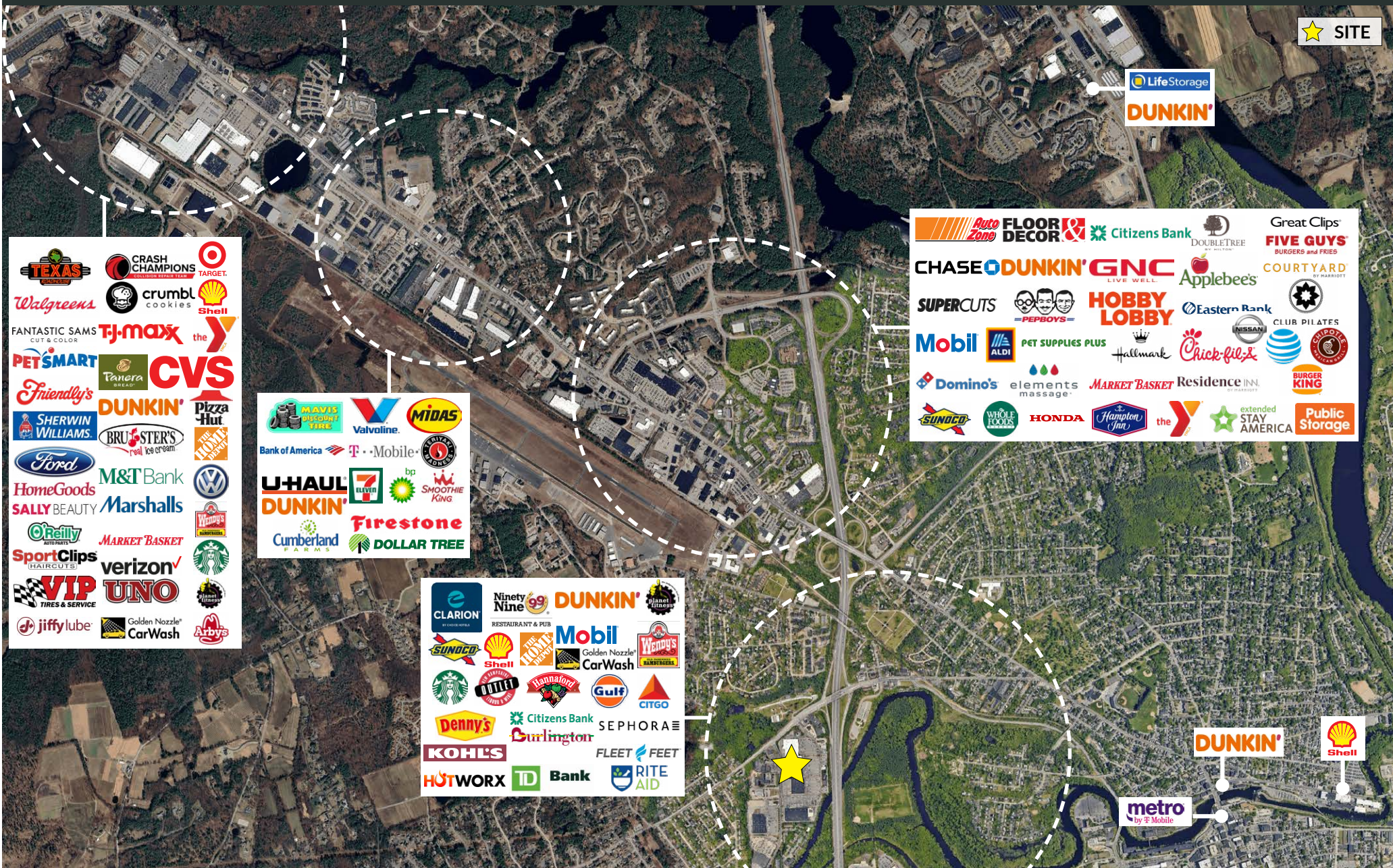
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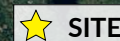
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BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Signature of Consumer

Date

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

____ consumer has declined to sign this form
(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.