



34 BROAD ST. & BROAD ST. PKWY.
NASHUA, NH

AMERICAN COMMERCIAL REAL ESTATE

Nashua, NH


Proposed Parkway Place

Autumn 2015

Broad St. Pkwy Now Under Construction Linking Broad St. (NH Rt. 130) & F E Everett Tpke with Downtown Nashua

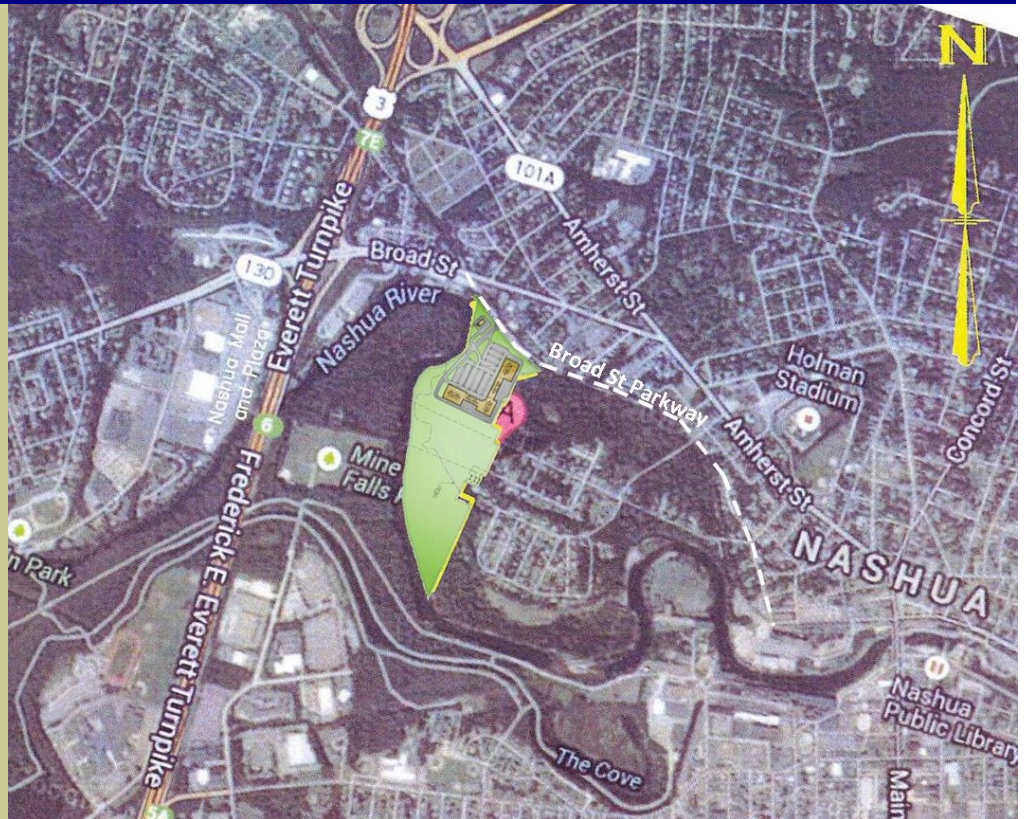
Developer/Owner:
Melton Associates, LLC
Bernard Plante, Manager

Engineer:

 Hayner/Swanson Inc.
Nashua, NH

Architect:

Landry Architects
389 Main ST 2nd Floor
Salem, NH 03079



Contact

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- **Concept:** Proposed 23-acre planned retail and multifamily development (150 units), with connection to Mine Falls Park and walkways on Nashua River.
- **Location:** 1500' east of F.E. Everett Tpke. (Rt. 3), 1/2 mile from Nashua Mall, at Broad St. (Rt. 130) and proposed Broad Street Parkway, a limited access parkway now under construction, due for completion October 1, 2015.
- **Traffic Lights:** to be installed at Broad St. and at site on Parkway, 500' from Broad St.
- **Available:** 115,000 SF, divisible to 1,000 SF (will consider large footprint up to 140,000 SF and 800 parking spaces).
- **Signage:** at Broad St. intersection and subject site on Parkway.
- **Timing:** Construction Commencement: March, 2015.
- **ADT:** Rt 3: 102,000; Broad St: 15,800; Broad St. Pkwy.: 16,000 (Projected)
- **Demographics:**

	2-mile	4-mile	6-mile
Population	43,706	94,413	131,924
Median HH Income	\$60,102	\$69,410	\$74,528



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