



# SPERRY

COMMERCIAL REALTY  
ASSOCIATES

## FOR LEASE

125 NEW HAMPSHIRE 101A  
AMHERST, NH 03031

FULLY PERMITTED PAD SITE  
1.07 ACRES

**HARBOR FREIGHT**  
QUALITY TOOLS • LOWEST PRICES

*Michaels*



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# Property Summary



## PROPERTY DESCRIPTION

A fully approved pad site available at a signalized intersection along Route 101A in Amherst, New Hampshire, offering excellent visibility and access. The property can accommodate a freestanding building of up to approximately 12,000 square feet and is well-suited for a range of commercial uses, including quick-service restaurant, automotive, medical, or financial users. Flexible options are available for ground lease or build-to-suit arrangements. The site is positioned among a strong mix of national and regional retailers and benefits from prominent pylon signage along Route 101A, enhancing exposure to passing traffic.

## LOCATION DESCRIPTION

Located along the highly traveled New Hampshire Route 101A, 125 Route 101A offers a prime commercial position in Amherst, New Hampshire. This major corridor connects Nashua, New Hampshire and Milford, New Hampshire, providing strong visibility, steady traffic, and convenient access to surrounding communities.

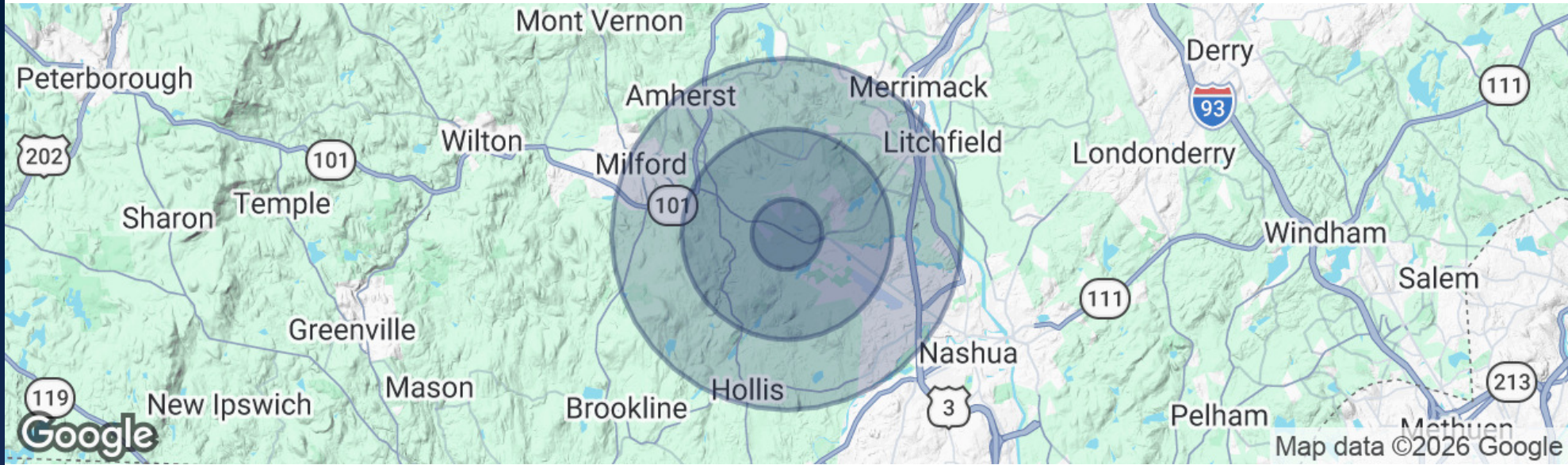
Surrounded by a mix of established retail, dining, and service businesses, the site benefits from consistent consumer activity and excellent accessibility, making it well-suited for a variety of commercial uses.



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$85,000 per year (NNN)</b>
<b>Lot Size:</b>	<b>1.07 Acres</b>

# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,602	14,172	54,529
Average Age	40.2	41.4	43.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	580	5,385	21,645
Average HH Income	\$153,857	\$152,027	\$145,375
Average House Value	\$473,335	\$474,690	\$453,103

## TRAFFIC COUNT

	1 MILE	3 MILES	5 MILES
Route 101A	28,000/day		

2023 American Community Survey (ACS)

# Advisor Bios



## JOSHUA SOLLOWAY

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.

Joshua is a dynamic networker with a deep commitment to community engagement. He was honored as a member of the Union Leader’s “40 Under 40” class in 2022 and participated in the Leadership Greater Manchester program in 2020. From 2015 to 2022, he served on the board of directors for the Make-A-Wish Foundation of New Hampshire, including two years as board chair.



## JESSE HEPLER

Jess Hepler brings a wealth of retail and restaurant real estate experience to SPERRY - Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S.

Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage.

He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At SPERRY - Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses. Licensed in Massachusetts and New Hampshire.