



40 CONTINENTAL BOULEVARD
EXIT 10, F E EVERETT TURNPIKE
MERRIMACK, NH

AMERICAN COMMERCIAL REAL ESTATE

6,000 SF Restaurant Pad Available Merrimack Premium Outlet Center MERRIMACK, NH



AMERICAN COMMERCIAL
REAL ESTATE, LLC

Contact

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On behalf of developer Richard Landry of Thurloe Kensington Corporation, ACRE is pleased to present for lease a fully prepared restaurant pad lease at the entrance to the Merrimack Premium Outlets, now under construction on Continental Blvd. at Exit 10 of the F E Everett Turnpike and Industrial Dr.

This is a unique opportunity to position your restaurant at an exceptionally high profile shopping center attracting customers from all over NH, MA and beyond. For a look at the Chelsea/Simon brochure, see attached.

For more information, please contact Dusty Burke at 508-735-6378, dusty@acreco.com.

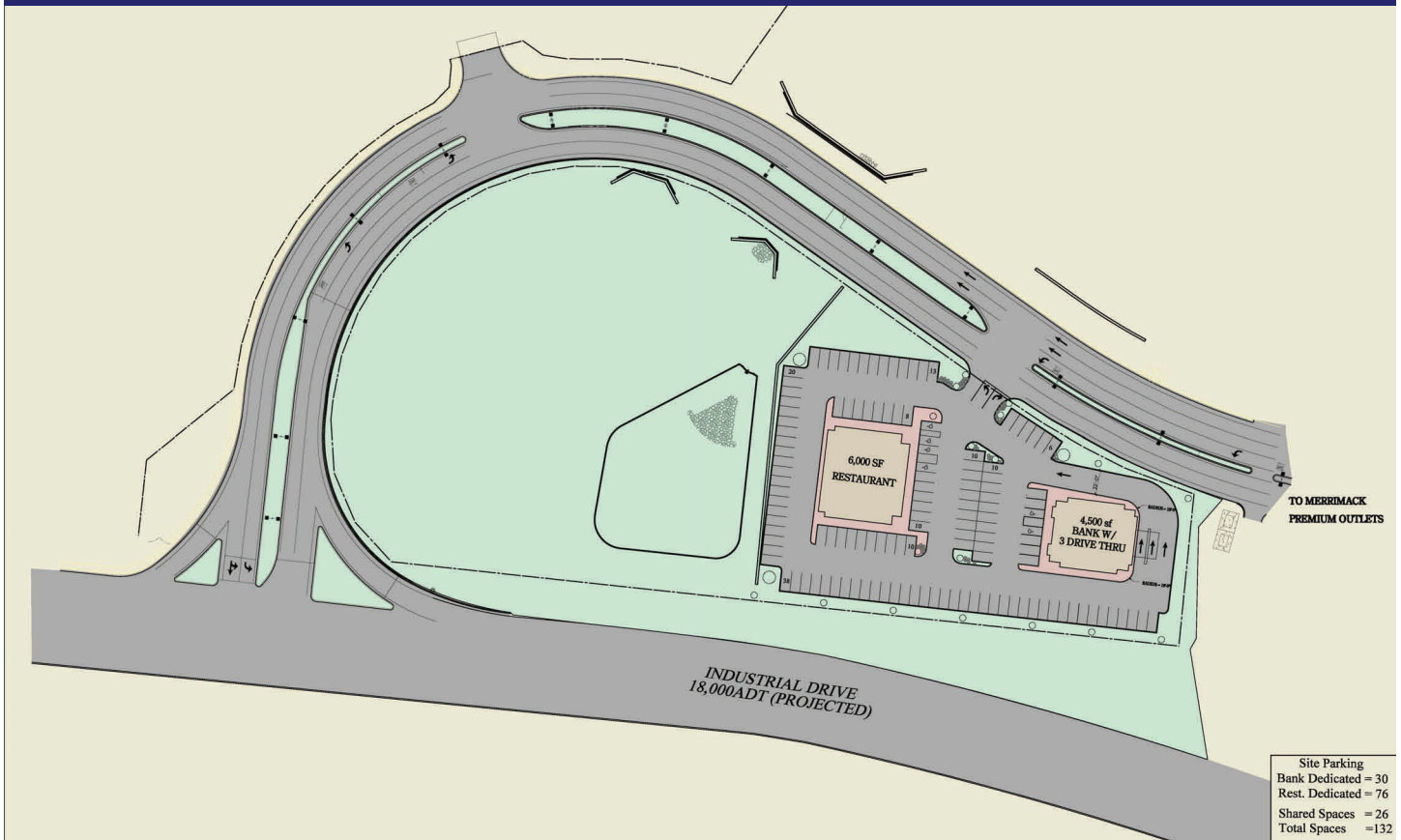
- **Opening April 2012**
- 10,500 SF GLA
- **6,000 SF Restaurant Pad**
- Full utilities
- Parking: 132 Spaces
- Traffic:
 - Industrial Dr: 18K ADT
 - Everett Tpk: 61K ADT
- Boston Retail Region is the #1 sales per capita retail region in USA.
- Merrimack is home of Thomas More College
- Fidelity campus opposite employs 7,000



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This pad site is being purchased by Thurloe Kensington from the Simon Company's Chelsea Property Group, the master developer of Merrimack Premium Outlets, scheduled to open in the Spring of 2012 with approximately 410,000 SF (with eventual buildout to 550,000 SF) of famous fashion and brand name retail. Please see attachment for more detail on Merrimack Premium Outlets. Nearby Merrimack major employers include Fidelity (7,000), BAE Systems (816), Kollman Investment (500), Anheuser Busch (520), Brookstone (250), St. Gobain (250), GT Solar 9150).

