

FOR GROUND LEASE > FIRST TIME ON THE MARKET

Highly Visible Redevelopment Site

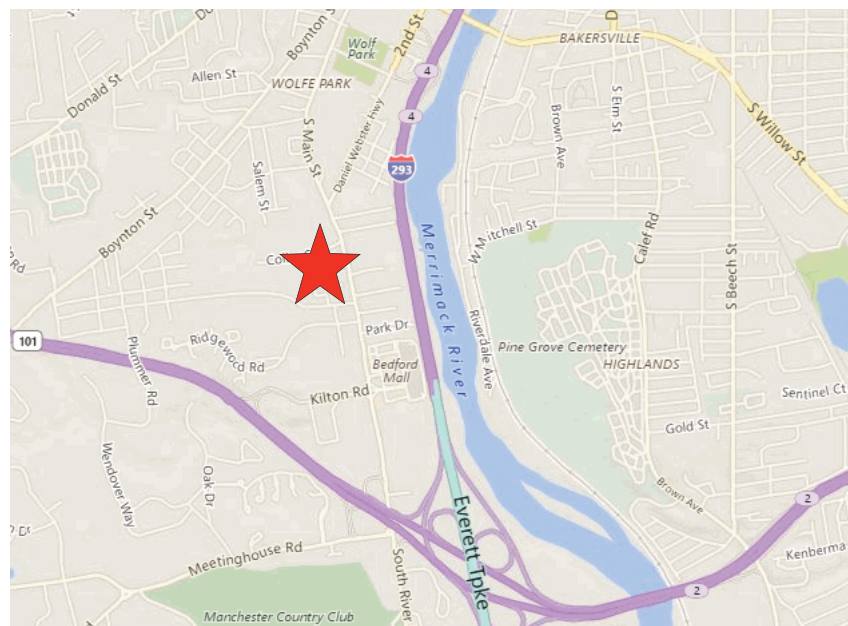
26 SOUTH RIVER ROAD, BEDFORD, NH 03110



*Site lines are approximate

Snapshot > Redevelopment Site

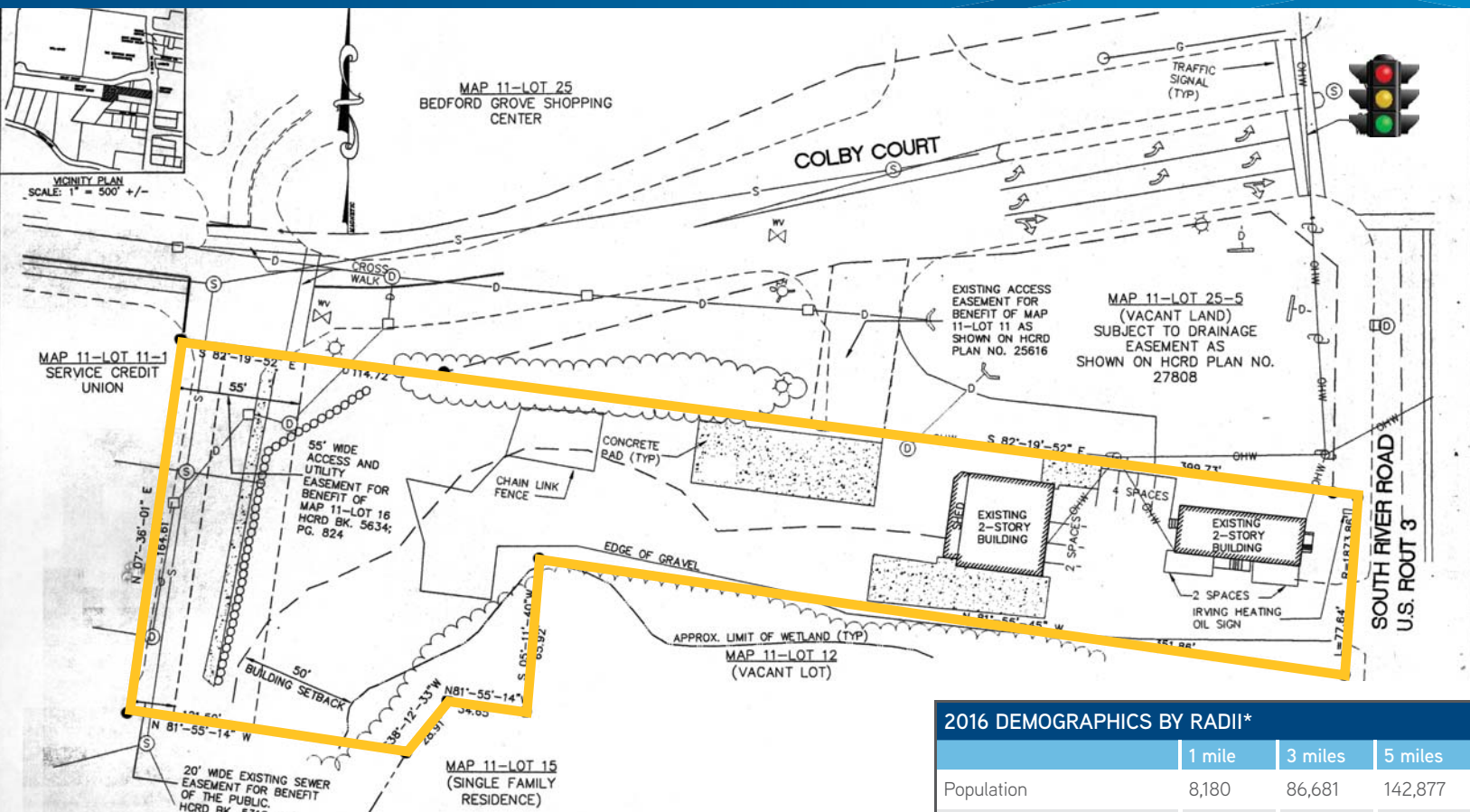
Acreage	1.23±
Road Frontage	78'± on South River Road
Traffic Count	17,000± VPD per NHDOT 2014
Utilities	Municipal water & sewer Natural gas
Zoning	Performance Zone (PZ)
2016 Taxes	\$12,706.16
Lease Rate	\$90,000/year NNN



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26 South River Road | Bedford, NH



2016 DEMOGRAPHICS BY RADII*

	1 mile	3 miles	5 miles
Population	8,180	86,681	142,877
Number of Households	3,244	35,038	57,838
Average Household Income	\$82,965	\$68,838	\$80,499
Number of Businesses	581	5,455	7,435

*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016.

Property Highlights

- First time on the market, this 1.23± acre site is available for ground lease at the busy lighted intersection of South River Road/Route 3 and Colby Court
- Conceptual plans depict a 2,700± SF bank with a drive-thru and up to 7,000± SF of medical/office building
- Abutting parcel could be made available for a larger user
- The flexible Performance Zone allows for a variety of commercial uses including, but not limited to, restaurant, bank, retail sale/service, daycare facility, church, educational institution, office, and etc
- Neighbors include Panera Bread, T-Bones, and many other successful restaurants, as well as Walmart, Service Credit Union, and Boston Interiors (currently under construction)
- Minutes from Route 101/I-293 and just over the Manchester city line

Contact Us

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For Construction Financing

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