

FOR SALE > REDEVELOPMENT SITE

# Highly Traveled Redevelopment Site

270 SOUTH RIVER ROAD, BEDFORD, NH 03110

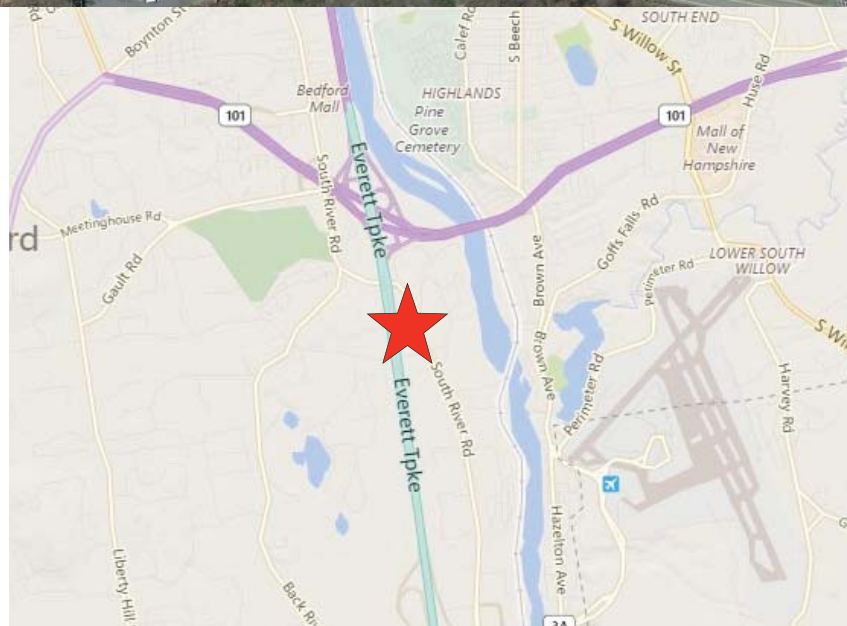
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*\*Site lines are approximate*



## Snapshot > Redevelopment Site

Acreage	5.2±
Topography	Flat, partially wooded
Road Frontage	423'± on S River Road/Route 3 332'± on Everett Turpike
Utilities	Municipal water & sewer Oil
Zoning	Performance Zone (PZ)
2016 Taxes	\$14,594.18
List Price	\$2,295,000

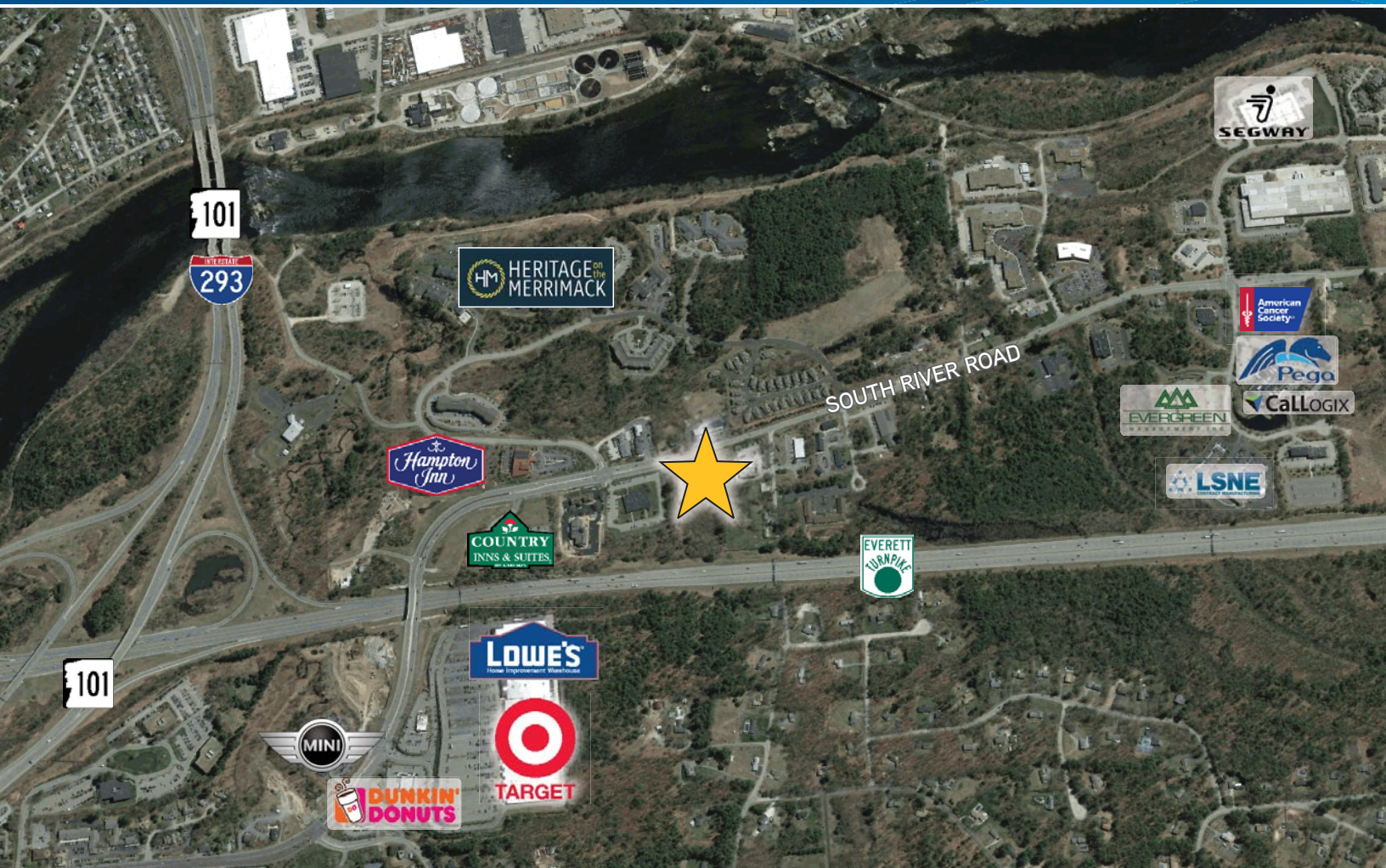


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# 270 South River Road | Bedford, NH



## Property Highlights

- › Ideal 5.2± acre development site located along one of Southern New Hampshire's most desirable business corridors
- › Flat, dry land that currently has a 5,600± SF building on-site
- › Less than a mile away from I-293 and less than 10 minutes from the Manchester-Boston Regional Airport via the airport access road
- › Site has 332'± of road frontage along the Everett Turnpike and 423'± of frontage along South River Road/Route 3 with 17,000 VPD (NHDOT 2014)
- › Flexible Performance Zone allows for a variety of commercial uses including, but not limited to, office, research and development, restaurant, bank, retail sale/service, day care facility, church, and educational institution

## Contact Us

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