



AVAILABLE

1 South River Road

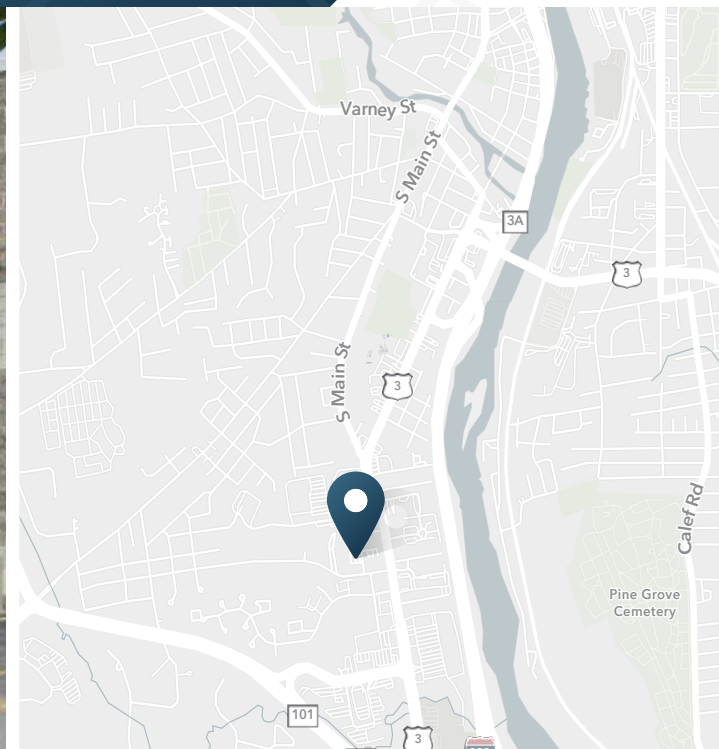
1 South River Road | Bedford, NH

1 South River Road

1 South River Rd | Bedford, NH 03110



AVAILABLE



2,000 -
6,000 SF

Available

1.64 AC

Lot

Contact
Broker

Rate

ABOUT THE PROPERTY

- Highly visible plaza available for lease on South River Rd in Bedford, NH
- Unique opportunity to take over up to 6,000 SF space with prominent signage
- Ownership plans to make significant facade renovations
- Site is accessible by a signalized intersection on South River Rd (22,184 VPD)

NEARBY RETAILERS

KOHL'S



HOMESENSE

TUCKER'S
GOOD EATS • GREAT PEOPLE



HomeGoods

WHOLE FOODS
MARKET



TRAFFIC COUNTS

South River Rd

Year: 2023 | Source: MDOT

22,184 VPD

Remodeling Rendering - Traditional

1 South River Rd | Bedford, NH 03110



SCHEMATIC 1 "TRADITIONAL"



1 SOUTH RIVER ROAD EXTERIOR DESIGN SCHEMATICS



Remodeling Rendering - Contemporary

1 South River Rd | Bedford, NH 03110



SCHEMATIC 2 "CONTEMPORARY"

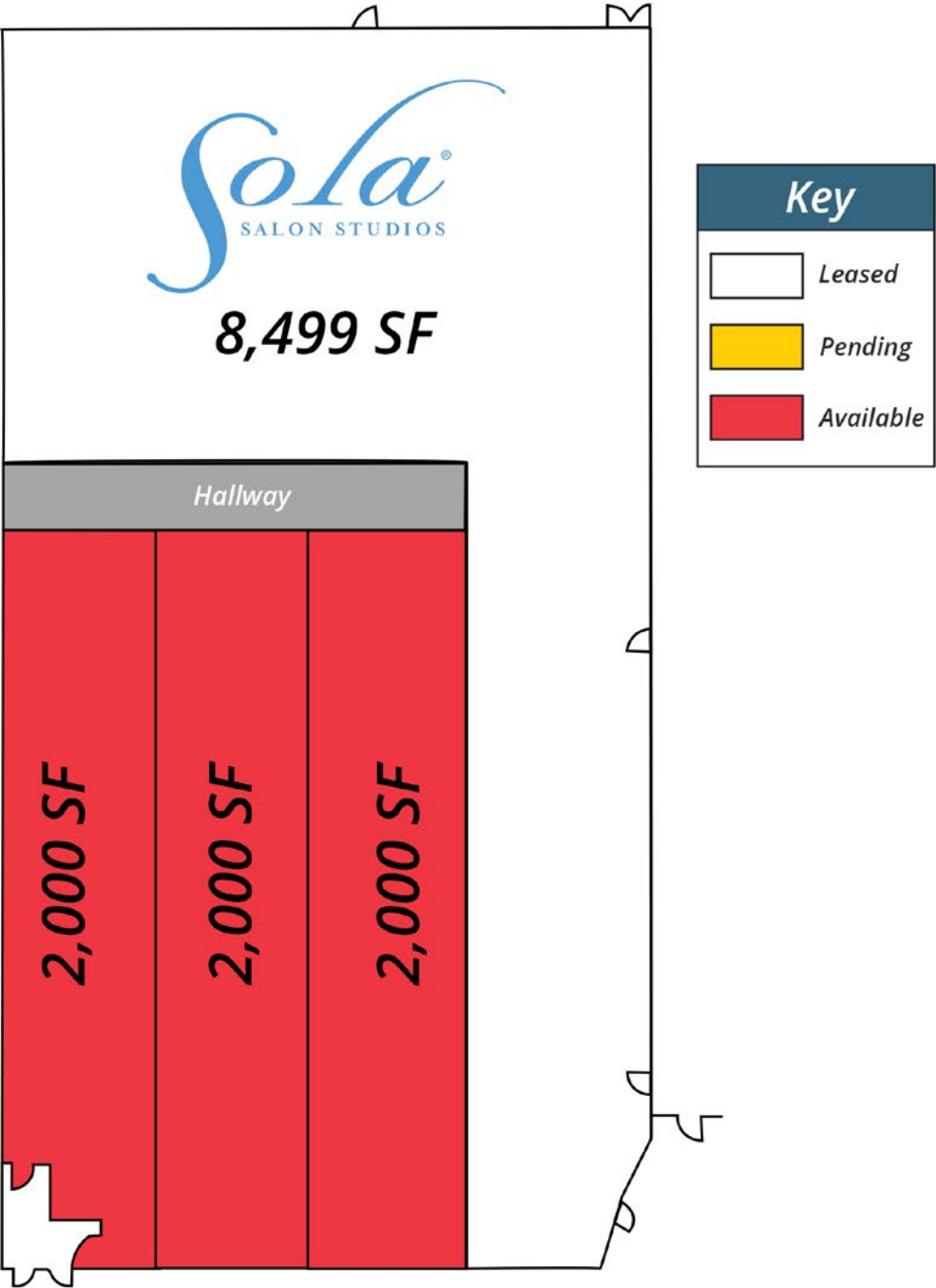


1 SOUTH RIVER ROAD EXTERIOR DESIGN SCHEMATICS



Site Plan

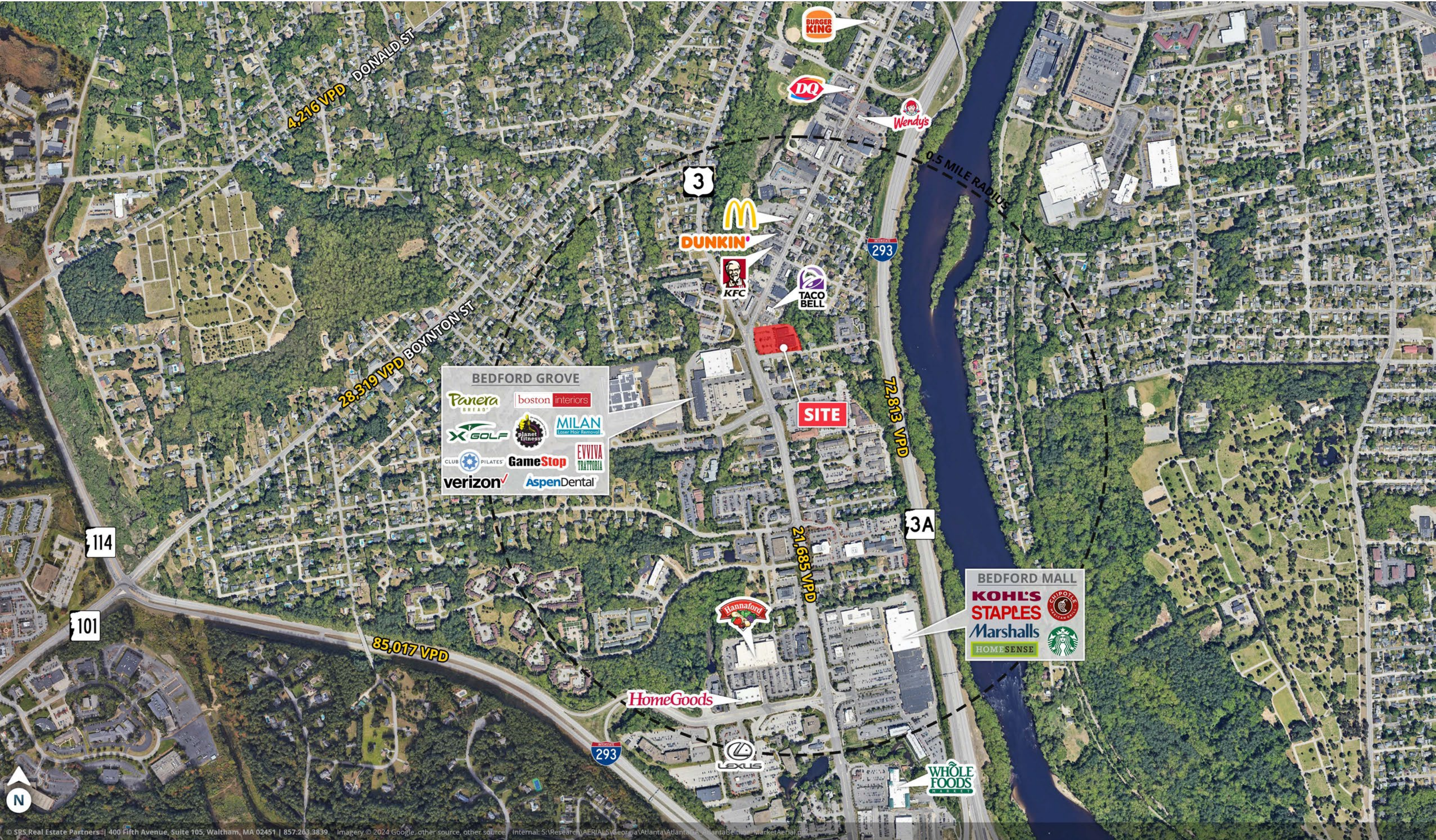
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Trade Area

1 South River Rd | Bedford, NH 03110



1 South River Road

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	9,868	90,958	145,139
2030 Projected Population	10,079	92,318	147,495
Proj. Annual Growth 2025 to 2030	0.42%	0.30%	0.32%

Daytime Population

2025 Daytime Population	12,295	109,267	157,515
Workers	7,295	66,807	92,748
Residents	5,000	42,460	64,767

Income

2025 Est. Average Household Income	\$102,923	\$102,307	\$117,832
2025 Est. Median Household Income	\$83,263	\$79,100	\$91,168

Households & Growth

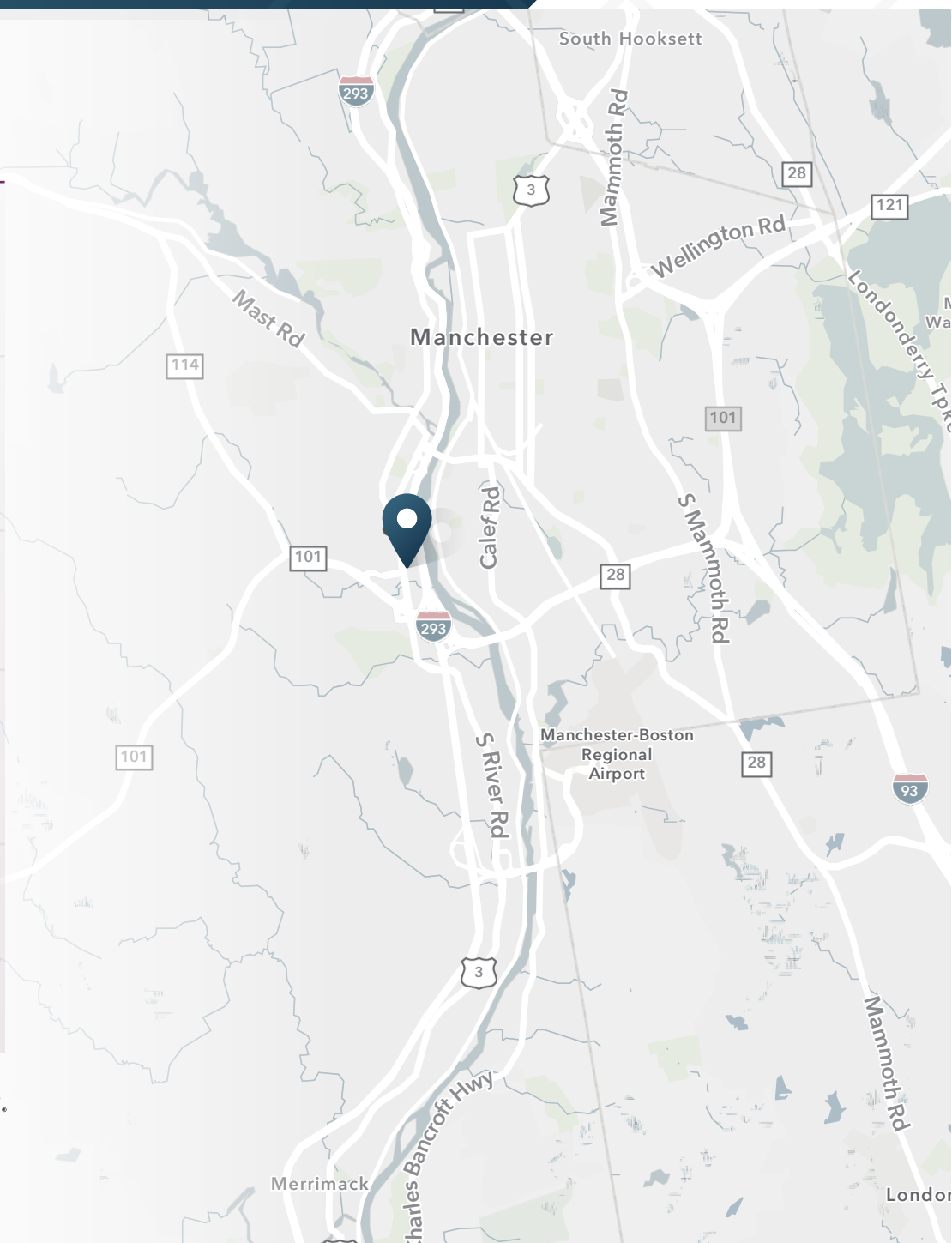
2025 Estimated Households	4,292	38,859	61,636
2030 Estimated Households	4,494	40,286	63,939
Proj. Annual Growth 2025 to 2030	0.92%	0.72%	0.74%

Race & Ethnicity

2025 Est. White	77%	73%	77%
2025 Est. Black or African American	6%	6%	5%
2025 Est. Asian or Pacific Islander	4%	4%	5%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	13%	16%	13%
2025 Est. Hispanic (Any Race)	11%	15%	11%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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