



For Ground Lease

Highly Visible Redevelopment

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26 South River Road Bedford, NH

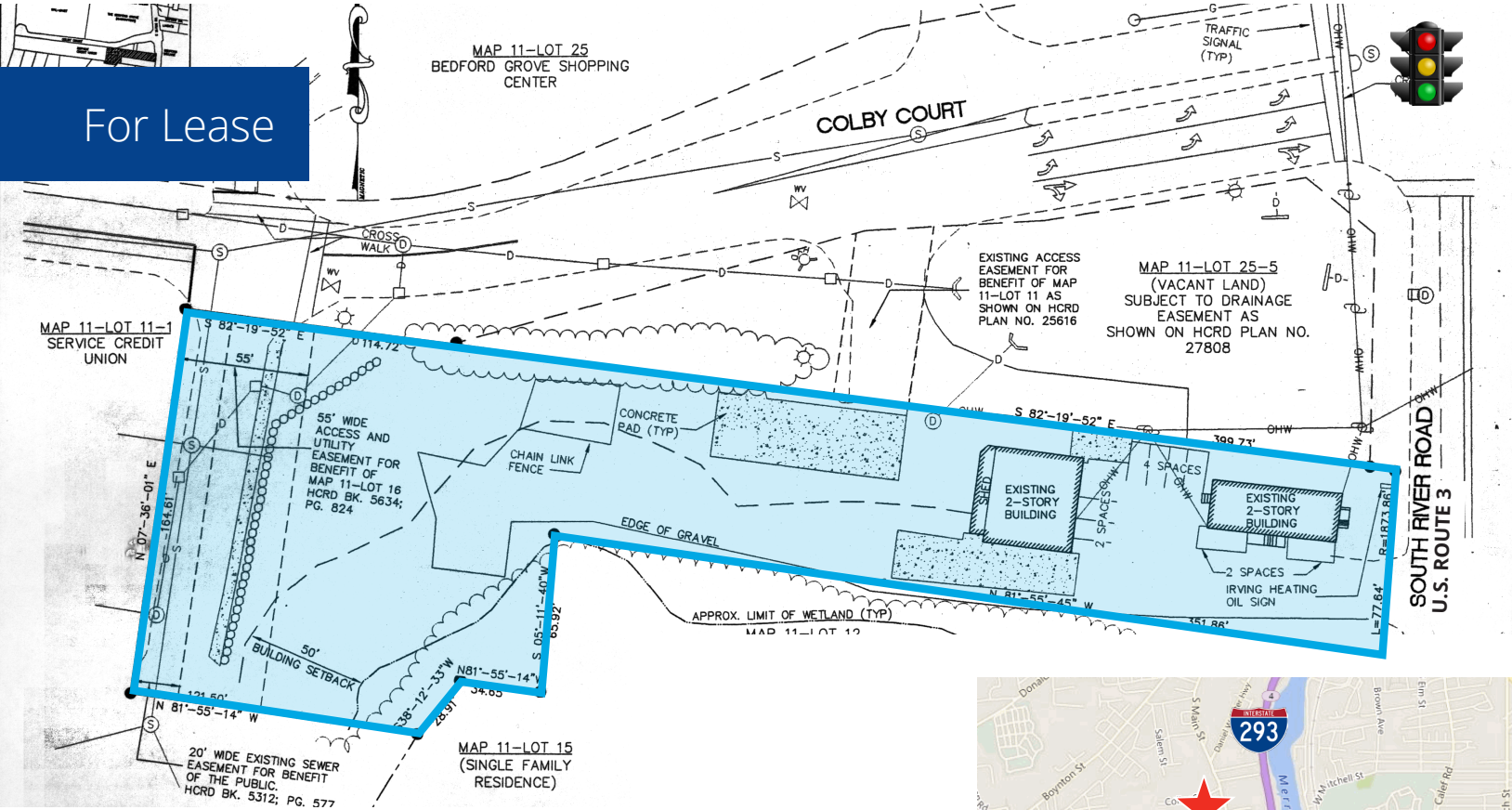
Property Highlights

- 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 a medical/office building up to 7,000± SF
- Abutting parcel could be made available for a larger user
- 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, and office
- Neighbors include Panera Bread, T-Bones, Bed Bath & Beyond, Boston Interiors, and more

**Site lines are approximate*

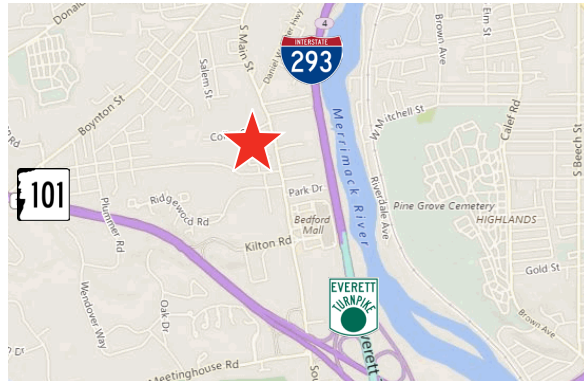
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Specifications

Address:	26 South River Road
Location:	Bedford, NH 03110
Acreage:	1.23±
Proposed Building SF:	2,700± to 7,000±
Road Frontage:	78'± on South River Road
Traffic Count:	21,966 VPD (NHDOT 2020)
Utilities:	Municipal water & sewer Natural gas
Zoning:	Performance Zone
2020 Taxes:	\$11,409.40
Accessibility:	Minutes from Route 101/I-293 and just over the Manchester city line
NNN Ground Lease Rate:	\$90,000/year



Demographics

	3 miles	5 miles	10 miles
Average Population	87,092	143,987	247,190
# of Households	35,265	58,360	96,347
Average HH Income	\$73,593	\$87,973	\$100,643
Number of Businesses	5,508	7,530	11,671

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2020.

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