



For Lease

Professional Office with 3 Drive-Thru Lanes

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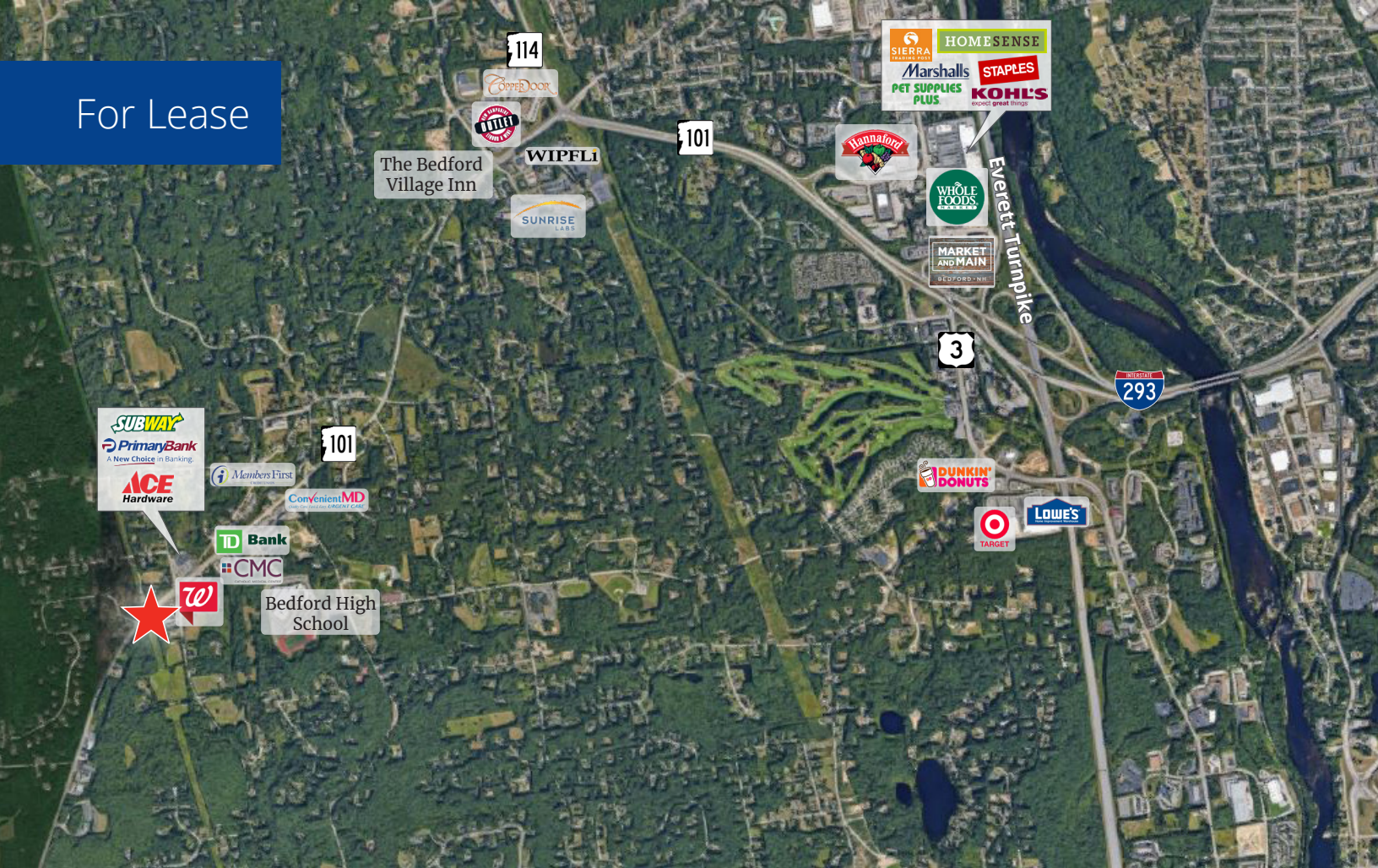
256 Wallace Road Bedford, NH

Property Highlights

- 3,744± SF free standing former bank location with 3 drive-thru lanes available for lease on Wallace Road in Bedford, NH
- Potential tenants could include professional office, financial, legal, architect, dental, dermatology, bank, or showroom
- Convenient location less than 7 miles to downtown Manchester and minutes from Route 3, Everett Turnpike, and I-293
- Excellent visibility along busy Route 101 with 25,699± AADT per NHDOT 2020
- Neighboring businesses include Walgreens, The Inside Scoop, Rig A Tony's, and GUSTO Italiano Market

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Specifications

Address:	256 Wallace Road
Location:	Bedford, NH 03110
Building Type:	Retail/office
Year Built/Renovated:	1800/2015
Total Building SF:	3,744±
Floors:	1
Utilities:	Public water & sewer; natural gas
Zoning:	Commercial
Parking:	25 on-site spaces
2021 Est NNN Expenses:	• CAM: \$4.50 • Taxes: \$4.72
Lease Rate:	\$19.95 NNN



3 Mile Demographics

 Avg HH Income	 # of Households	 Population
\$176,949	6,823	19,966

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2021.



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Floor Plan