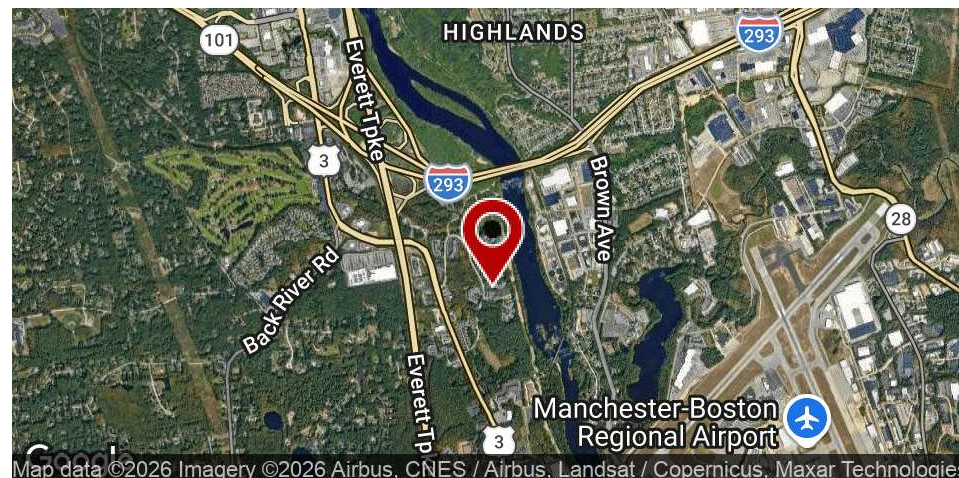


COMMERCIAL KITCHEN FOR LEASE

FULLY EQUIPPED COMMERCIAL KITCHEN FOR LEASE

66 Hawthorne Dr, Bedford, NH 03110



PROPERTY DESCRIPTION

Bring your food business to the next level with this 3,000 sq. ft. commercial kitchen for lease in Bedford, NH. Fully equipped with Vulcan and CaptiveAire appliances, this space is built for efficiency. Conveniently near major highways, it allows seamless supply deliveries and distribution. Currently approved by the Bedford Health Department and certified for commercial use by the New Hampshire Department of Health and Human Services, it provides a strong foundation for food production. Designed for catering, high-volume meal prep, and packaged food distribution, the kitchen ensures smooth workflow with two entrances, including double-wide delivery doors. Situated on the ground floor of The Meridian at Bedford, an 85-unit apartment complex, it offers a built-in customer base just steps away. On-site parking and secure key fob entry provide accessibility and safety. The kitchen includes a restroom dedicated to kitchen staff, office space and access to an on-site gym. This is a prime opportunity for an established or growing food business.

PROPERTY HIGHLIGHTS

- Previously approved to operate by the Bedford Health Department
- Strong ventilation with overhead kitchen fans, variety of equipment
- Two entrances, including double-wide delivery doors
- Potential for tenant-managed commissary subleasing

OFFERING SUMMARY

Lease Rate:	\$11/SF/Year
Monthly Lease Rate:	\$2750/month
Available SF w/ common area:	3,000 sq.ft
Commercial kitchen:	1,138 sq.ft

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COMMERCIAL KITCHEN FOR LEASE

COMMERCIAL KITCHEN PHOTOS

66 Hawthorne Dr, Bedford, NH 03110



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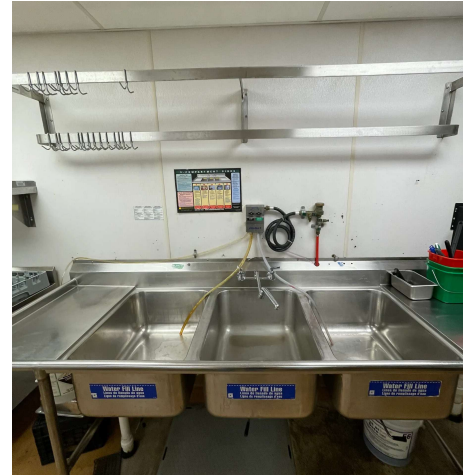
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COMMERCIAL KITCHEN FOR LEASE

VARIETY OF TOP-BRAND EQUIPMENT

66 Hawthorne Dr, Bedford, NH 03110



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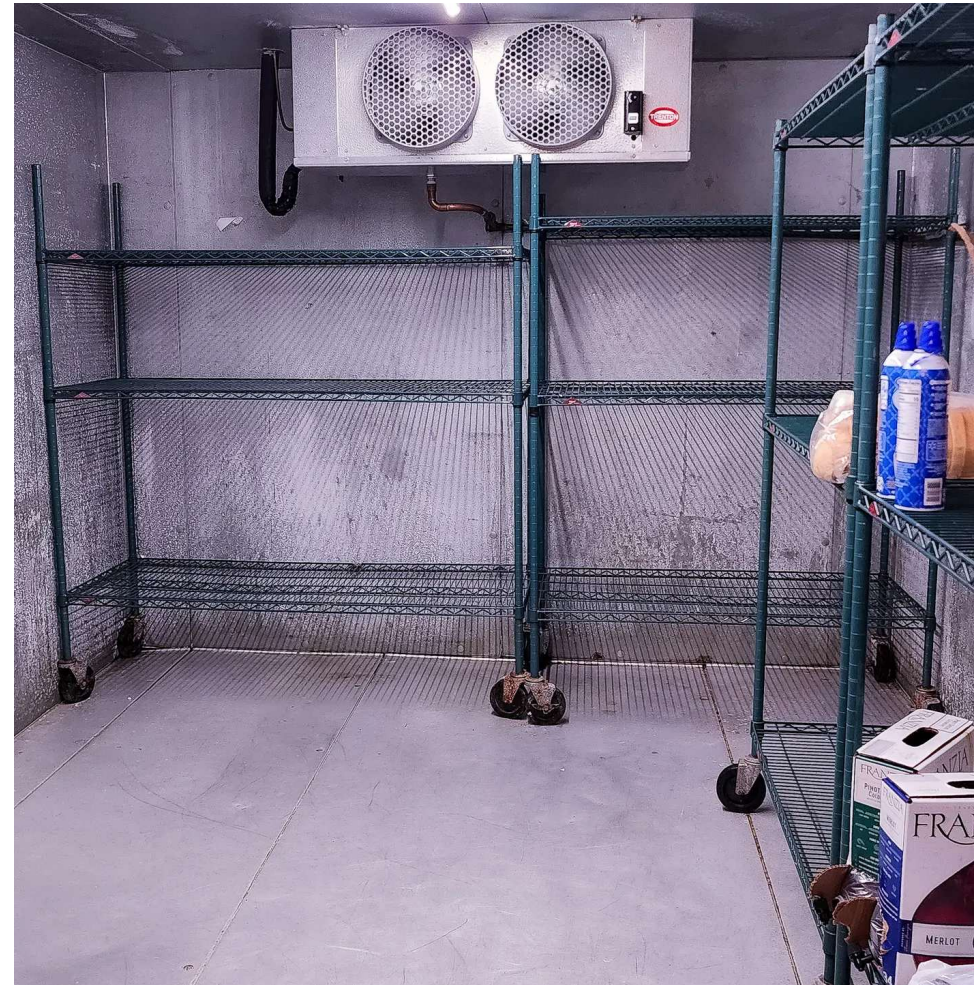
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COMMERCIAL KITCHEN FOR LEASE

WALK-IN FRIDGE & FREEZER ON SITE

66 Hawthorne Dr, Bedford, NH 03110



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COMMERCIAL KITCHEN FOR LEASE

LOCATED IN BEDFORD, NH

66 Hawthorne Dr, Bedford, NH 03110

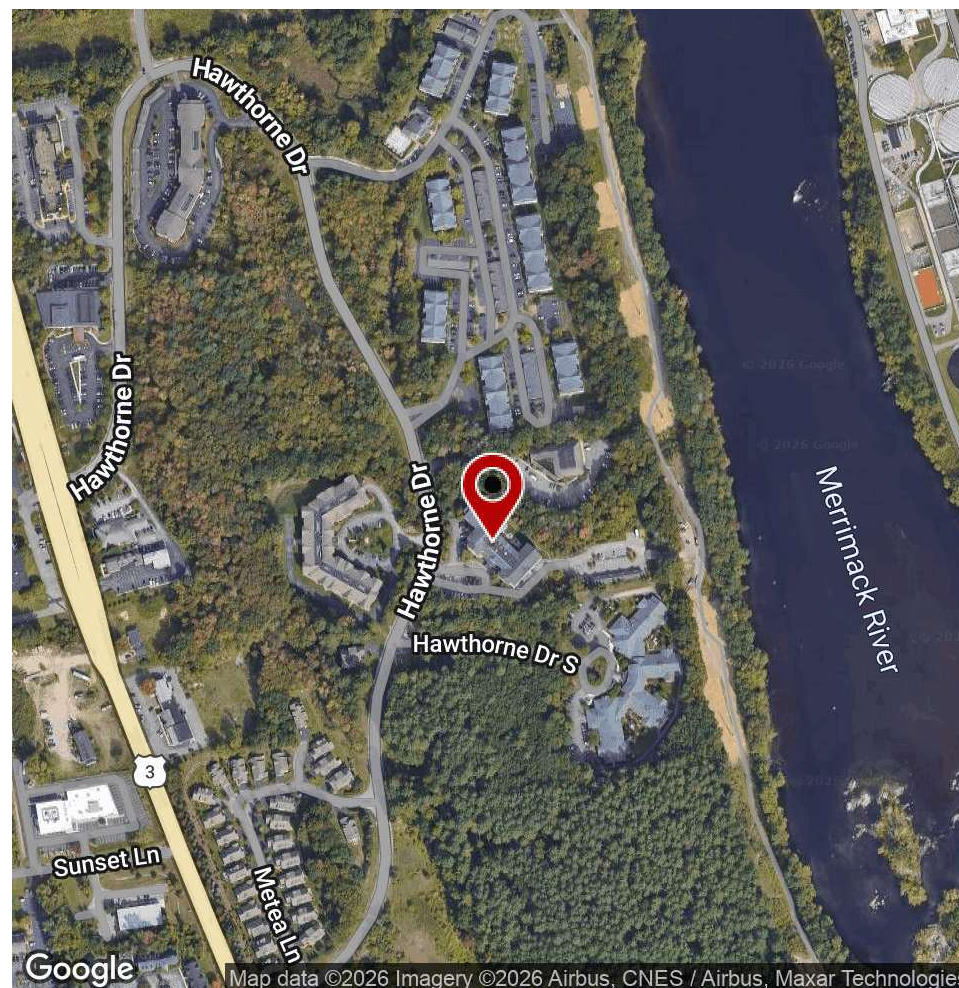


LOCATION DESCRIPTION

Bedford, NH, offers an ideal location for a commercial kitchen with strong accessibility and delivery potential. The town is well-connected to major highways, making it easy for suppliers to deliver ingredients and for businesses to distribute their products. Its central location allows for efficient in-town deliveries and convenient pickups for customers. The area attracts a mix of families, professionals, and retirees, creating a strong demand for high-quality prepared food. This kitchen's setting within an 85-unit apartment building also offers a built-in customer base, perfect for local marketing and direct sales. Employees will benefit from easy commutes, on-site parking, and secure access. Whether you're expanding an existing food business or launching a new concept, Bedford provides a prime opportunity for growth in the food industry.

LOCATION HIGHLIGHTS

- Spacious layout optimized for smooth workflow and efficiency
- Ground-floor location in an 85-unit apartment building
- Near major highways for easy deliveries and commutes
- Minutes from Manchester, NH and other key markets
- Strong local customer base
- Secure access with key fob entry and security cameras surveillance



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COMMERCIAL KITCHEN FOR LEASE

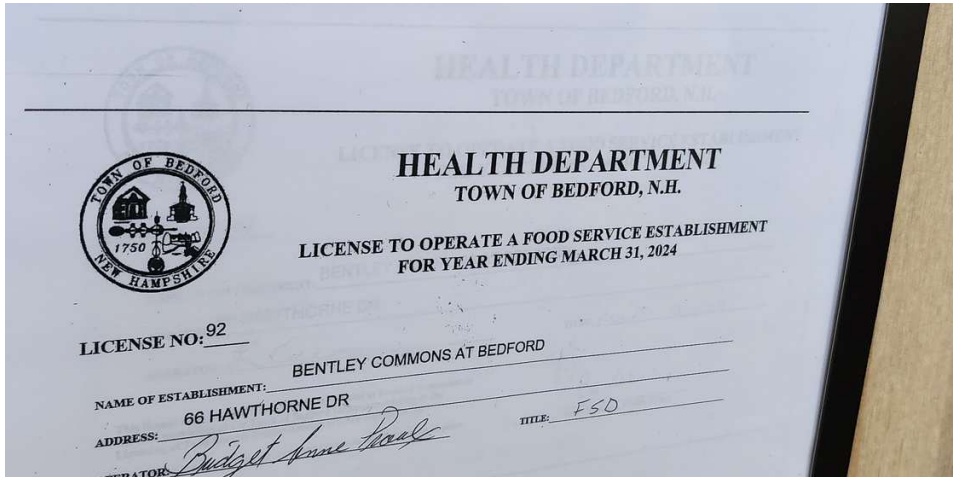
SITE DESCRIPTION & AMENITIES

66 Hawthorne Dr, Bedford, NH 03110



AMENITIES

This commercial kitchen is fully equipped with essential appliances, including top brands like Vulcan and CaptiveAire. It features cooking equipment such as stoves, ovens, deep fryer and grills, along with refrigeration and storage, including a large freezer and fridge. Additional amenities include a ventilation system, prep stations, dishwashing area, and secure access with key fob entry. The building also offers a gym, private restroom within the kitchen space, common area, and a coffee station for tenant use.



SITE DESCRIPTION

The commercial kitchen space is located on the ground floor of The Meridian at Bedford, an 85-unit apartment complex in Bedford. It offers secure access via the main entrance with a key fob or through double-wide doors for easy deliveries. On-site parking is available, and the space includes a restroom dedicated for the exclusive use of kitchen staff.

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COMMERCIAL KITCHEN FOR LEASE

DEMOGRAPHICS OF THE AREA

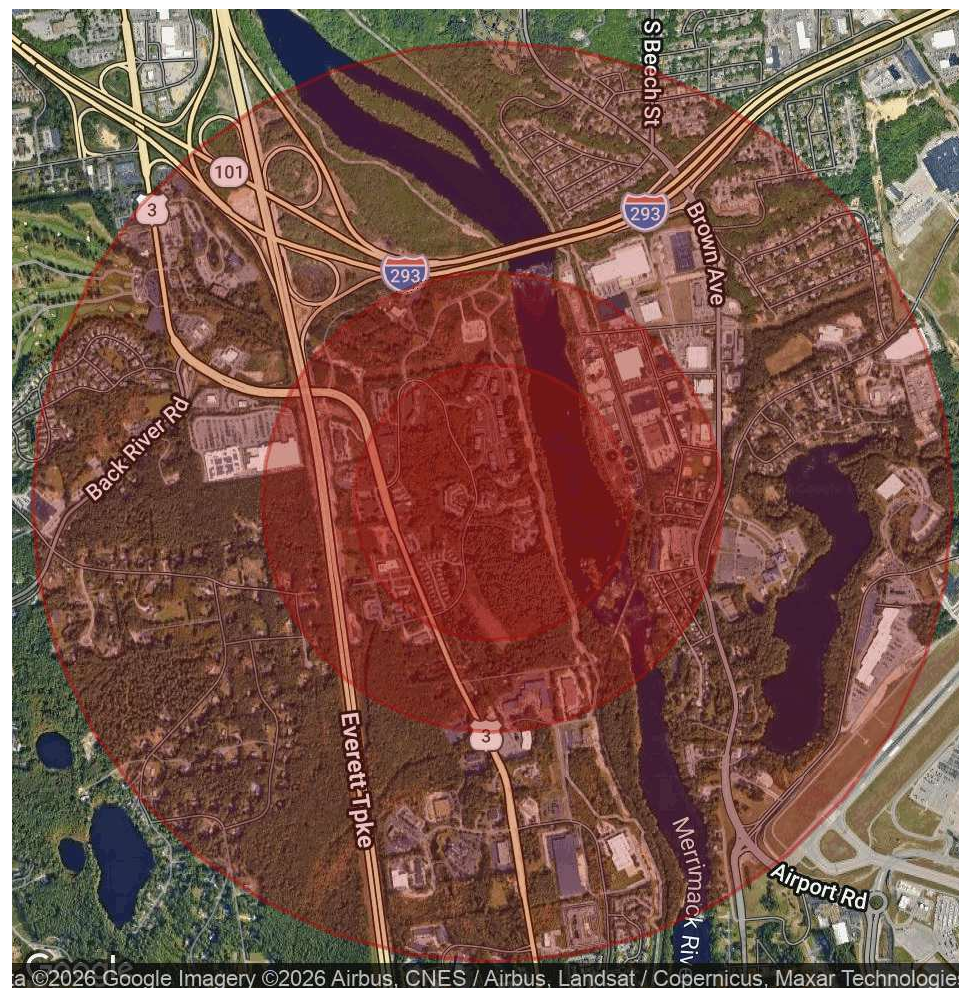
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	541	955	3,306
Average Age	50	49	46
Average Age (Male)	47	47	44
Average Age (Female)	53	51	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	449	1,386
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$110,052	\$112,375	\$120,627
Average House Value	\$382,478	\$379,215	\$396,997

2020 American Community Survey (ACS)



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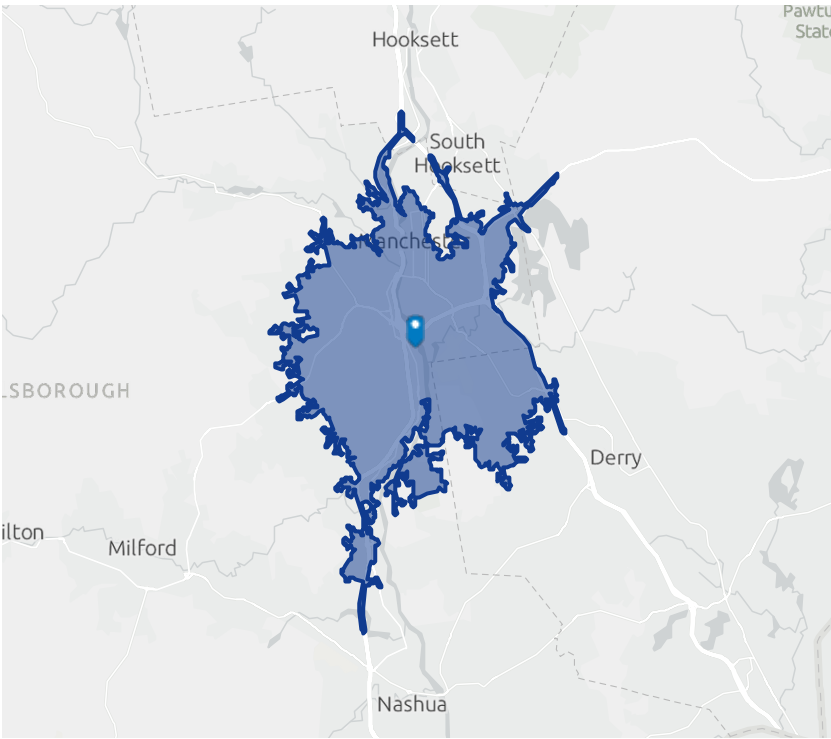
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Population Trends

66 Hawthorne Dr, Bedford, New Hampshire, 03110 (15 minutes)
66 Hawthorne Dr, Bedford, New Hampshire, 03110
Drive time of 15 minutes

Prepared by Esri and Lisa
Latitude: 42.93919
Longitude: -71.46205

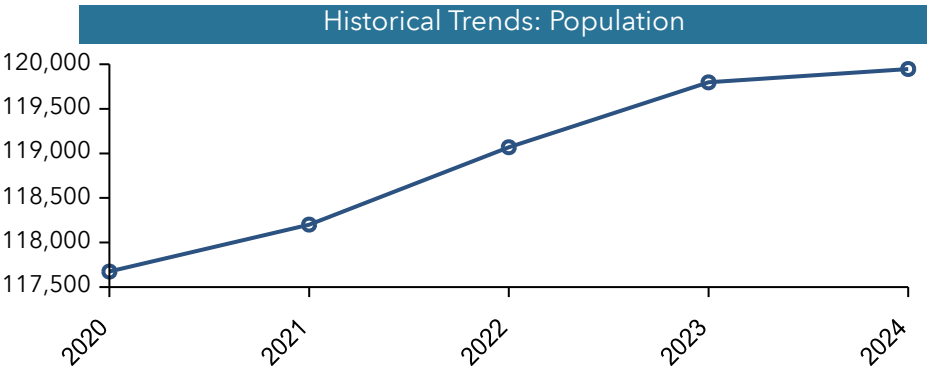


Population Trends and Key Indicators

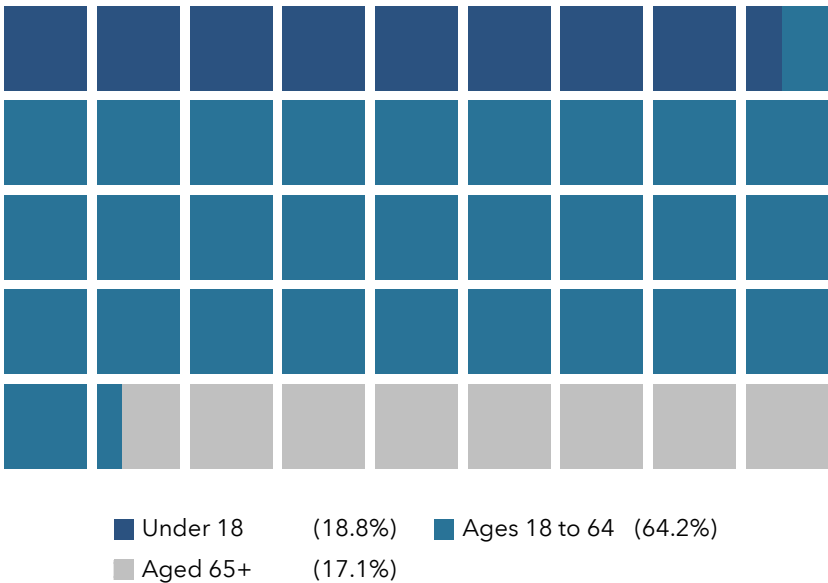
66 Hawthorne Dr, Bedford, New Hampshire, 03110
Drive time of 15 minutes

119,947	49,437	2.36	39.0	\$81,313	\$414,698	96	68	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

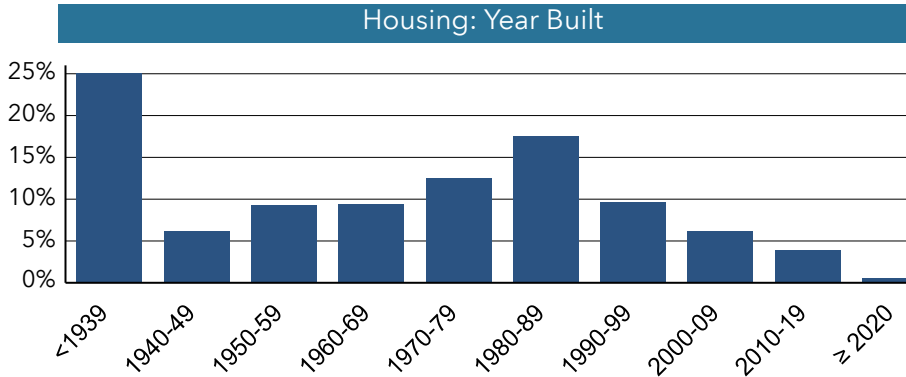
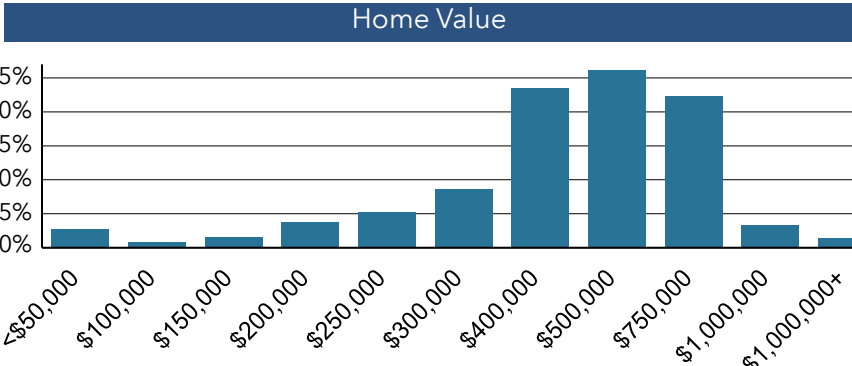
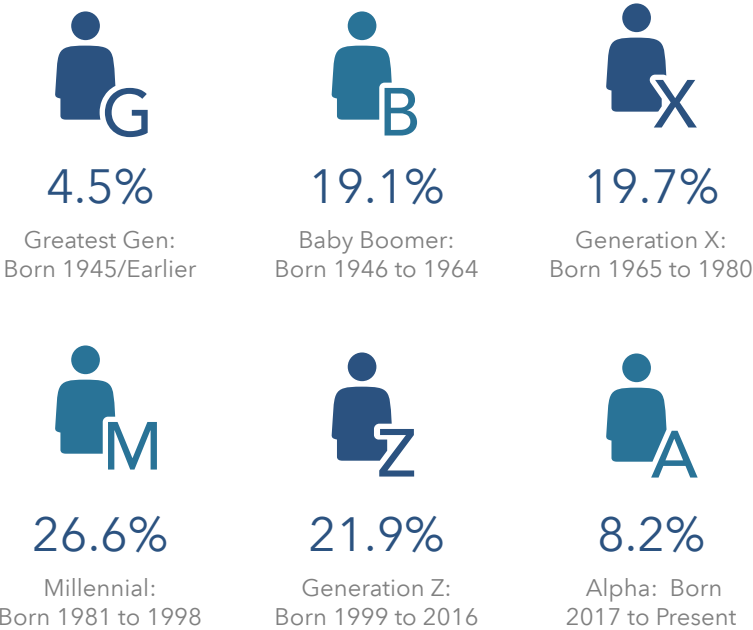
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

COMMUTE PROFILE

66 Hawthorne Dr, Bedford, New Hampshire, 03110

Drive time of 10 minutes

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



8,452

ACS Workers Age 16+



75.5%

Drove Alone to Work

TRANSPORTATION TO WORK



0.0%

Took Public Transportation



6.3%

Carpooled



3.0%

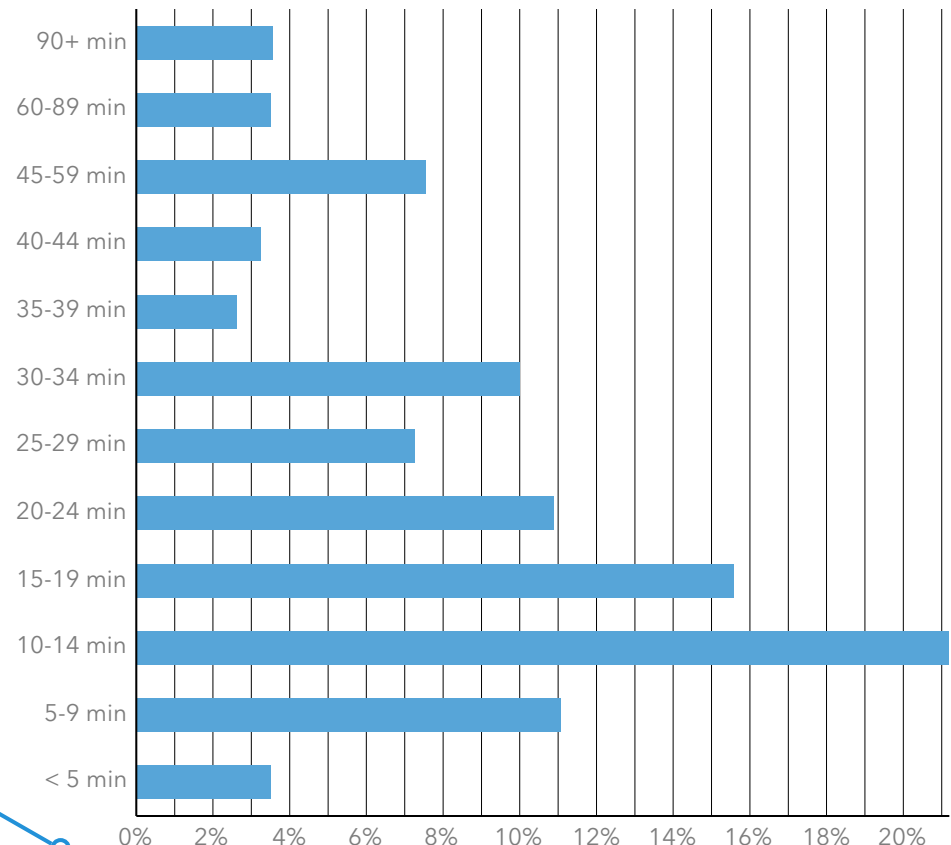
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



Percent of Workers