



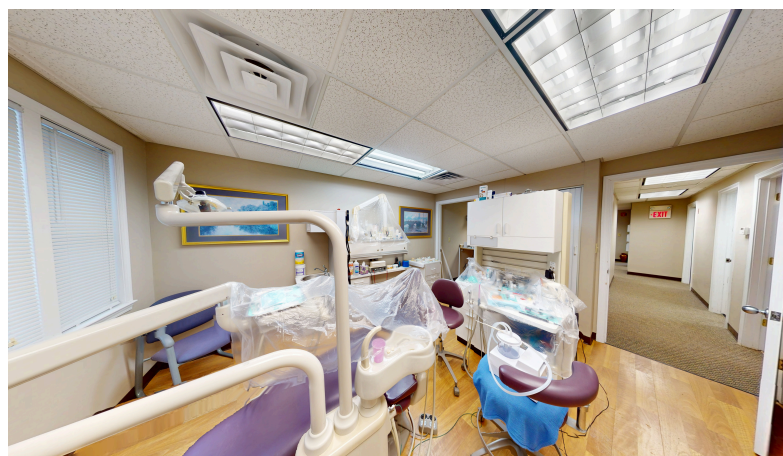
**PRIME OFFICE /
MEDICAL FOR
LEASE**

For Lease

**602A RIVERWAY PLACE,
BEDFORD, NH 03110**

986 +/- SF Available

PROPERTY INFORMATION



986 +/- SF Medical / Office Space For Lease
602A Riverway Place, Bedford, NH 03110
For Lease: \$25 PSF NNN

DESCRIPTION:

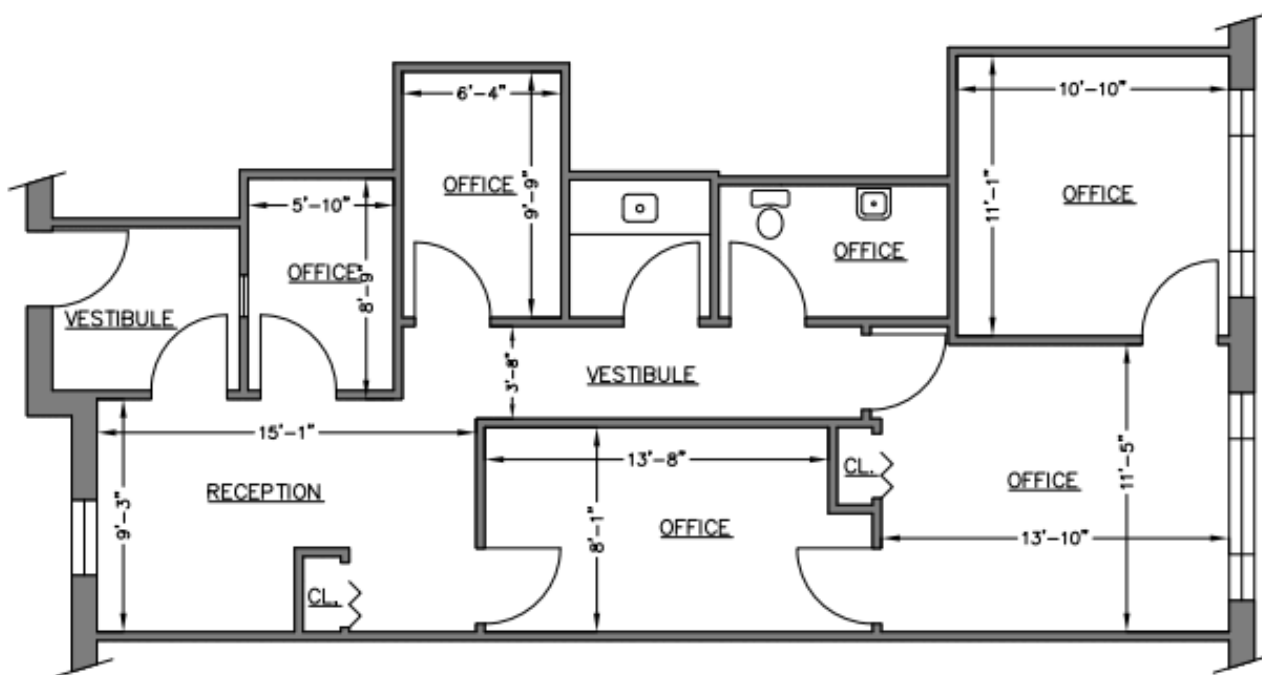
Well known medical, office park just off South River Road currently occupied by a solo dental practice utilized as a satellite. Handsomely decorated and in a turn-key condition awaiting the next generation or other medical/office type user. Step into a well organized, well thought of condo unit which has access to a lighted intersection for patient and employee convenience. An extraordinary find.

PROPERTY FEATURES:

- Municipal Water and Sewer
- Access via a stoplight controlled intersection
- Easy access to highways
- Turn key condition

[VIRTUAL TOUR LINK](#)

FLOOR PLAN (Stand Alone)



602A Riverway Place
(986 sf)

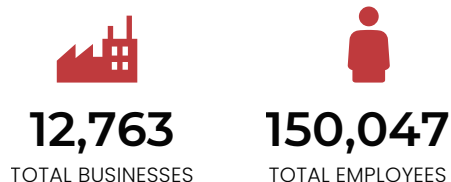
DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	28,877	145,462	261,037
Households	11,846	60,081	103,601
Families	7,201	35,299	66,849
Avg HH Size	2.37	2.34	2.46
Median Age	40.4	38.9	40.4
Median HH Income	\$79,446	\$80,778	\$96,527
Avg HH Income	\$113,216	\$115,003	\$133,582

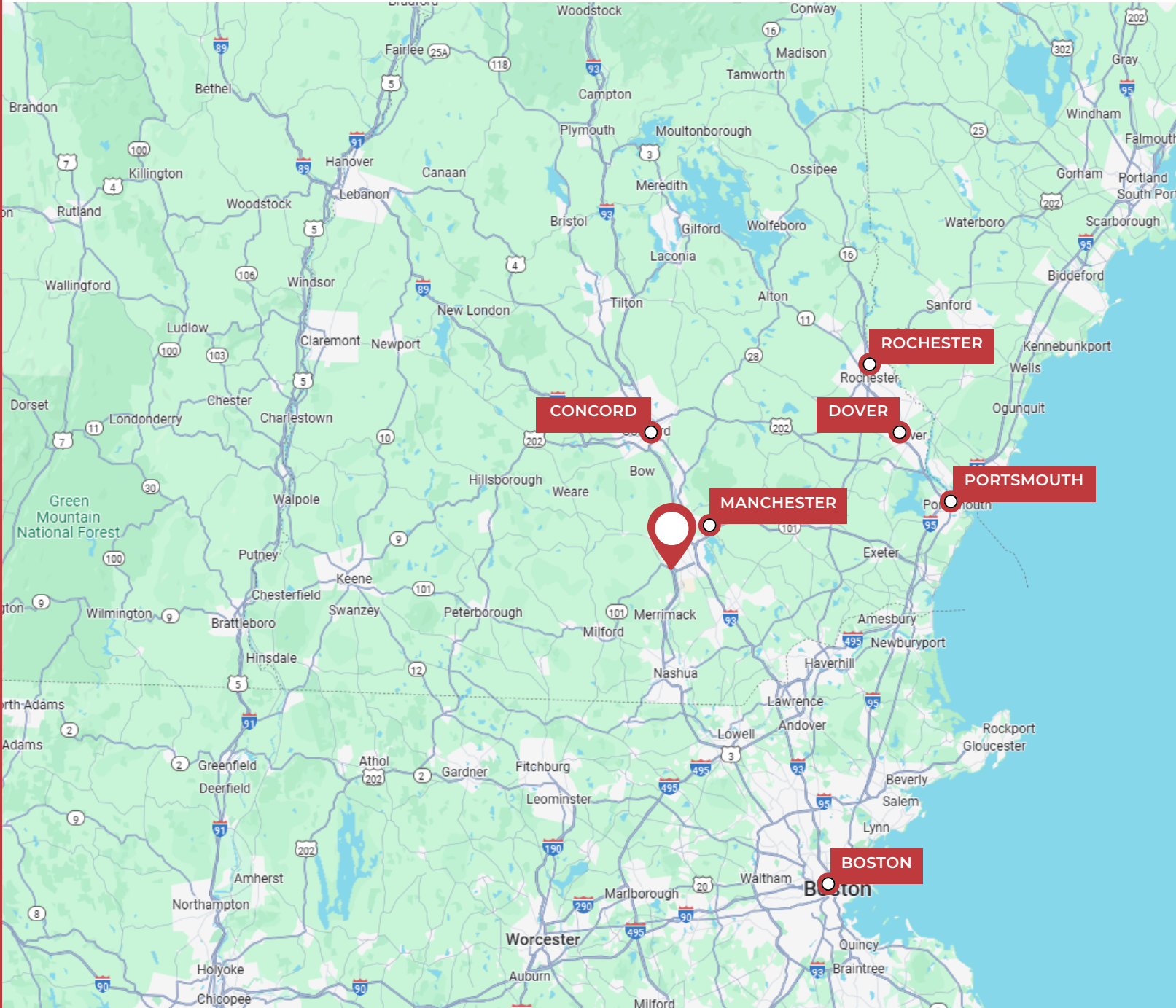
BUSINESSES (10 MILE)



INCOME (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	11 mins	Rochester, NH	59 mins
Concord, NH	24 min	Dover, NH	56 mins
Boston, MA	54 mins	Portsmouth, NH	50 mins

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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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