



For Lease

# Sebbins Brook Marketplace

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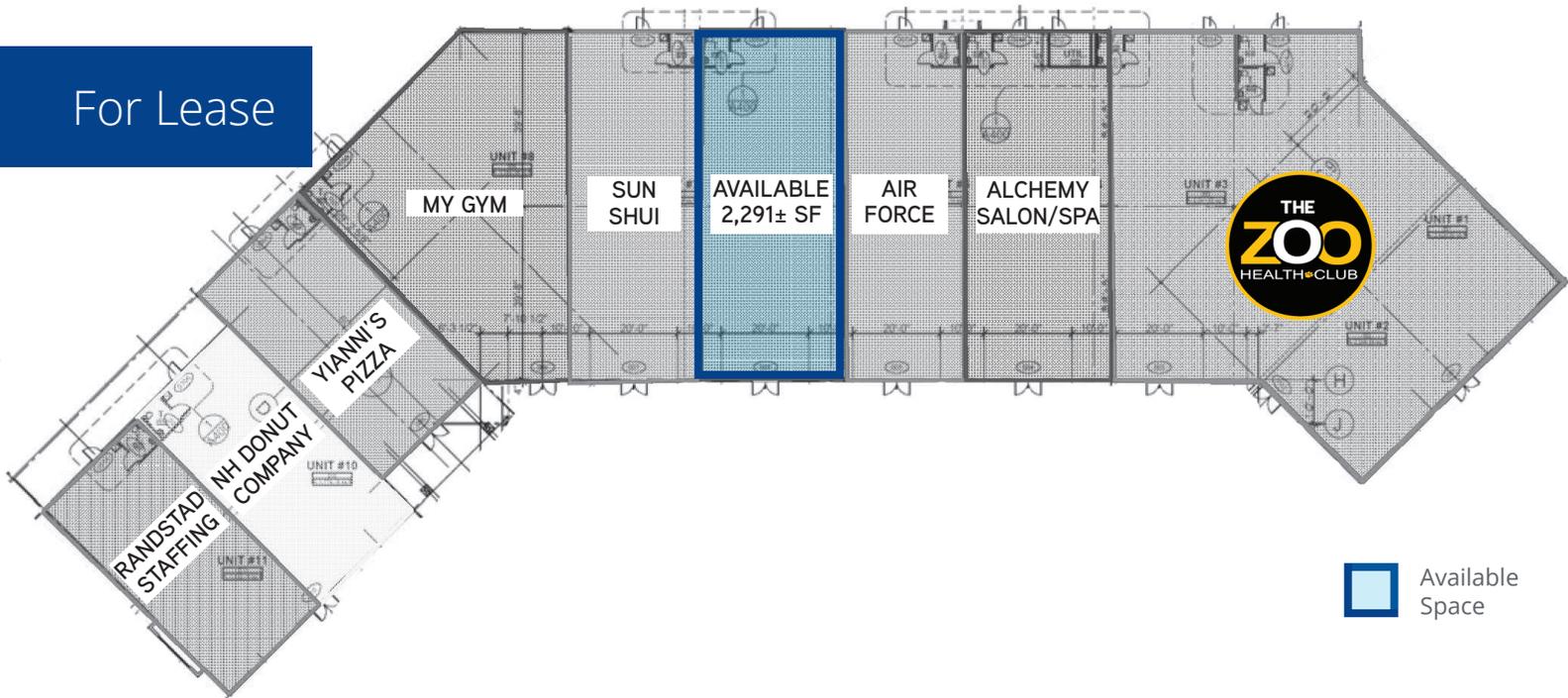
## 410 South River Road Bedford, NH

### Property Highlights

- Retail/office space located within a well-maintained plaza in one of Southern New Hampshire's most affluent communities
- 2,291± SF unit consists of primarily open area, office space, kitchen, two ADA restrooms, and a rear storage/processing area
- Excellent signage opportunity on busy South River Road/Route 3 with 12,807± AADT per NHDOT 2024
- South River Road is connected to Manchester-Boston Regional Airport and the Everett Turnpike via Raymond Wieczorek Drive, located approximately a half mile from the site
- Neighbors include Lowe's, Target, Land Rover, Sullivan Tire, NH Sportsplex, U-Haul, Mercedes and Toyota dealerships currently under construction, and many office and residential developments

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Available Space

## Specifications

Address:	410 South River Road
Location:	Bedford, NH 03110
Building Type:	Retail/office
Year Built:	2006
Total Building SF:	25,700±
Available SF:	2,291±
Road Frontage:	350± on South River Road
Utilities:	Municipal water & sewer; natural gas
Zoning:	Performance
Parking:	Ample on-site
Est. NNN Expenses:	\$5.50 PSF
Lease Rate:	\$18.95 NNN

