

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Prime Bedford Restaurant Location.

224 S River Rd. Bedford, NH 03110

Exclusively Represented By:

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OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

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Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
SITE PLANS	12
DEMOGRAPHICS	13

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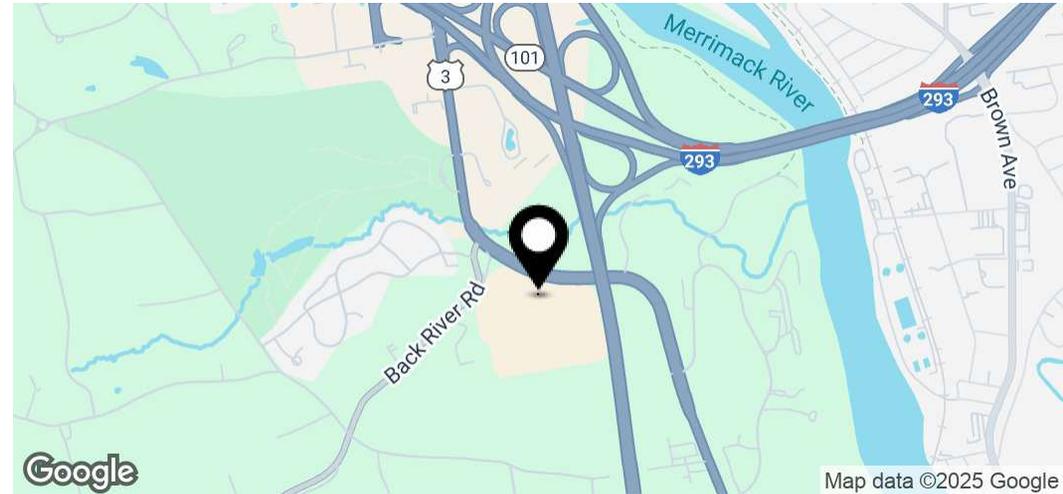
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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	Negotiable
Lease Type	NNN
Center Type	Free Standing
SF Available	5,282 SF
Ancor Tenants	Target, Lowe's, PRESSED Cafe
Zoning	PZ

Property Overview

Presenting a premier leasing opportunity for this former restaurant space in Bedford. With its prime location and versatile layout, this property offers an excellent opportunity for a restaurant or culinary concept seeking to establish a presence in the vibrant Bedford area. The space features a spacious dining area, a fully equipped kitchen, and ample storage, providing an ideal foundation for culinary entrepreneurs to bring their vision to life. The prominent signage and high visibility make this property an attractive option for businesses looking to capture the attention of local residents and visitors. This is the perfect space to create a standout dining experience in the heart of Bedford.

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Property Description

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Location Description

In the heart of Bedford, this prime location offers a vibrant backdrop for retail businesses. With a diverse range of dining and shopping destinations nearby, including Bedford Mall and Market & Main, the area attracts a steady flow of foot traffic and discerning clientele. The community's strong sense of local pride and support for small businesses provides an inviting environment for retailers looking to establish themselves. The neighborhood's proximity to recreational areas like Mclane Audubon Center also draws in nature enthusiasts and families, offering an opportunity to connect with the community on a deeper level. This dynamic location provides an ideal setting for retailers to thrive and become an integral part of the Bedford community.

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Complete Highlights

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Property Highlights

- Modern architecture and design
- Versatile and customizable floor plans
- Spacious and well-equipped kitchen with grease trap
- Ample parking for tenants and visitors
- Prominent signage with high visibility
- Flexible lease terms and options
- On-site dining area and seating



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Additional Photos

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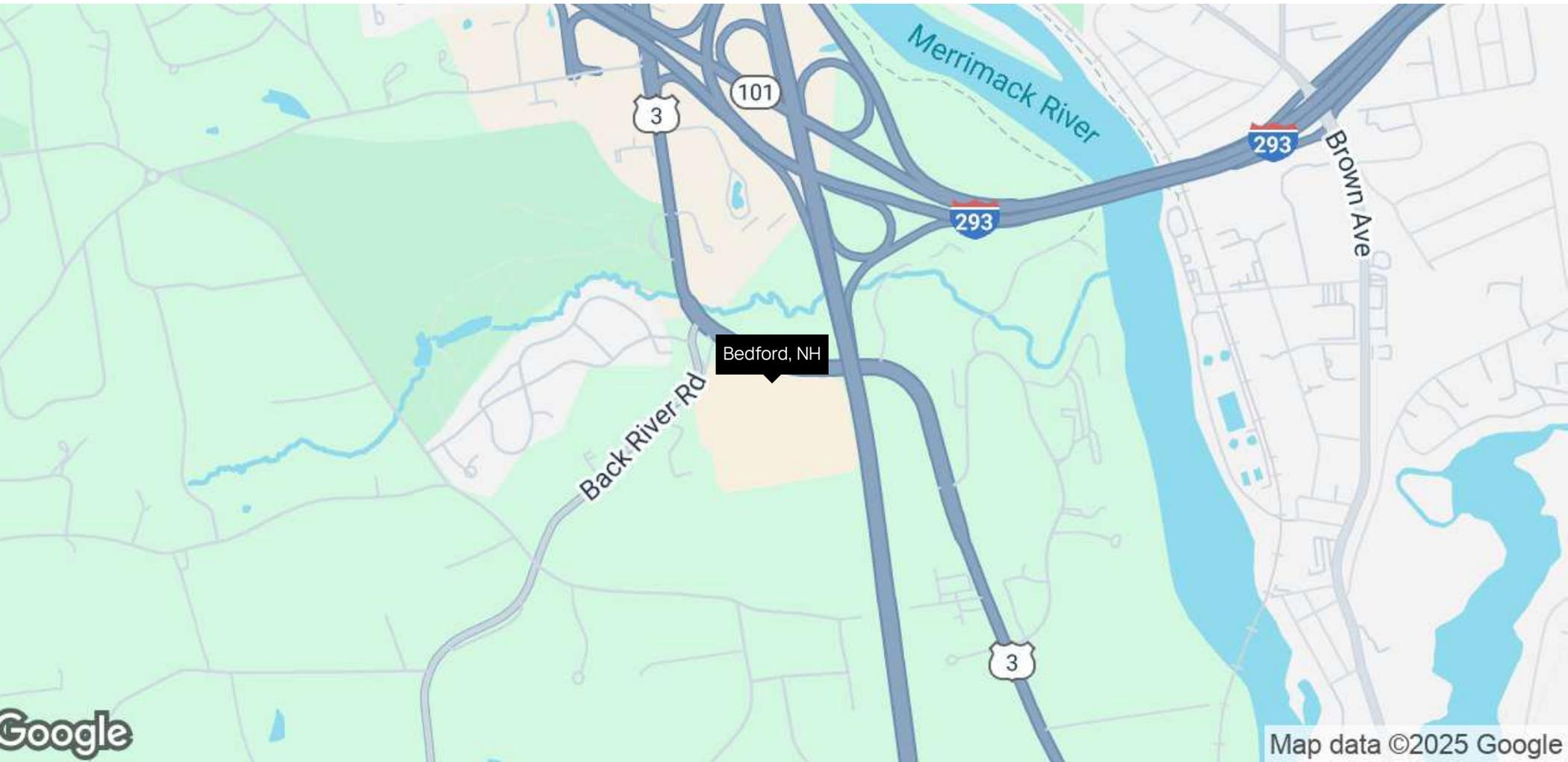
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Location Information

Section 2

Regional Map

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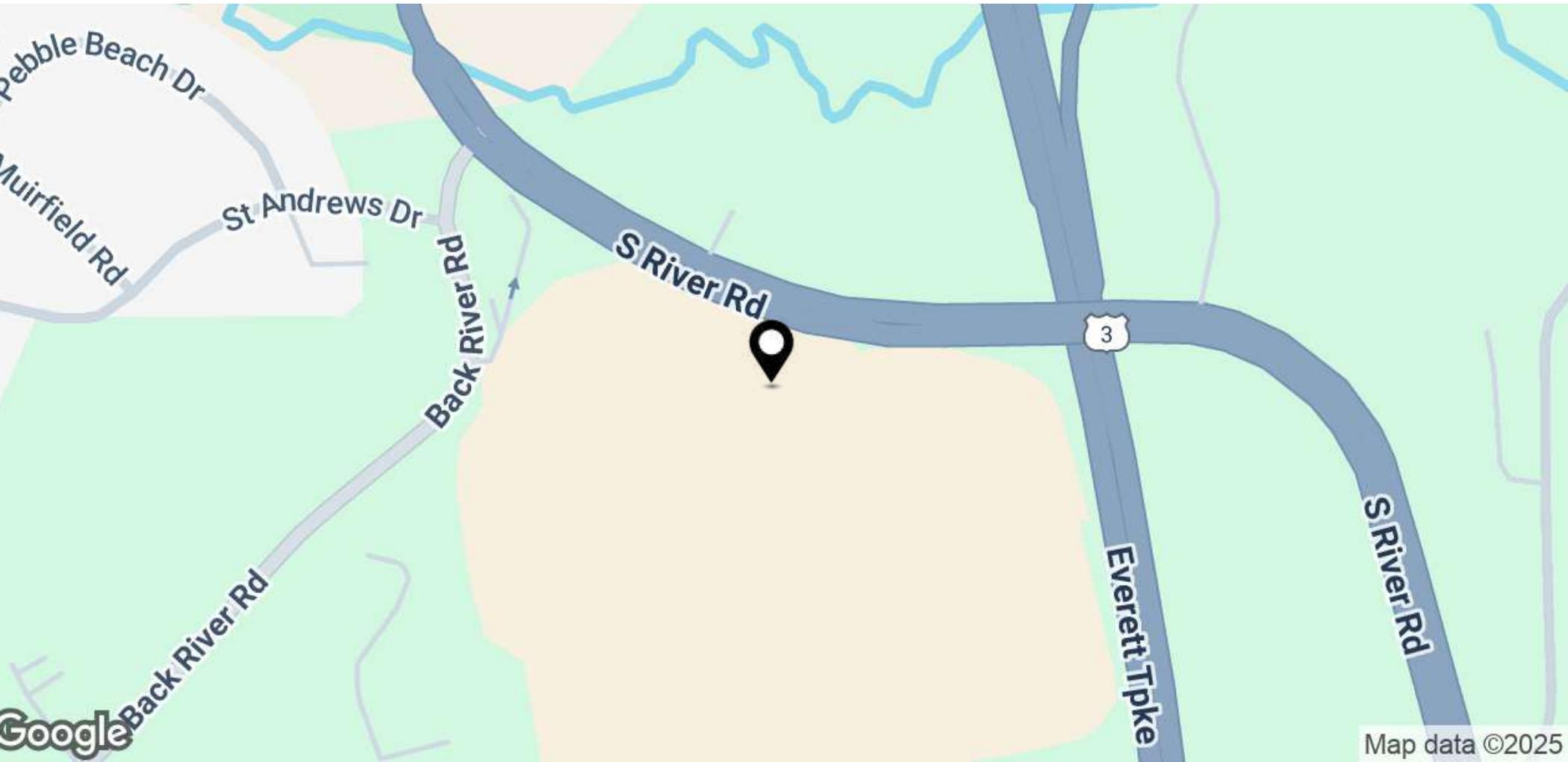
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Location Map

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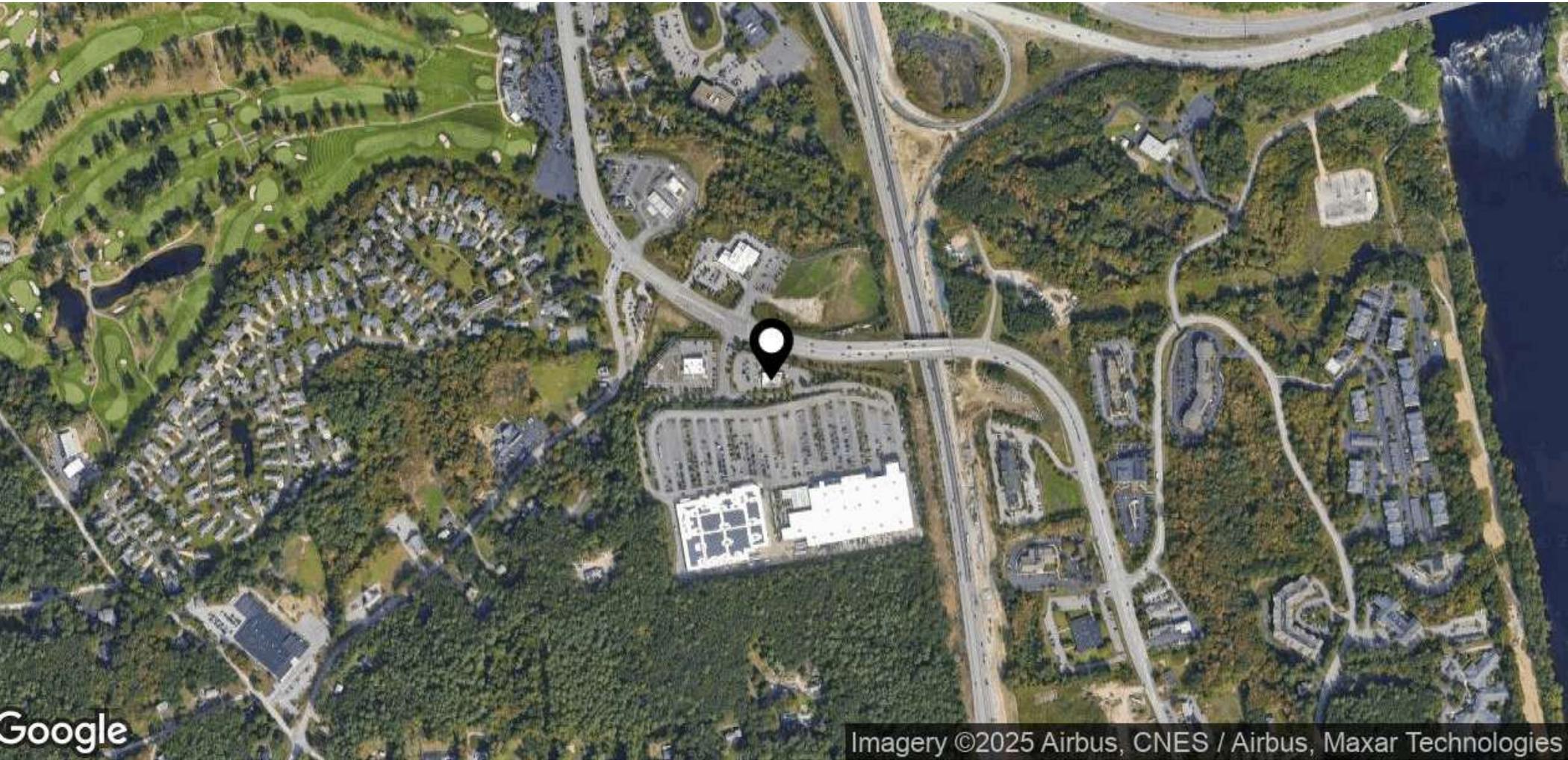


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Aerial Map

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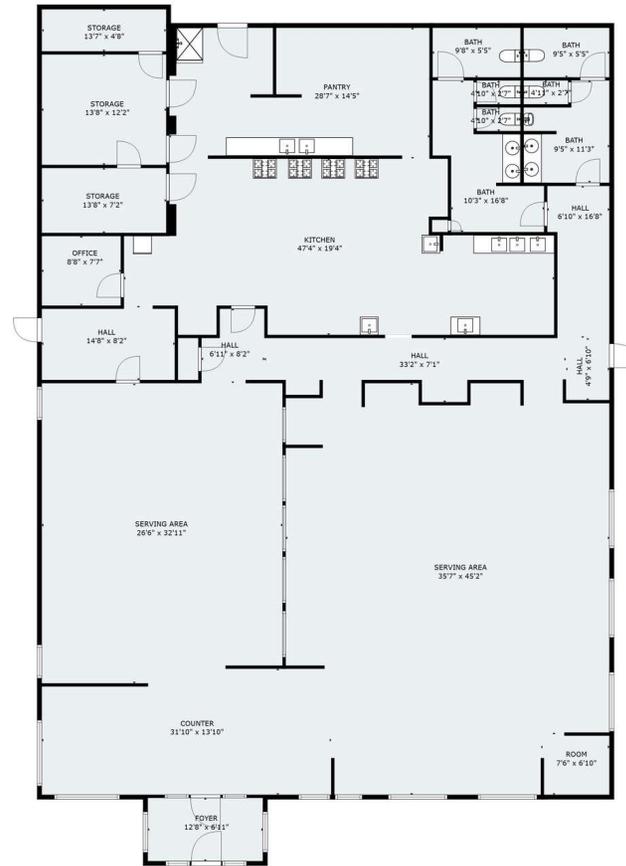


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Site Plans

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Demographics

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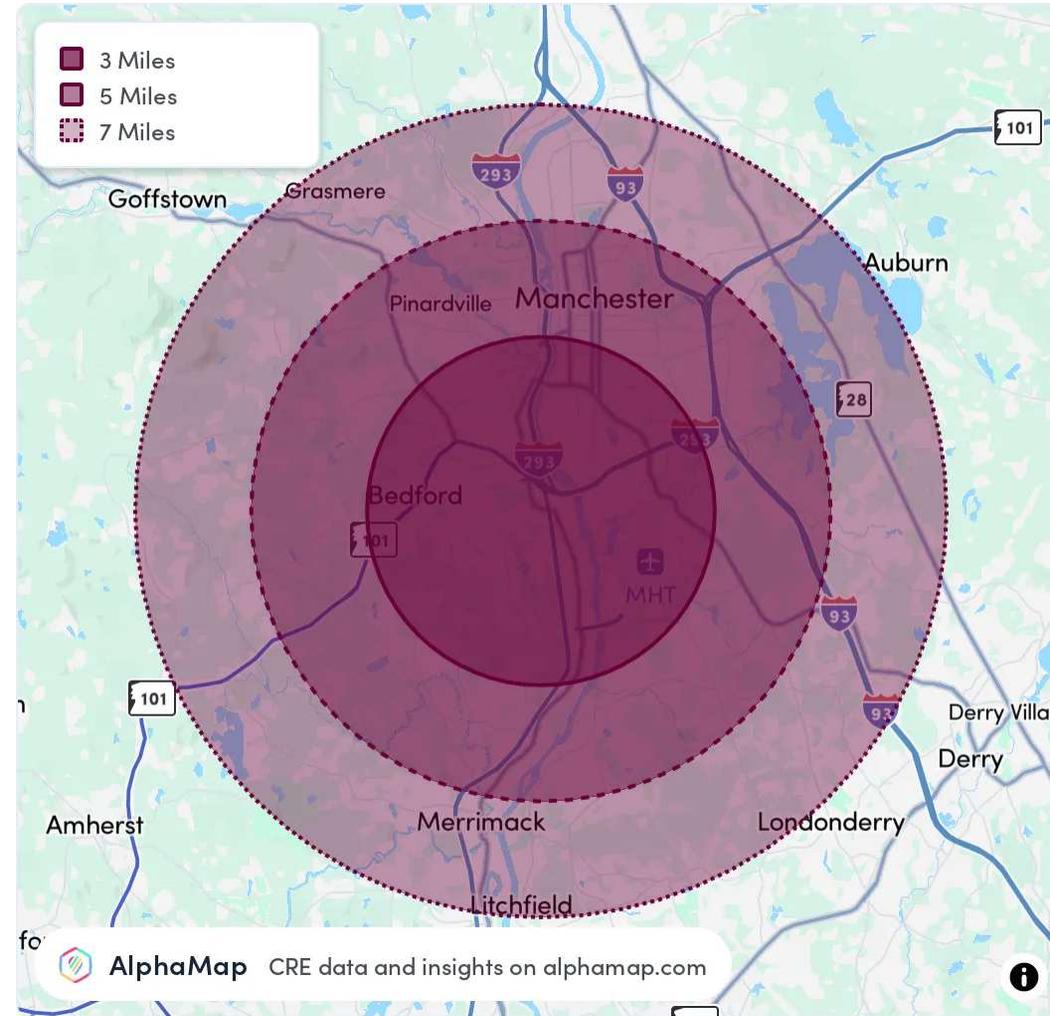
Area Analytics

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Population	3 Miles	5 Miles	7 Miles
Total Population	49,611	143,169	190,554
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

Household & Income	3 Miles	5 Miles	7 Miles
Total Households	20,060	58,114	76,408
Persons per HH	2.5	2.5	2.5
Average HH Income	\$113,240	\$113,624	\$123,422
Average House Value	\$410,247	\$406,832	\$429,367
Per Capita Income	\$45,296	\$45,449	\$49,368

Map and demographics data derived from AlphaMap



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