



**PRIME OFFICE
/ MEDICAL
SUITE**

FOR LEASE

**72 SOUTH RIVER ROAD,
BEDFORD, NH 03110**

3,134 ± SF \$15 PSF NNN

PROPERTY INFORMATION



72 South River Rd, Bedford, NH 03110 Prime Office / Medical Suite 3,134 ± SF / \$15 PSF NNN

DESCRIPTION:

Well known, highly visible medical/office building front and center on the much coveted South River Road corridor. The dental anchor tenant occupies the ground floor while the second floor is home to a physical therapist and well known educational venue. An elevator services the second floor while the parking field has plentiful ADA spaces for single vehicles and van drop offs.

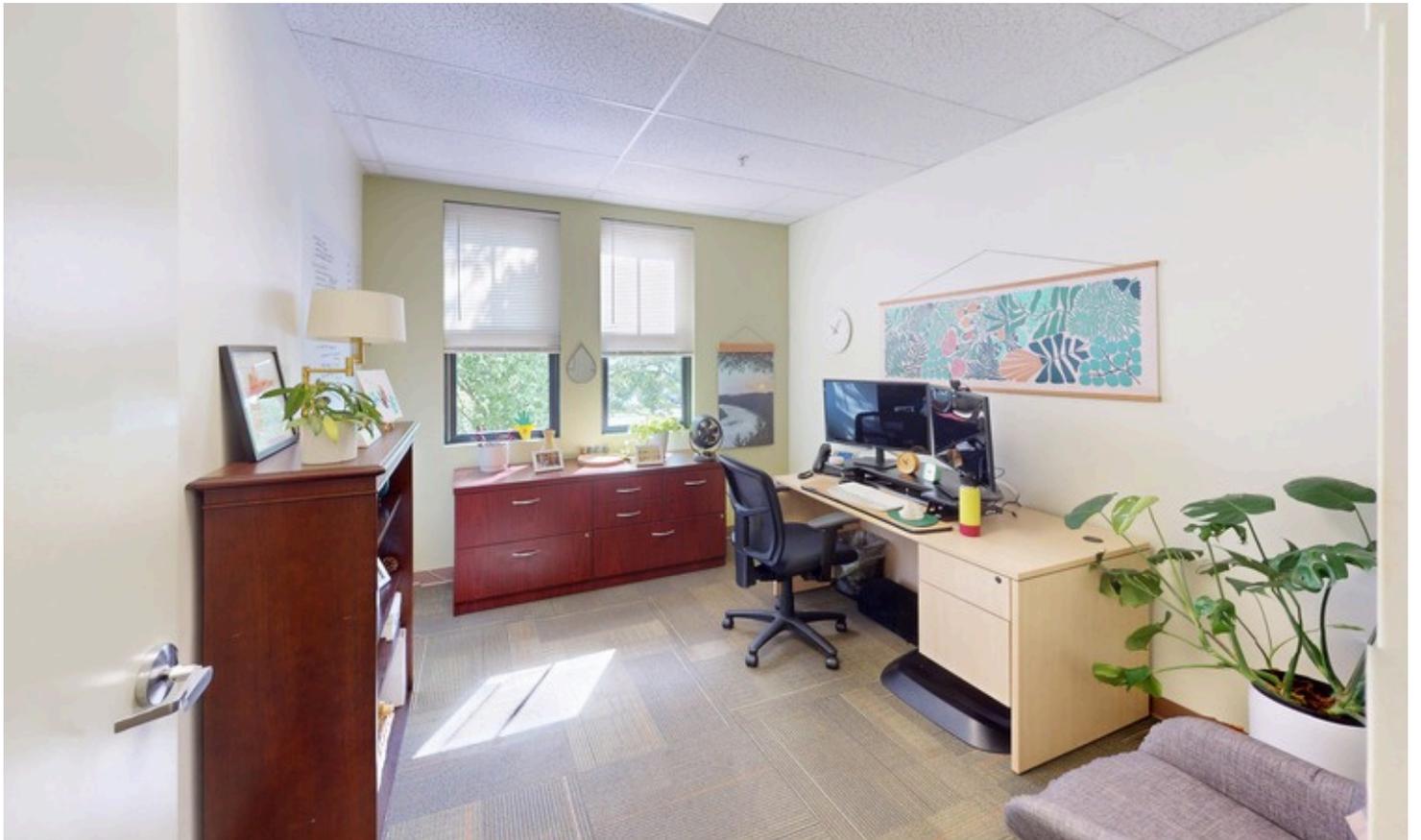
The surrounding area has all of the retail and restaurant conveniences along with being in a pivotal position to jump on highway exits in all directions.

PROPERTY FEATURES:

- 6 Demised Offices & Kitchenette
- Two ADA Restrooms
- Plenty of Storage
- Elevator Access
- Ample Parking

[Virtual Tour Link](#)

PHOTOS



FLOOR PLAN



DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	21,599	79,099	123,048
Households	9,438	32,730	50,924
Families	4,826	20,120	31,990
Avg HH Size	2.23	2.38	2.39
Median Age	37.1	40.8	41.7
Median HH Income	\$58,983	\$90,754	\$101,612
Avg HH Income	\$86,179	\$125,577	\$137,506

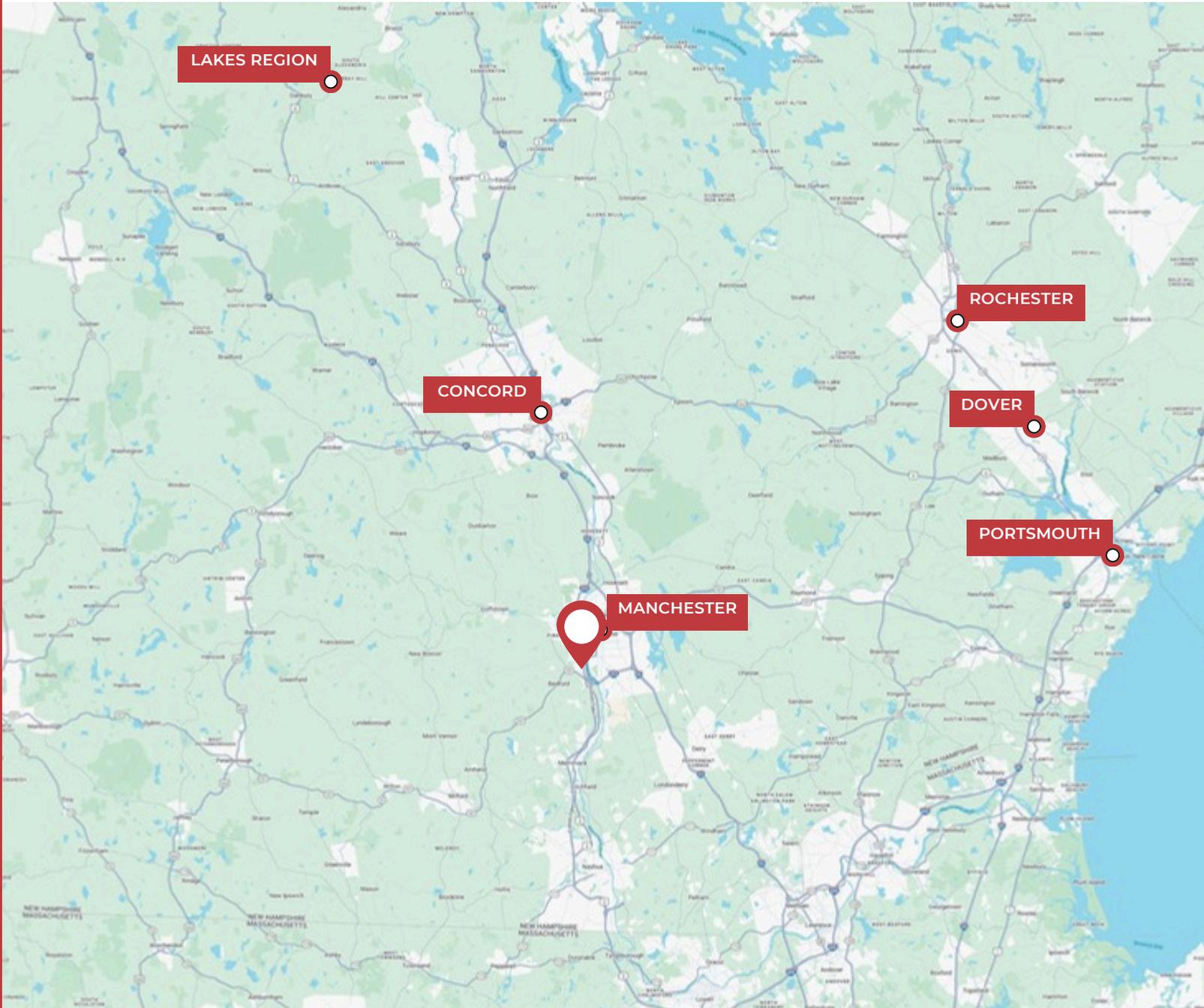
BUSINESSES (10 MILE)



INCOME (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	10 mins	Lakes Region, NH	53 mins
Concord, NH	29 mins	Dover, NH	57 mins
Boston, MA	57 mins	Portsmouth, NH	52 mins

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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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