

BRIDGE STREET RECOVERY

608 FRANCESTOWN RD

BENNINGTON, NH 03442

FOR SALE



32-UNIT RESIDENTIAL
CARE COMPLEX

CBRE

NATIONAL BEHAVIORAL
HEALTH ADVISORY GROUP

EXECUTIVE SUMMARY

THE OFFERING

CBRE's National Behavioral Health Advisory Group is pleased to present the exclusive offering of the Bridge Street Complex, located at 608 Francestown Road in Bennington, New Hampshire.

Situated on approximately 3.72 acres, the property offers a private, campus-like setting with substantial outdoor space, including a tennis court and areas for recreation and gathering. The property is approximately one hour and forty-five minutes from downtown Boston, providing access to the broader New England patient base while maintaining a quiet treatment environment.

The former residential substance use treatment facility consists of three buildings totaling approximately 17,616 square feet. Built in 1987 and recently renovated, the campus includes 32 residential units configured to accommodate approximately 64 beds, along with a commercial kitchen and other infrastructure suited for residential programming.

This offering presents an exceptional opportunity for a behavioral health operator to acquire a sizable residential treatment campus in New Hampshire, a market supported by favorable reimbursement conditions and continued demand for substance use disorder and residential treatment services.

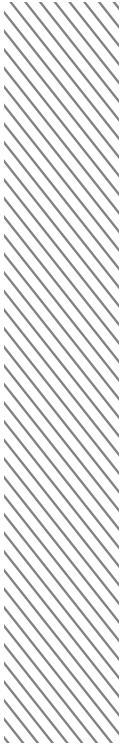


PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Name	Bridge St Complex
Address	608 Francestown Rd
City, State, Zip Code	Bennington, NH 03442
Property Use	Residential Substance Abuse
Land Acreage	3.72 AC
Buildings	3
Year Built	1987
Gross Building Area	17,616
Number of Residential Units	32
Number of Residential Beds	±64









LOCATION OVERVIEW

Bennington, New Hampshire, is a community in Hillsborough County characterized by its wooded surroundings and access to outdoor recreation. Located along the Contoocook River near the intersection of New Hampshire Routes 101 and 202,, the town offers a quiet environment while remaining within reach of the larger employment and population centers of southern New Hampshire.

The property at 608 Francetown Road is positioned along Route 47 near the Bennington–Francetown town line, providing convenient access to nearby communities including Antrim, Hillsborough, Peterborough, and Francetown. Facing Crotched Mountain Ski Resort, the surrounding area features extensive forested land and recreational amenities, supporting the property’s private, campus-like atmosphere.

Regional air travel is available through Manchester-Boston Regional Airport, located approximately 31 miles from the property. Approximately 35 minutes from the cities of Manchester, Keene, and Nashua, the property is well connected to New Hampshire’s largest cities. Downtown Boston is approximately one hour and forty-five minutes away, providing access to the broader New England population and patient base.



MARKET OVERVIEW

COMMUNITY SUMMARY

608 Francestown Rd, Bennington, New Hampshire, 03442
Ring: 25 Miles Radius

477,373	0.27%	2.34	35.0	42.1	\$105,820	\$453,572	\$404,748	18.5%	60.7%	20.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.3%
Services

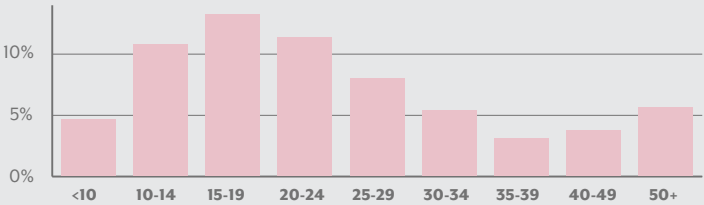


18.0%
Blue Collar

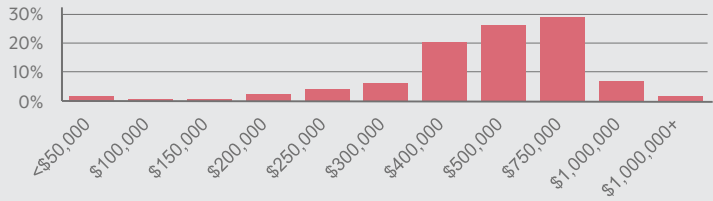


66.7%
White Collar

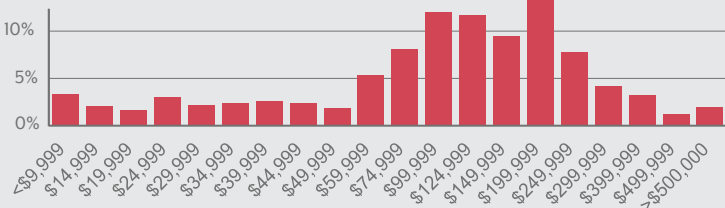
MORTGAGE AS PERCENT OF SALARY



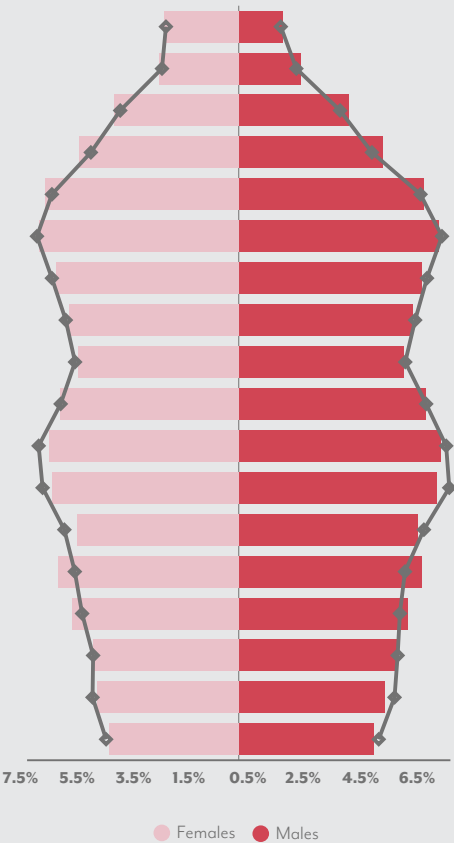
HOME VALUE



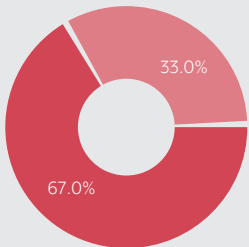
HOUSEHOLD INCOME



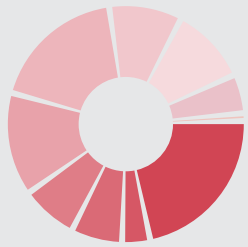
AGE PROFILE: 5 YEAR INCREMENTS



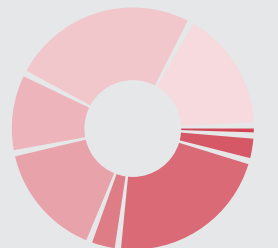
HOME OWNERSHIP



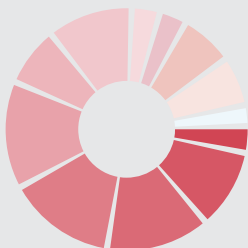
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



SOURCE: THIS INFOGRAPHIC CONTAINS DATA PROVIDED BY ESRI (2026), ACS (2020-2024).

Dots show comparison to Hillsborough County

© 2026 ESRI

MARKET OVERVIEW

COMMUNITY SUMMARY

608 Francetown Rd, Bennington, New Hampshire, 03442
Ring: 50 Miles Radius

2,494,293	0.23%	2.45	52.0	42.5	\$109,654	\$514,164	\$464,031	19.1%	60.0%	20.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.9%
Services

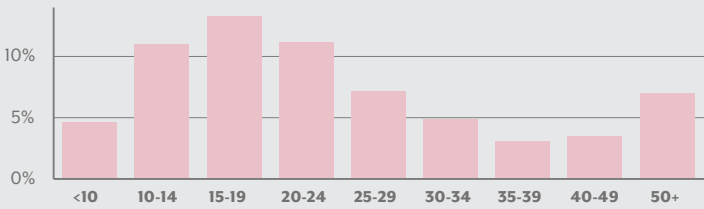


17.9%
Blue Collar

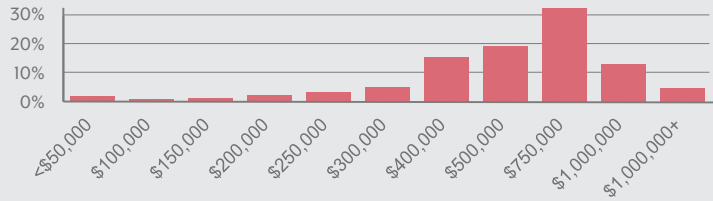


66.2%
White Collar

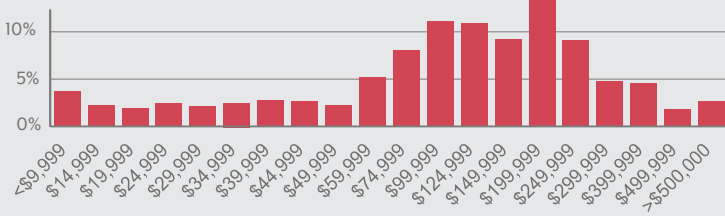
MORTGAGE AS PERCENT OF SALARY



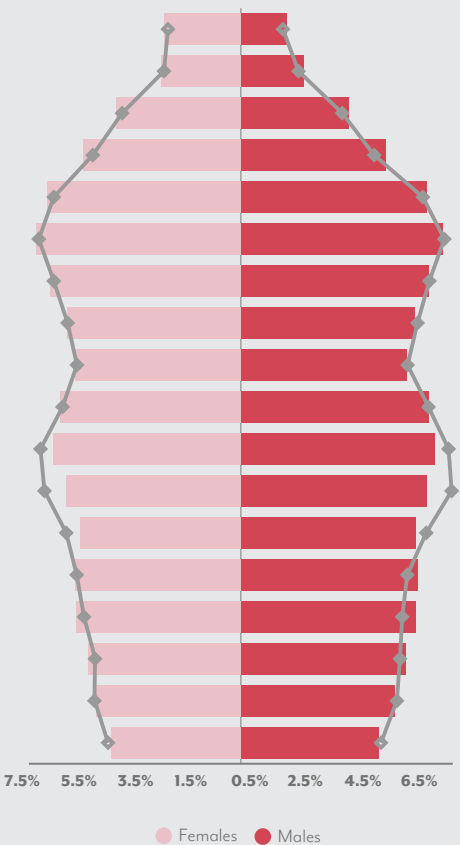
HOME VALUE



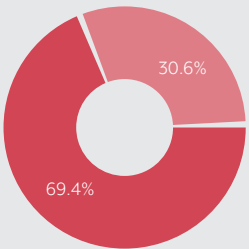
HOUSEHOLD INCOME



AGE PROFILE: 5 YEAR INCREMENTS

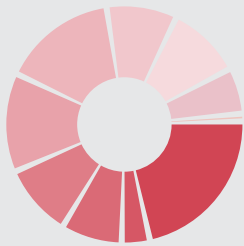


HOME OWNERSHIP



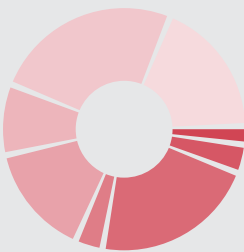
Owner Occupied HUs
Renter Occupied HUs

HOUSING: YEAR BUILT



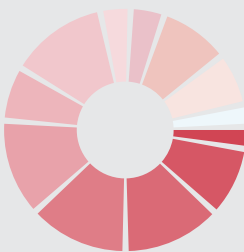
<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-19
≥ 2020

EDUCATIONAL ATTAINMENT



< 9th Grade HS Diploma Some College
Bach Degree No Diploma GED
Assoc Degree Grad Degree

COMMUTE TIME: MINUTES



< 5 5-9 10-14
15-19 20-24 25-29
30-34 35-39 40-44
45-59 60-89 90+



SOURCE: THIS INFOGRAPHIC CONTAINS DATA PROVIDED BY ESRI (2026), ACS (2020-2024).

Dots show comparison to Hillsborough County

© 2026 ESRI

BRIDGE STREET RECOVERY

608 FRANCESTOWN RD

B E N N I N G T O N , N H 0 3 4 4 2



INVESTMENT CONTACTS:

KEN BROWN

Senior Vice President
+1 720 527 6507
ken.brown@cbre.com

STUART THOMAS

Executive Vice President
+1 970 818 6660
stuart.thomas@cbre.com

CHESSA PIKE

Senior Associate
+1 917 280 6612
chessa.pike@cbre.com

SIMON HINCE

Associate
+1 209 252 6891
simon.hince@cbre.com

JOSH KULAK

Senior Associate
+1 860 803 6684
josh.kulake@cbre.com

CBRE

NATIONAL BEHAVIORAL
HEALTH ADVISORY GROUP

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM Bridge Street Recovery_BRO_Thomas_v03_KM 07/28/26