

For Sale

# Route 101 Land Parcel

## Route 101 Bedford, NH

### Property Highlights

- 1.5± acre site with 380±' of frontage on Route 101/Gage Girls Road in Bedford, NH
- Traffic count of 17,175 AADT per NHDOT 2021
- Commercial zoning allows for retail, office, or medical office
- Area neighbors include Murphy's Taproom, LaBelle Winery, Hannaford, Pizza Mia, and the Animal Rescue League of NH

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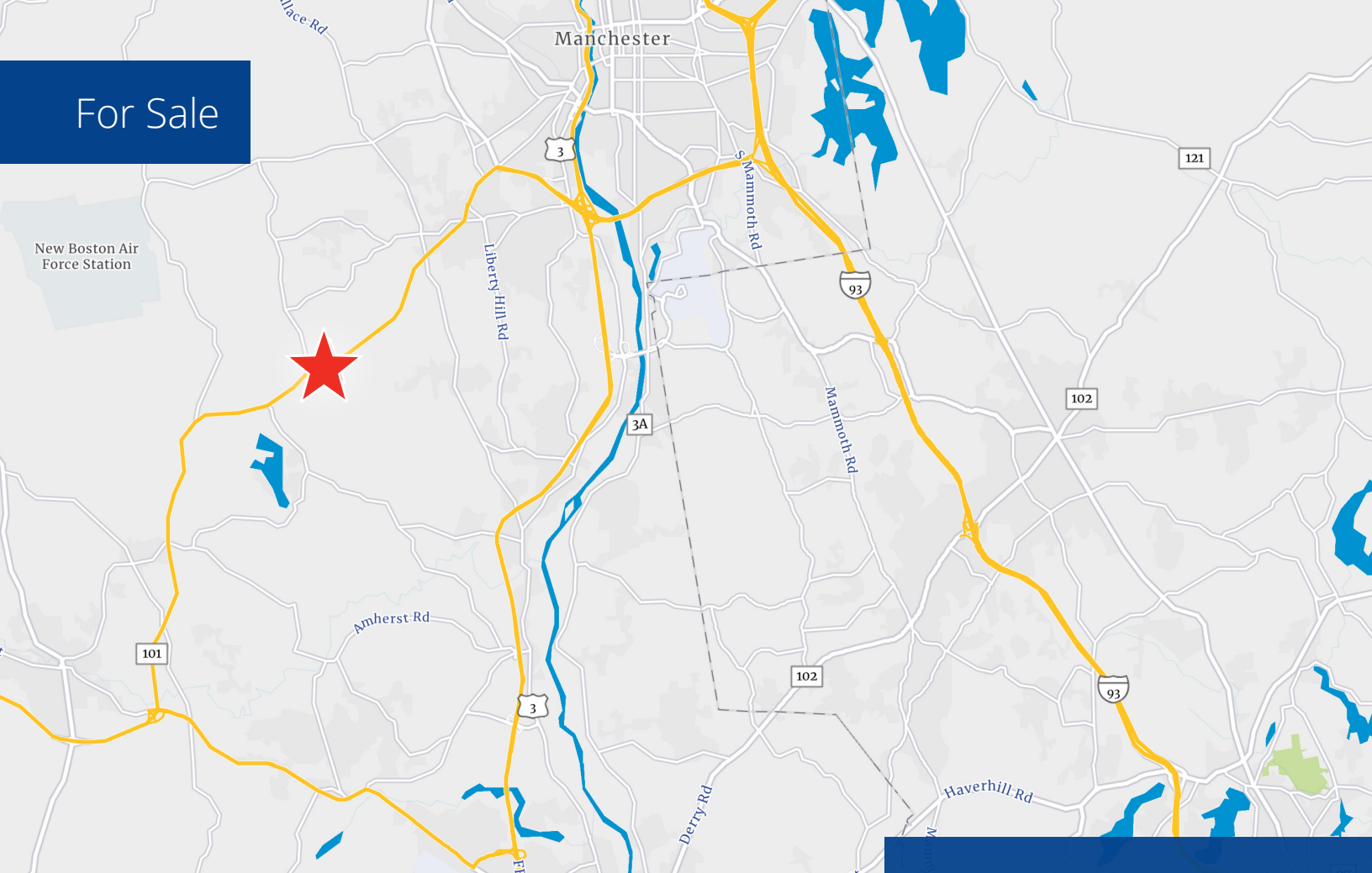
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## Specifications

Address:	Route 101, Parcel 30-5
Location:	Bedford, NH 03110
Acreage:	1.5±
Road Frontage:	380±' on Route 101
Traffic Count:	17,175 AADT per NHDOT 2021
Zoning:	CO
2021 Taxes:	\$1,234.08
List Price:	\$250,000

## Demographics

	1 mile	3 miles	5 miles
 Population	2,296	14,803	45,061
 # of Households	742	4,836	15,916
 Average HH Income	\$248,374	\$215,453	\$174,999

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2022

### Contact us:

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