



BERKSHIRE
HATHAWAY
HOMESERVICES

VERANI
REALTY

1 Club Acre Lane

1 Club Acre Lane, Bedford, NH 03110

Exclusively Represented By:

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OFFERING MEMORANDUM

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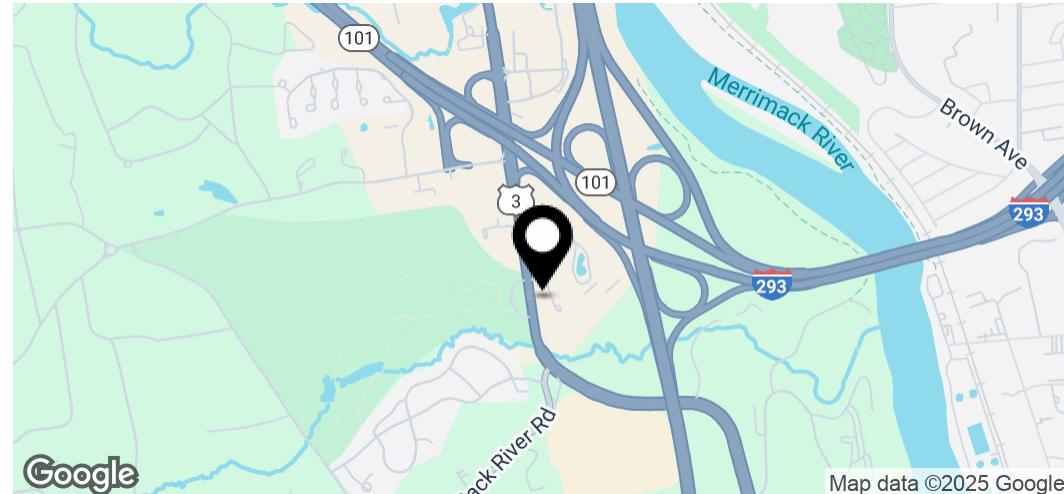
Property Information

Section 1

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Executive Summary

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Offering Summary

Lease Rate	\$17.50 SF/yr
Lease Type	NNN
RSF Available	2,353 SF
Year Built	1995
# of Floors	2

Property Overview

Introducing 1 Club Acre Lane, Bedford, NH - an exceptional commercial property available for lease. This beautiful space boasts modern amenities and a versatile layout, perfect for a range of professional businesses. With ample parking and high visibility, this property offers convenience and exposure for your company. The open floor plan and abundant natural light create an inviting atmosphere for clients and employees alike. Enjoy the convenience of nearby amenities and a prestigious address. As a Professional office, or service provider, this property provides the ideal backdrop for success. Embrace the opportunity to elevate your business at 1 Club Acre Lane.

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Property Description

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Location Description

Prime, professional office location in the busy South River Road corridor of Bedford, NH. Situated close to many top-notch dining options like The Copper Door and T-Bones, as well as convenient shopping at Market and Main and Bedford Mall. With the prestigious Manchester country club for golfing and entertaining clients located just across the street. Additionally, the property has easy access to interstates 93 and 293 and is within close proximity to the Manchester-Boston Regional Airport.

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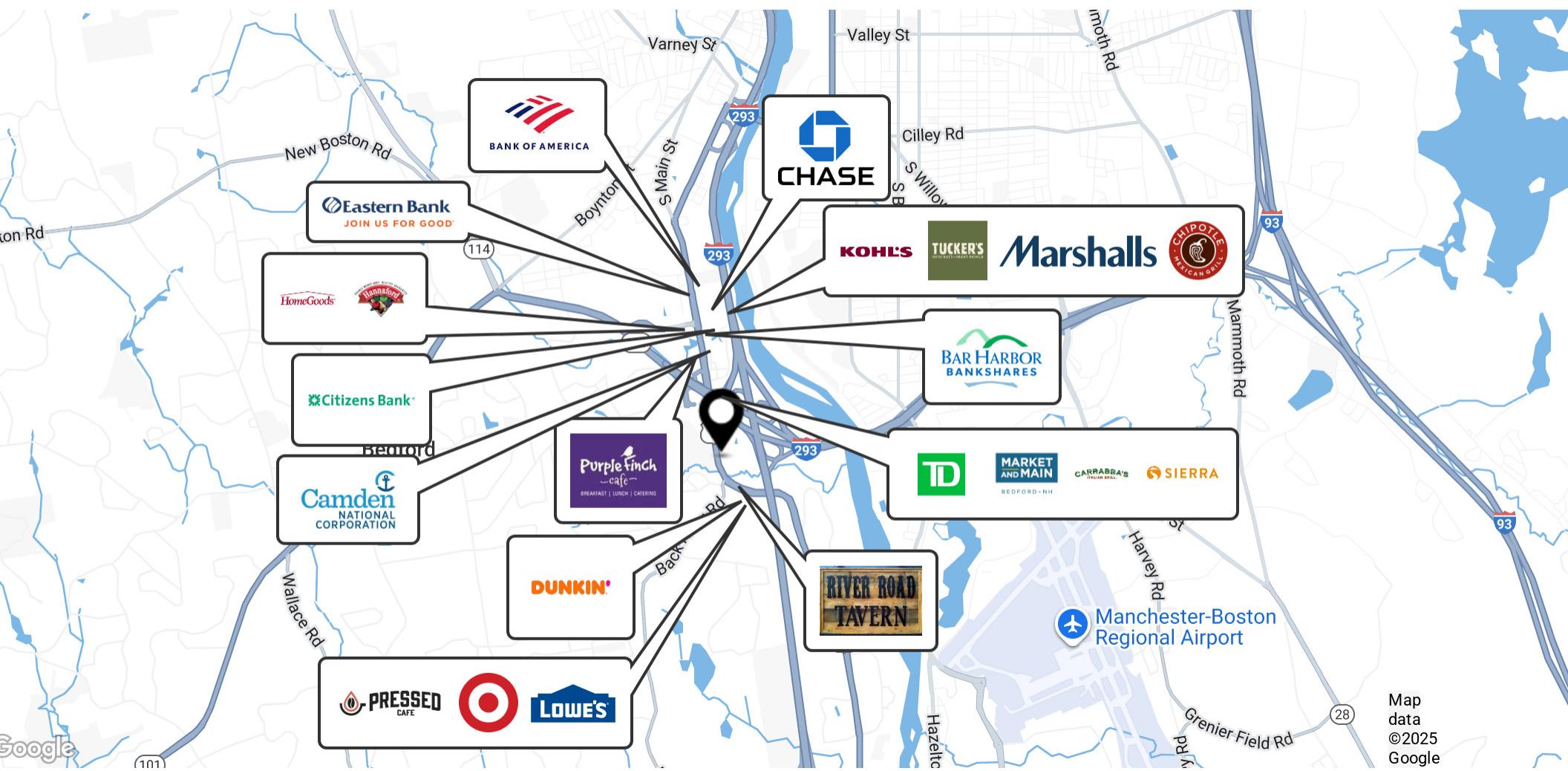
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Retailer Map

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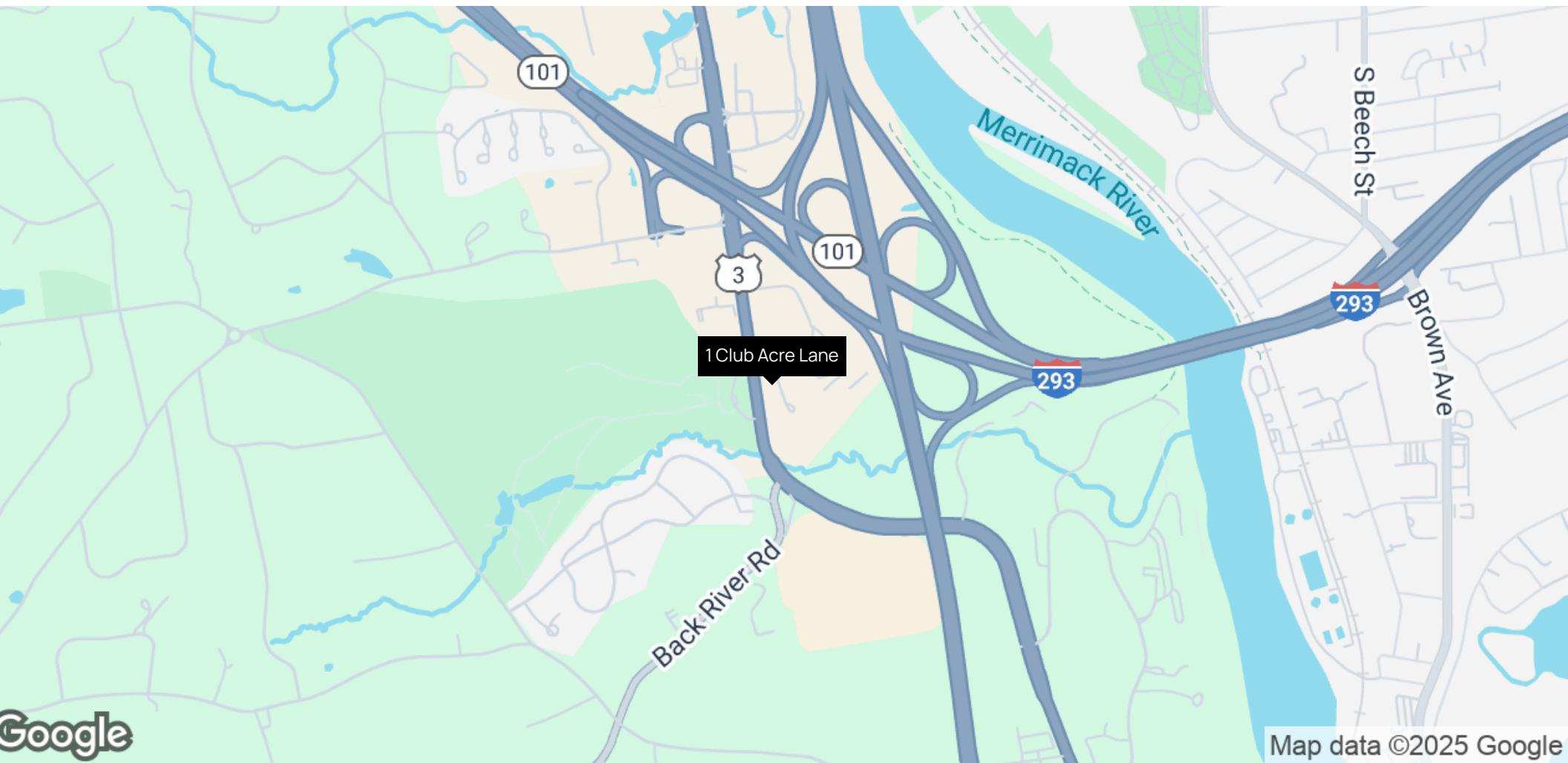
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Regional Map

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Demographics

Section 2

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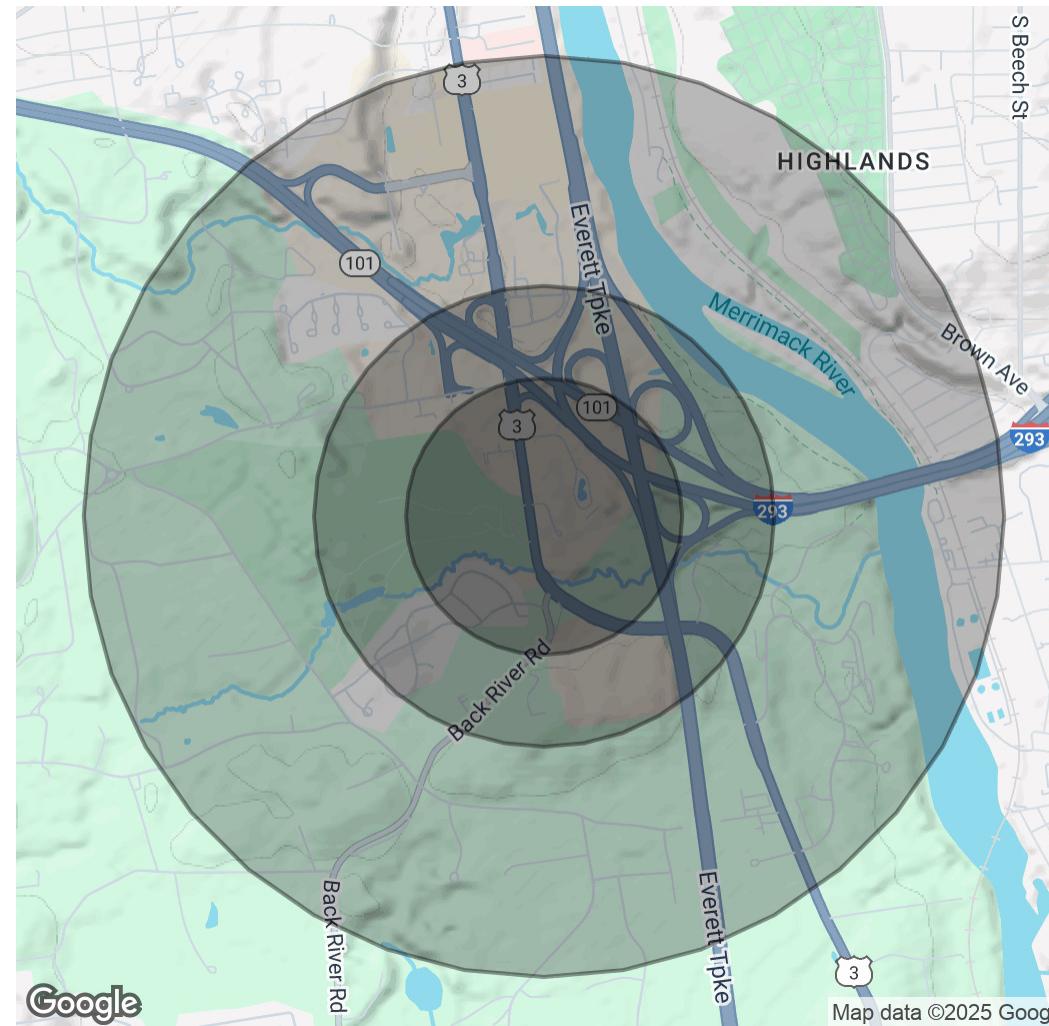
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	139	491	2,864
Average Age	47	47	46
Average Age (Male)	46	45	44
Average Age (Female)	49	48	48

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	52	189	1,141
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$208,119	\$191,006	\$145,778
Average House Value	\$626,256	\$592,287	\$496,619

Demographics data derived from AlphaMap



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Meet The Team

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