



AVAILABLE

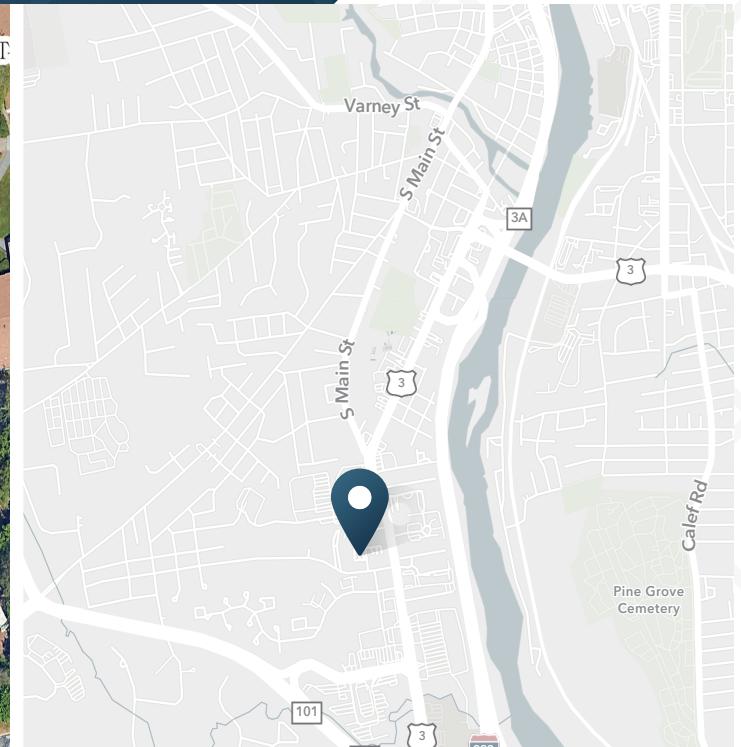
Highly Visible Development Site

26 South River Road | Bedford, NH



Highly Visible Development Site

26 South River Rd | Bedford, NH 03110



1.28 AC

Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Pad site available at a lighted intersection on South River Road in Bedford, NH
- Proposed free-standing building ranging from 2,000 - 3,500 SF
- Available for ground lease or build-to-suit
- Site is accessible by a signalized intersection on South River Rd (22,184 VPD)

NEARBY RETAILERS

KOHL'S



HOMESENSE

TUCKER'S
GOOD EATS • GREAT PEOPLE



HomeGoods

WHOLE FOODS
MARKET



STARBUCKS

TRAFFIC COUNTS

South River Rd

Year: 2023 | Source: MDOT

22,184 VPD

Concept Map

26 South River Rd | Bedford, NH 03110

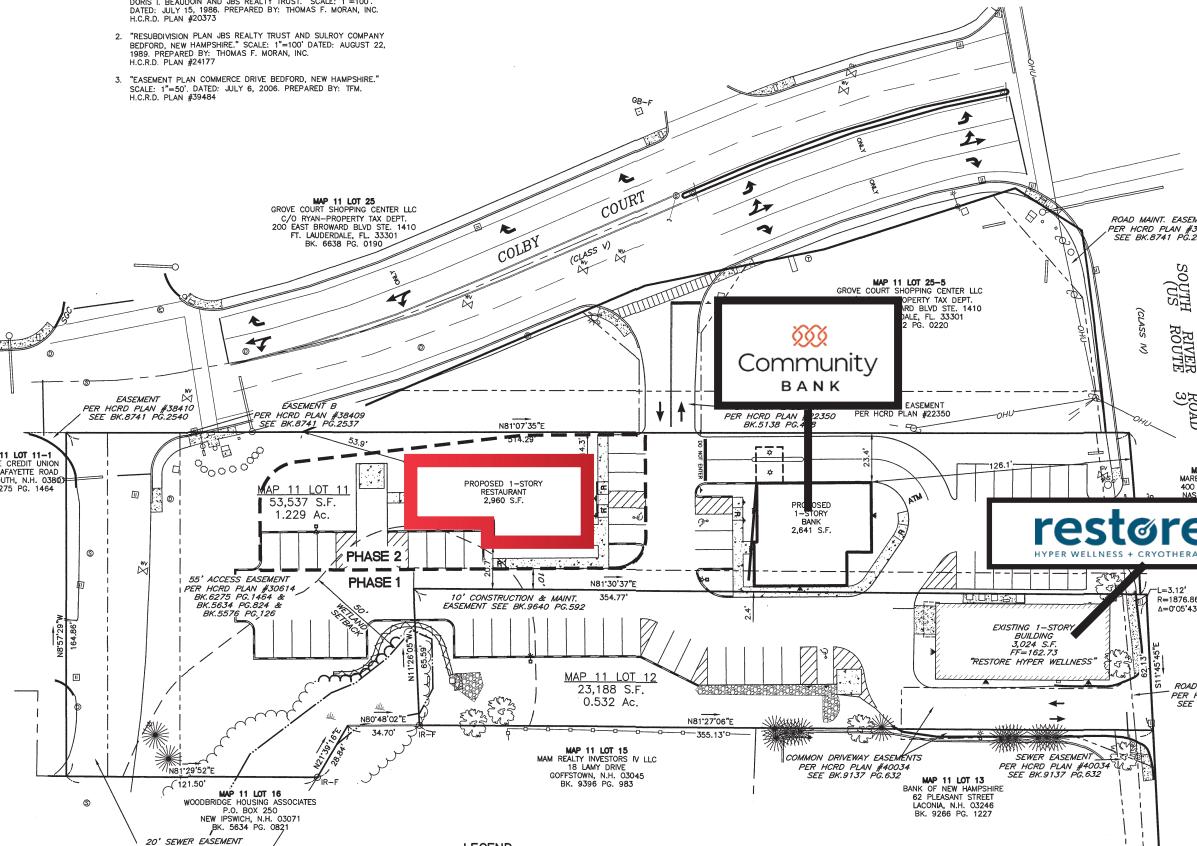


REFERENCE PLANS:

1. "CONSTRUCTION-SUBDIVISION PLAN OF LAND MAURICE, A. & DOUG L. BEAUDON AND JBS REALTY TRUST," SCALE: 1"-100', DATED: JULY 15, 1986. PREPARED BY: THOMAS F. MORAN, INC. H.C.R.D. PLAN #20373
2. "RESUBDIVISION PLAN JBS REALTY TRUST AND SILEY COMPANY DATED: JULY 15, 1986," SCALE: 1"-100', DATED: AUGUST 22, 1989. PREPARED BY: THOMAS F. MORAN, INC. H.C.R.D. PLAN #24177
3. "EASEMENT PLAN COMMERCE DRIVE, BEDFORD, NEW HAMPSHIRE," SCALE: 1"-50', DATED: JULY 6, 2008. PREPARED BY: TFM. H.C.R.D. PLAN #39494



PLAN REF #



ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE ARE CURRENTLY AWARE OF. THE ZONING BOARD OF ADJUSTMENT OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEEENE PLANNING BOARD. THE ZONING BOARD OF ADJUSTMENT INTERPRETS THE ORDINANCE CAN ONLY BE MADE BY THE APPROVED ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT ZONING, THE BUILDER/OWNER MUST CONSULT WITH THE ZONING AUTHORITY. THE BUILDER/OWNER MUST CONSULT WITH THE TOWN OF BEDFORD TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO PREPARE AND IMPLEMENT A CONSTRUCTION GENERAL PERMIT (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" GENERAL CONTRACTOR MUST PREPARE AND FILE A CONSTRUCTION GENERAL PERMIT NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A CONSTRUCTION GENERAL PERMIT PLAN THAT MEETS THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

WETLAND CERTIFICATION

THIS DANFORTH CERTIFIED WETLAND SCIENTIST #774 OF DANFORTH ENVIRONMENTAL CONSULTING, LLC, PERFORMED THE WETLAND MAPPING IN FEBRUARY OF 2024, ACCORDING TO THE TOWN OF BEDFORD, NEW HAMPSHIRE, COASTAL ENGINEERING WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFIED WETLAND SCIENTIST: *Walter F. Dugay* DATE: *3/1/2024*

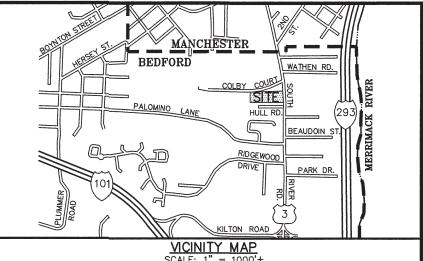
OWNER OF MAP 11 LOTS 11 & 12

LOT 11: SIGNATURE: _____ DATE: _____
LOT 12: SIGNATURE: _____ DATE: _____

CERTIFICATION:

THIS PLAN WAS PREPARED BY ME, STEVEN B. RILEY, P.E., FOR THE OWNER OF THE PROPERTY, THE SITE OWNER, AND THE BUILDER/OWNER. I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE ON OCTOBER 25, 2024. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Chris DATE: *3/1/24*



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DIRECT THE DEVELOPMENT OF MAP 11, LOTS 11 & 12 IN TWO PHASES. PHASE 1 WILL INCLUDE THE MODIFICATION TO THE EXISTING 10'-0" ONE-STEP DRIVEWAY AND THE ESTABLISHMENT OF A 2,680 SF ONE- STORY RESTAURANT AND THE ADAPTION OF THE EXISTING 10'-0" ONE-STEP DRIVEWAY AS A 2,680 SF EASEMENT FOR THE RESTAURANT ON LOT 11. PHASE 2 WILL INCLUDE THE FUTURE CONSTRUCTION OF A 2,680 SF ONE- STORY RESTAURANT AND THE ADAPTION OF THE EXISTING 10'-0" ONE-STEP DRIVEWAY AS A 2,680 SF EASEMENT FOR THE RESTAURANT ON LOT 12.
2. EXISTING AREA OF PARCELS: LOT 11 = 53,537 S.F. OR 1.229 ACRES
LOT 12 = 0.532 ACRES
3. THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE ROUTE 3 CORRIDOR PERFORMANCE (P2) ZONING DISTRICT.
4. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
 - A. SIDEWALK: 1:12
 - B. SIDE: 1:11
 - C. REAR: 1:11
 - D. MAXIMUM BUILDING HEIGHT: 30' FT (MUNICIPAL, SEWER AND WATER)
 - E. MAXIMUM IMPERVIOUS COVERAGE: 75%
5. TOPOGRAPHIC AND BOUNDARY INFORMATION FOR HERON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JANUARY OF 2024.
6. HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS MEASURED FROM REAL MARKS GPS SURVEYING METHODS.
7. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HERON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO WARRANTY, ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIO-811 AT 811.
8. EXISTING UTILITIES, RESTRICTIONS SHOWN OR IDENTIFIED HERON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
10. RELATED PERMITTING:
 - A. DRIVEWAY PERMIT
 - B. SIDEWALK PERMIT
 - C. SEWER PERMIT
11. PARCEL CALCULATIONS:
 - A. 10' CONSTRUCTION & MAINTENANCE EASEMENT = 3.52 SPACES/KSF = 10.8 SPACES
 - B. 2,680 SF BANK = 4.00 SPACES/KSF = 10.8 SPACES
 - C. 2,680 SF RESTAURANT (NO DRIVE-THRU) = 11 SPACES/KSF = 32.6 SPACES
 - D. 55 SPACES PROVIDED, INCLUDING 3 ADA SPACES. NO LOADING SPACES REQUIRED
12. INDIVIDUAL SPACES PROVIDED:
 - A. DRIVEWAY = 10.8 SPACES
 - B. SIDEWALK = 10.8 SPACES
 - C. BANK = 32.6 SPACES
 - D. RESTAURANT = 32.6 SPACES
 - E. TOTAL IMPERVIOUS AREA = 45.34 SF
 - F. TOTAL IMPERVIOUS AREA = 76.725 SF
 - G. PROPOSED IMPERVIOUS AREA = 58.88 SF
13. GREEN SPACE CALCULATIONS:
 - A. TOTAL GREEN SPACE = 10.8 SPACES
 - B. TOTAL AREA OF LOTS 11 & 12 = 76.725 SF
 - C. UNPROTECTED GREEN SPACE = 20.82 SF
 - D. PROPOSED GREEN SPACE = 41.2%
14. THIS PROPERTY IS CURRENTLY SERVED BY OVERHEAD UTILITIES, NATURAL GAS, MANCHESTER WATER, AND MUNICIPAL SEWER. PILES SHALL NOT BLOCK THE SIGHT OF VEHICLES. EXCESS SNOW MAY BE MOVED TO SPECIFIED STORAGE AREAS OR MOVED OFF SITE ACCORDING TO THE REQUIREMENTS OF THE LOCAL ZONING BOARD.
15. THE PROPERTY OWNER IS REQUESTED TO MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN ON FILE WITH THE TOWN OF BEDFORD PLANNING DEPARTMENT. THE PROPERTY OWNER IS REQUESTED TO MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN ON FILE WITH THE TOWN OF BEDFORD PLANNING DEPARTMENT.
16. THE PROPERTY OWNER IS REQUESTED TO MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN ON FILE WITH THE TOWN OF BEDFORD PLANNING DEPARTMENT.
17. THE APPLICANT SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE BEDFORD OPM, PLANNING DEPARTMENT AND BUILDING PLANNING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
18. THE APPLICANT SHALL NOT CONSTRUCT ELEVATION DRAWINGS SUBMITTED TO AND APPROVED BY THE BEDFORD PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL BE COMPLETED.
20. THE APPLICANT SHALL PAY THE FEE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. HOURS OF OPERATION:
A. DAILY: 7:00 AM - 11:00 PM
B. DAILY: 7:00 AM - 11:00 PM, SEVEN DAYS A WEEK
22. WAIVERS REQUESTED:
A. SIDE AND REAR LANDSCAPE STRIP REQUIREMENTS
B. SIDE AND REAR LANDSCAPE STRIP REQUIREMENTS
C. SIDE AND REAR LANDSCAPE STRIP REQUIREMENTS
D. INTERIOR PAVEMENT LANDSCAPE STRIP REQUIREMENTS
E. NO BYPASS LANE FOR BANK
F. BUILDING SITE BACK

NON-RESIDENTIAL OVERVIEW PLAN

26 & 28 SOUTH RIVER ROAD

MAP 11; LOTS 11 & 12

26 & 28 SOUTH RIVER ROAD

BEDFORD, NEW HAMPSHIRE

HILLSBOROUGH COUNTY

APPLICANT/OWNER OF RECORD:

MAP 11 LOT 11
TRC INVESTMENTS-THREE LLC
10 COMMERCIAL DRIVE
BEDFORD, NH 03110
BK: 6979 PG. 1340

OWNER OF RECORD:

MAP 11 LOT 12
WEST STREET KEENE LLC
C/O RILEY ENTERPRISES INC
47 COMMERCIAL DRIVE
BEDFORD, NH 03110
BK: 6955 PG. 0334



KEACH-NORDSTROM ASSOCIATES, INC.

GMI Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

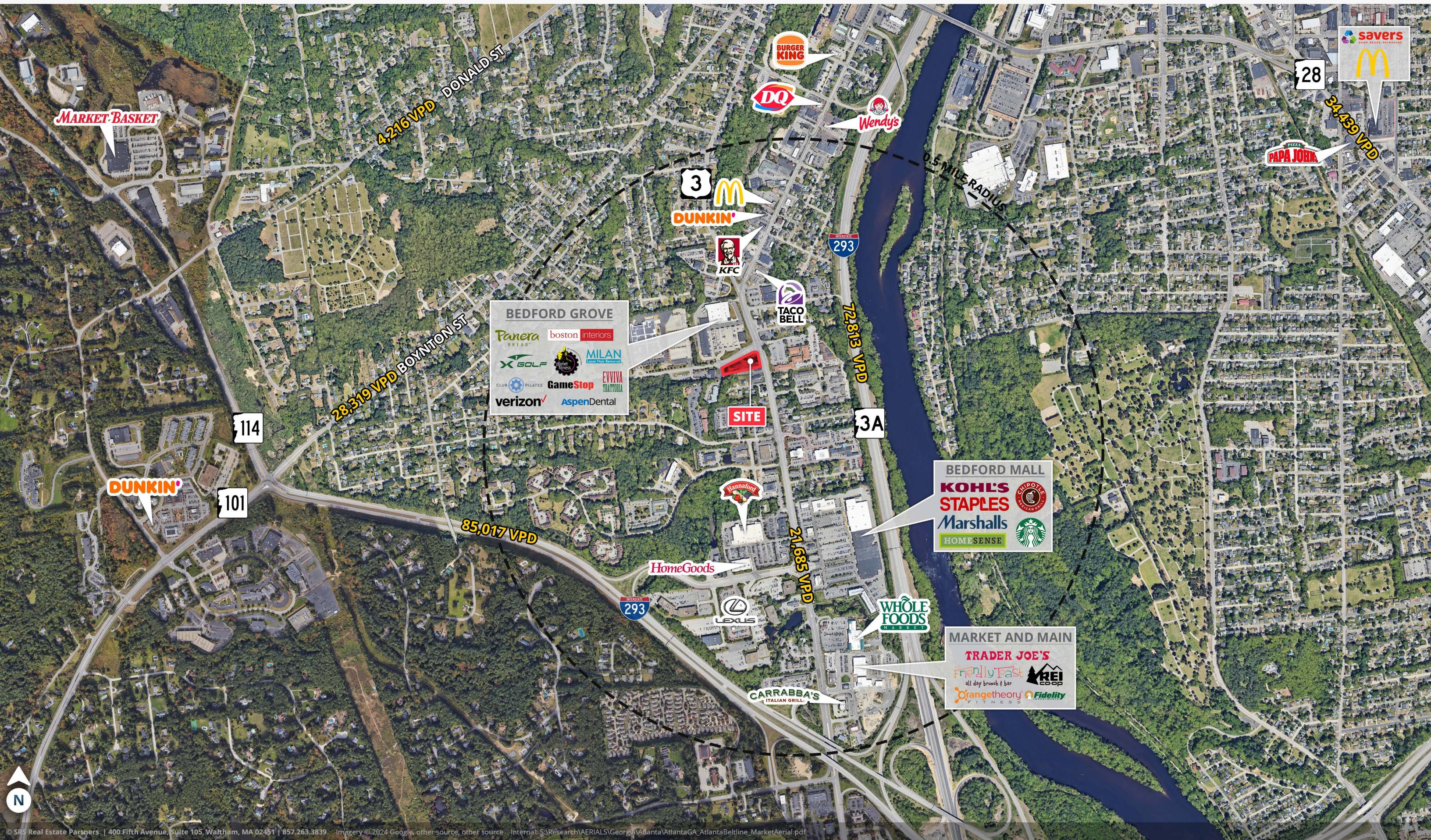
REVISIONS:

No.	Date	Description	By
STEVEN B. RILEY, P.E.	3/1/24	REVISIONS	PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE LICENSED
3/1/24	3/1/24	3/1/24	3/1/24
DATE: MARCH 14, 2024	SCALE: 1" = 20'	PROJECT NO: 22-0421-1	SHEET 2 OF 14



Trade Area

26 South River Rd | Bedford, NH 03110



Highly Visible Development Site

26 South River Rd | Bedford, NH 03110

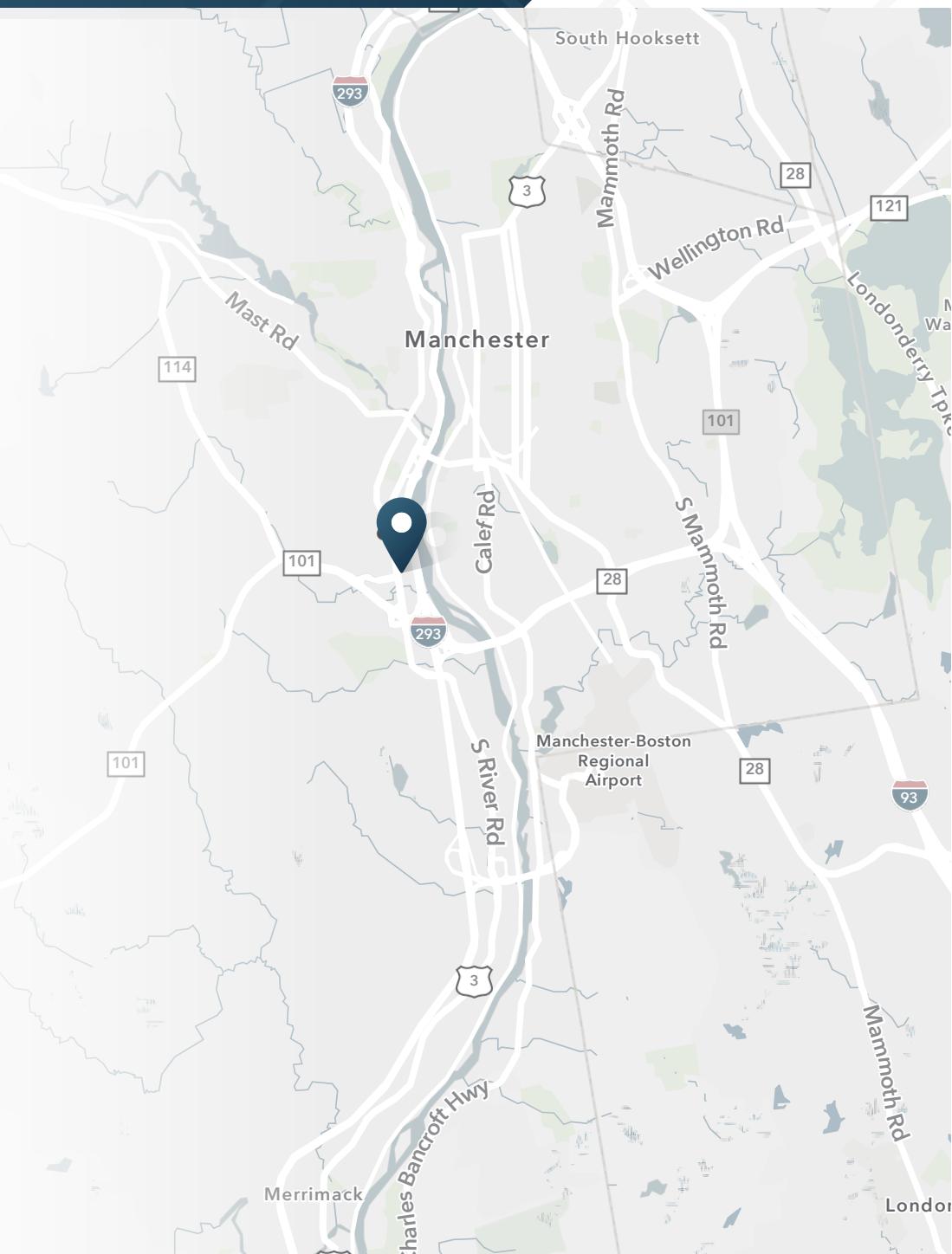


DEMOGRAPHIC HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	8,011	88,854	146,862
2028 Projected Population	8,007	89,435	148,266
Projected Annual Growth 2023 to 2028	-0.01%	0.13%	0.19%
Daytime Population			
2023 Daytime Population	11,321	109,640	159,888
Workers	7,177	67,371	92,997
Residents	4,144	42,269	66,891
Income			
2023 Est. Average Household Income	\$101,198	\$91,424	\$105,338
2023 Est. Median Household Income	\$79,630	\$67,744	\$78,856
Households & Growth			
2023 Estimated Households	3,276	36,594	60,449
2028 Projected Households	3,299	37,121	61,553
Projected Annual Growth 2023 to 2028	0.14%	0.29%	0.35%
Race & Ethnicity			
2023 Est. White	77%	74%	78%
2023 Est. Black or African American	6%	6%	5%
2023 Est. Asian or Pacific Islander	4%	4%	4%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	12%	15%	12%
2023 Est. Hispanic	11%	15%	11%

► Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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