



AVAILABLE

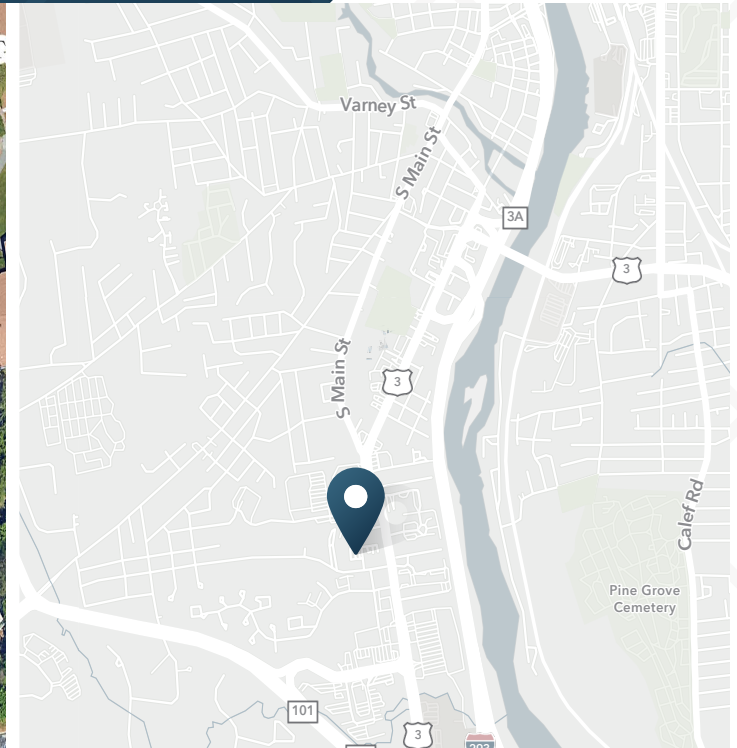
Highly Visible Development Site

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

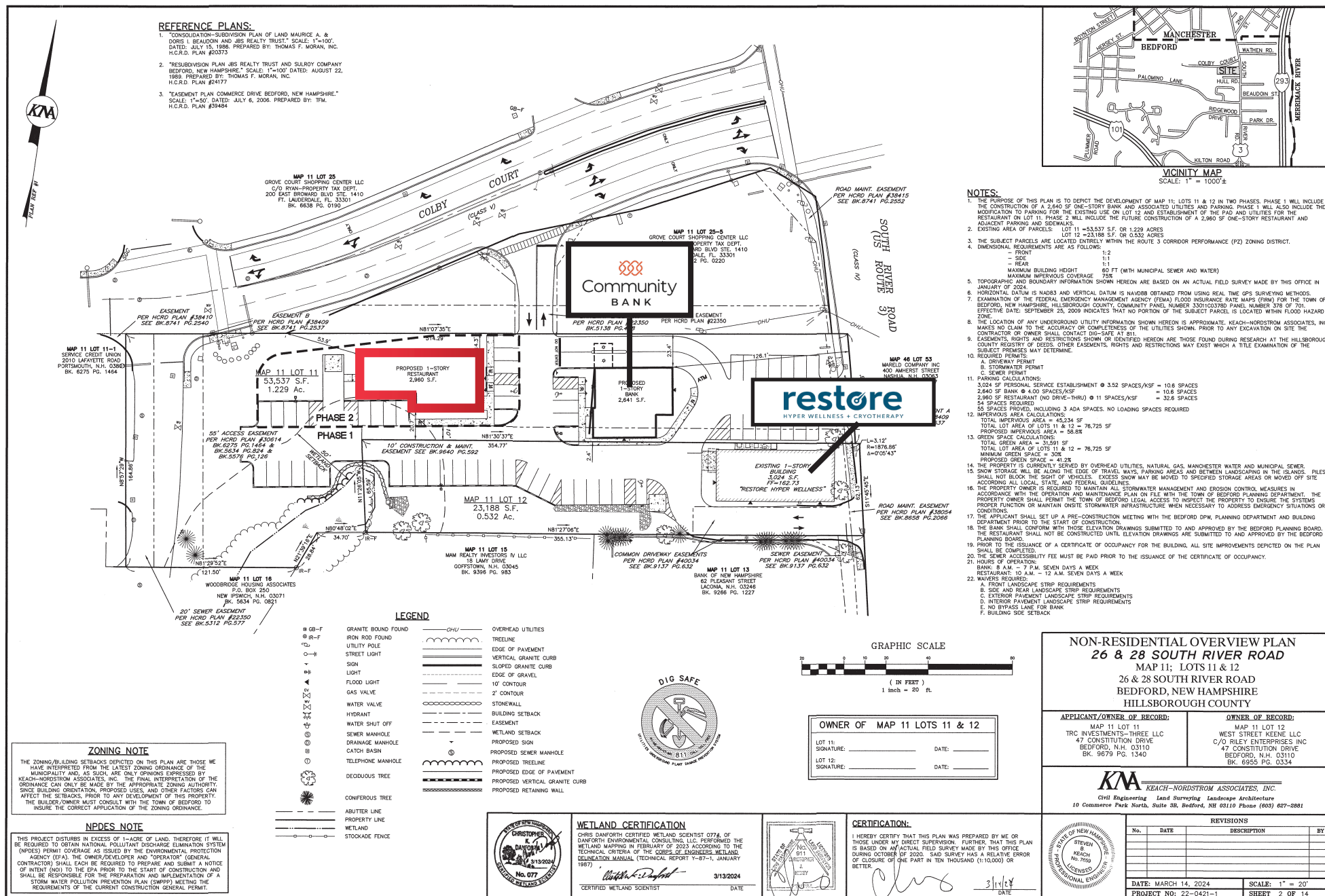
TRAFFIC COUNTS

South River Rd

Year: 2023 | Source: MDOT

22,184 VPD

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Trade Area

26 South River Rd | Bedford, NH 03110



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DEMOGRAPHIC HIGHLIGHTS

Population

	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

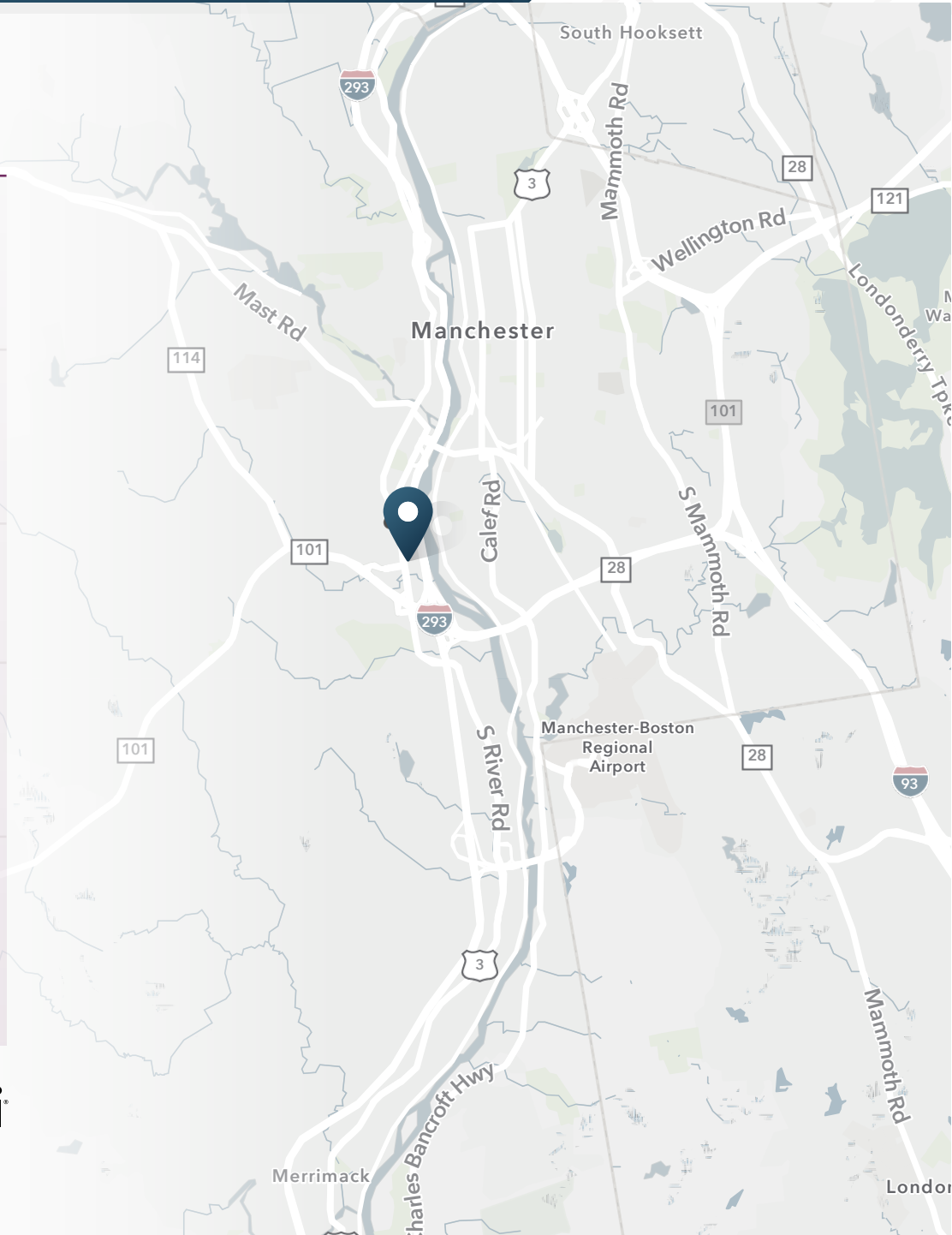
2023 Estimated Households	3,276	36,594	60,449
2028 Projected Households	3,299	37,121	61,553
Projected Annual Growth 2023 to 2028	0.14%	0.29%	0.35%

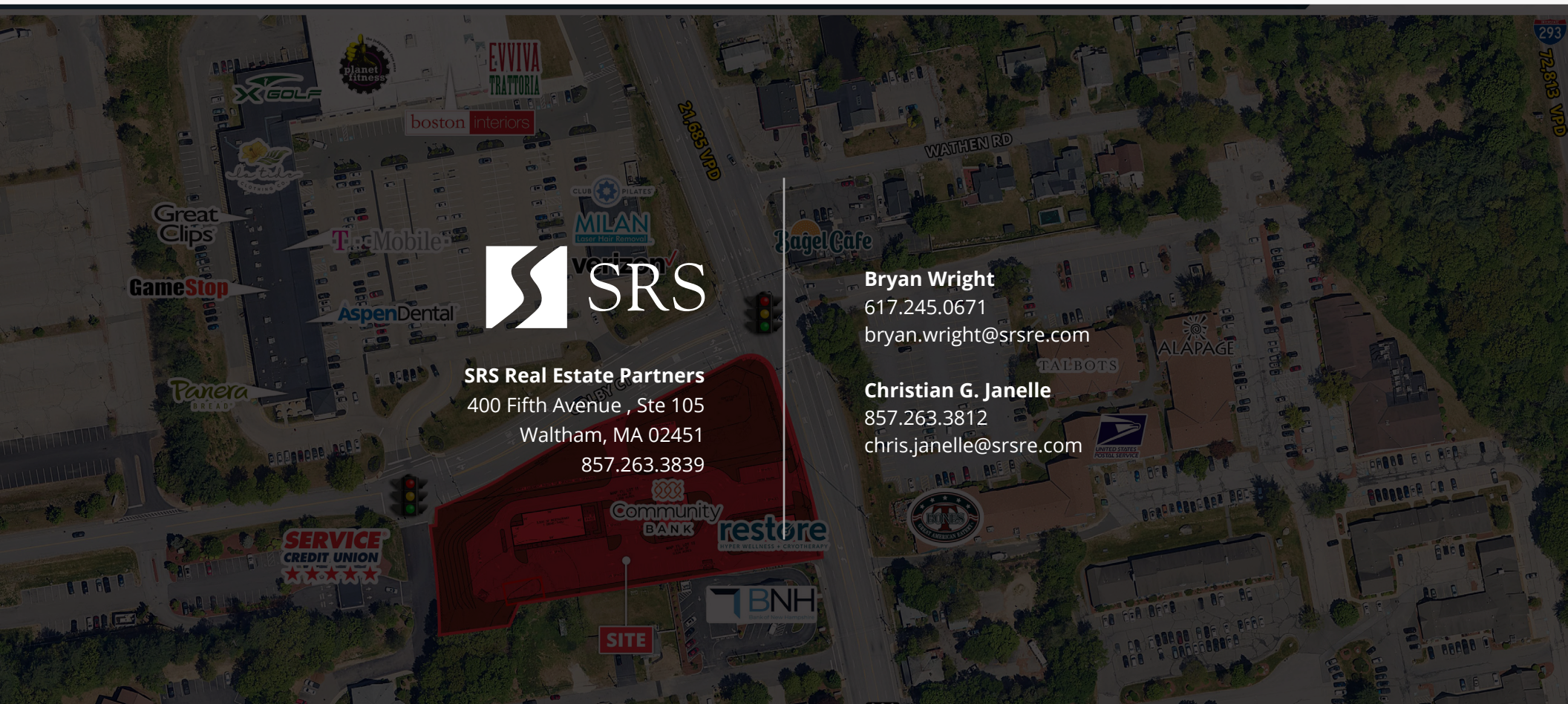
Race & Ethnicity

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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