

Highly Visible Commercial Restaurant / Pad Site For LEASE

206 State Route 101 Bedford, NH 03310



Restaurant/Pad Site

Property features:



Prime Location



Flexible Zoning



High Traffic



Abundant Parking



Utilities Available



Existing Restaurant

About:

This 2.66-acre property boasts a prime location at the bustling intersection of NH Route 101 and Wallace Road in Bedford, NH. Featuring municipal water and sewer services, as well as a rare median break that allows easy access in both directions on NH 101, the site is perfectly suited for a wide range of commercial uses.

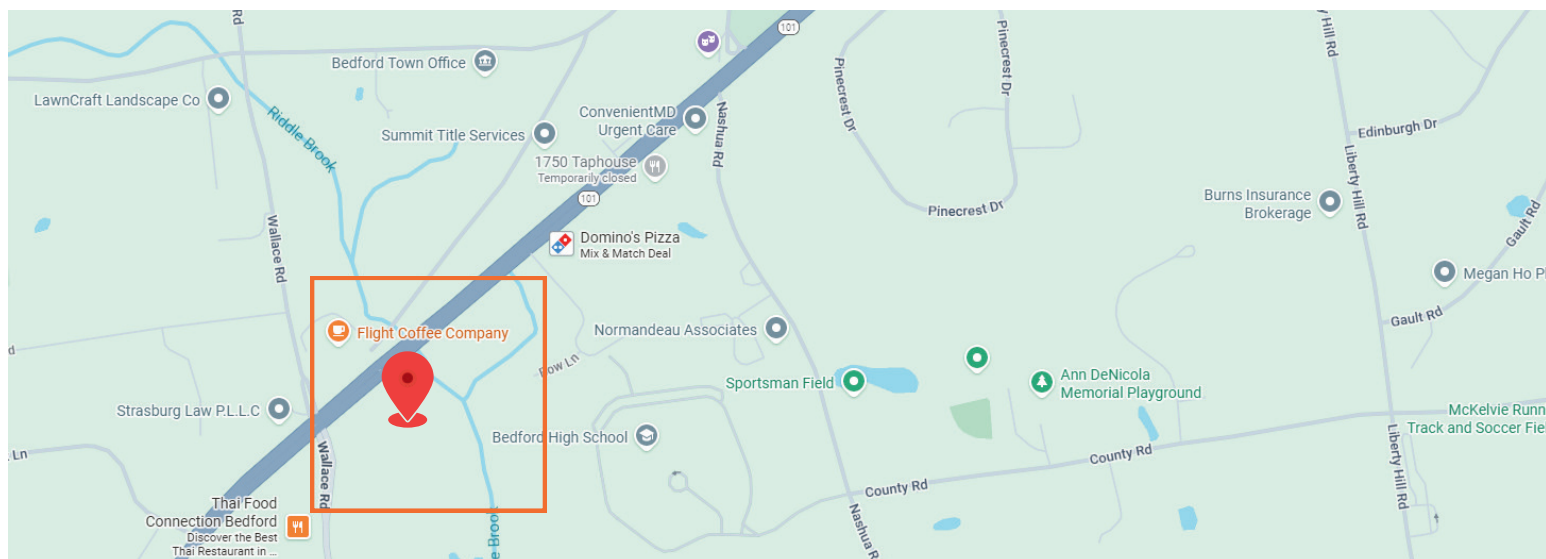
Zoning permits options such as restaurants, offices, banks, and retail establishments. Medical, dental facilities, and hotels are allowed with a special permit. The property can be delivered as "pad ready", making it a premier opportunity in one of Bedford's most sought-after commercial areas.



SVNMasielloGroup.com

Highly Visible Commercial Restaurant / Pad Site For LEASE

206 State Route 101 Bedford, NH 03310



Population

1 mile: 1,768
3 miles: 21,641
5 miles: 97,386



Median Income

1 mile: \$231,611
3 miles: \$199,726
5 miles: \$125,209



Median Age

1 mile: 41 years
3 miles: 42 years
5 miles: 41 years

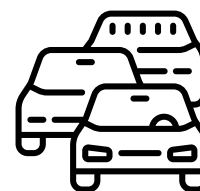
ZONING // Commercial

ACRES // 2.79 AC

ASKING PRICE // Negotiable

FOOTPRINT // 5,690 SF

WATER/SEWER // Municipal - At Street



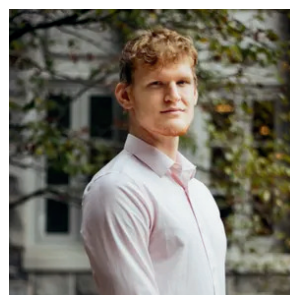
Traffic Count: 21,471



Jesse Hepler, CCIM

(603) 785-2246

jesse.hepler@thecreassociates.com



Scott Franklin

(603) 717-5546

scott.franklin@svn.com