

# 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



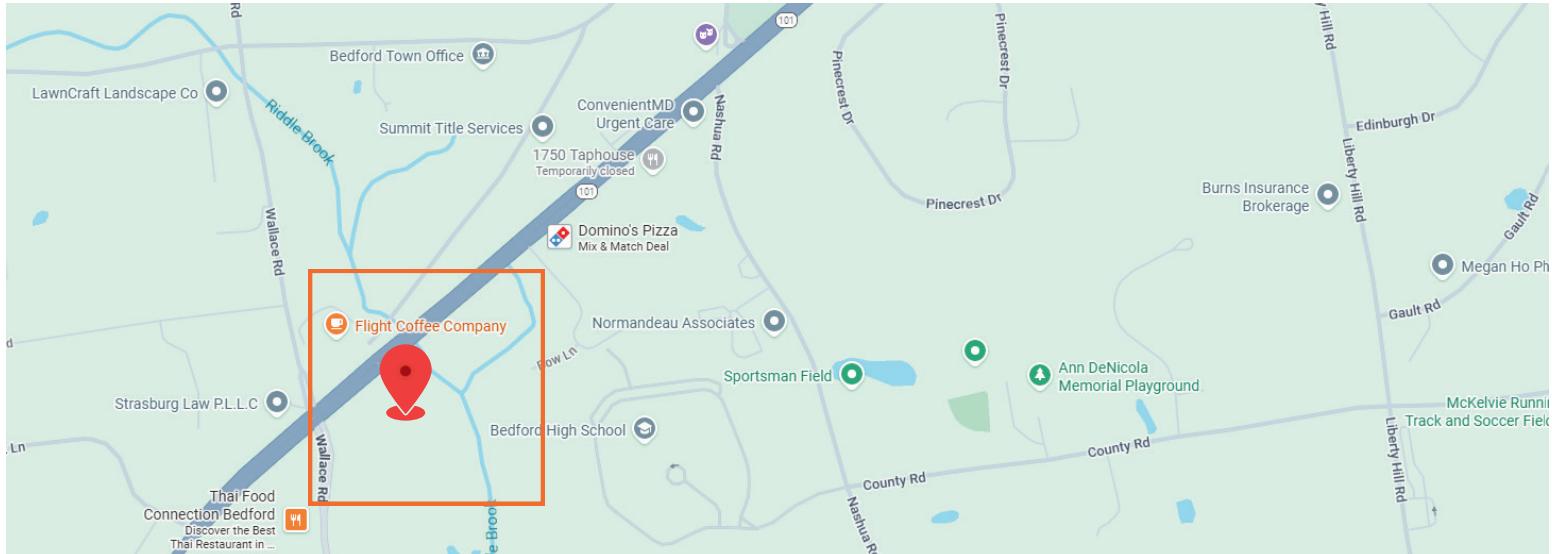
### About:

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.

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## 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

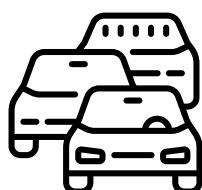
// Negotiable

## FOOTPRINT

// 5,690 SF

## WATER/SEWER

// Municipal - At Street



**Traffic Count: 21,471**



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