

BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:

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Portsmouth, NH 03801
Phone: (603) 431-3001
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WELL
LOCATED
OFFICE SPACE

FOR LEASE: Unit 207 and 208

**170 SOUTH RIVER ROAD
BEDFORD, NH 03110**

725± SF AVAILABLE

PROPERTY INFORMATION



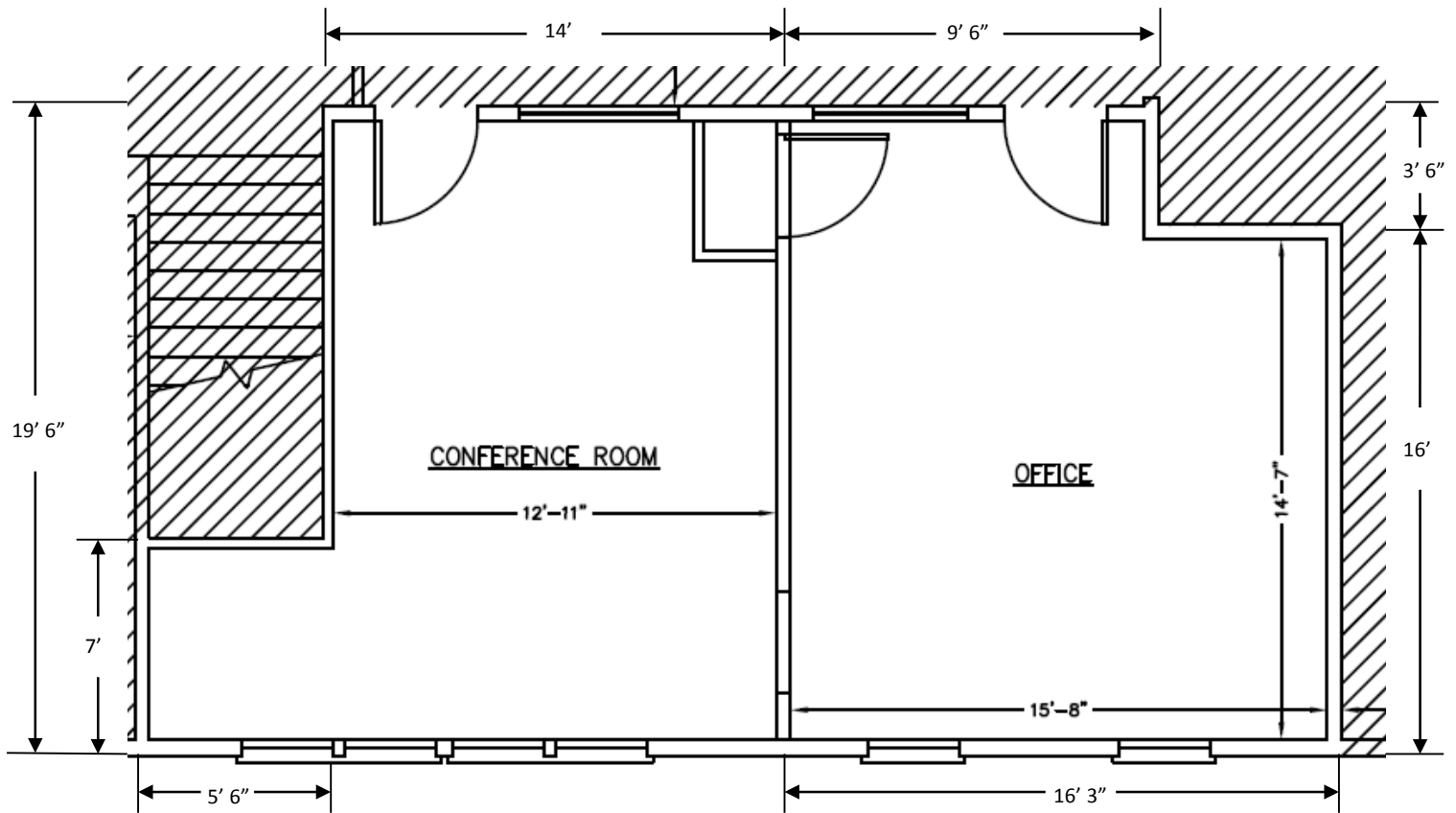
WELL MAINTAINED OFFICE SPACE
170 S River Road, Bedford, NH 03110
is for Lease at \$1,100 per month

Well maintained classic columned colonial building situated in the heart of Bedford's South River Road office community. Hard to find two room office directly on South River Road. Two spacious offices with nice window line provides natural light making for a spacious suite in a well maintained business environment. Bordering The Manchester Country Club and retail amenities, the property offers many benefits for a professional office all with great parking, street exposure and proximity to major routes in all directions.

PROPERTY FEATURES:

- 725± SF Available
- Various allowable uses
- Ample Parking
- Public Water & Sewer
- Easy access to Rt I-293,I-93 and Rt. 101

FLOOR PLAN



DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILES	10 MILES
Population	20,220	143,543	272,352
Households	8,206	58,938	108,402
Families	5,288	34,945	70,091
Avg HH Size	2.40	2.36	2.45
Median Age	42.4	38.8	40.4
Median HH Income	\$89,094	\$81,297	\$97,061
Avg HH Income	\$124,586	\$115,495	\$133,876

BUSINESSES (10 MILE)



13,286
TOTAL BUSINESSES



165,020
TOTAL EMPLOYEES

INCOME (10 MILE)



\$97,061
MEDIAN
HH INCOME



\$53,257
PER CAPITA
INCOME



\$323,965
MEDIAN
NET WORTH