



For Lease

Bedford West

460 Route 101
Bedford, NH

Property Highlights

- Retail/office space are available for lease at Bedford West Plaza
- Unit 1 is a 2,112± SF endcap unit that consists of retail space in the front, kitchen prep and office in the rear, and a private restroom; can be divisible to 1,000± SF
- Unit 5 is 700± SF consisting of a reception area, 3 offices, and a shared restroom
- Separately metered gas and electric
- Bedford West is home to Jonathan's Jewelers, Pizza Mia Restaurant, and The Cutting House Salon
- Signage opportunity on Route 101, a busy commuter corridor, with 19,233± AADT (per NHDOT 2023)
- Area neighbors include Dunkin' Donuts, Animal Rescue League of New Hampshire, Murphy's Taproom and Carriage House, LaBelle Winery, Hannaford Supermarket, and more

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Property listed
and managed by



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Specifications

Address:	460 Route 101
Location:	Bedford, NH 03110
Building Type:	Retail/office
Year Built:	1988
Total Building SF:	9,696±
Available Retail SF:	Unit 1: 1,000± to 2,112±
Available Office SF:	Unit 5: 700±
Traffic Count:	19,233± AADT per NHDOT 2023
Utilities:	Private water & sewer Propane gas
Zoning:	Commercial (CO)
Accessibility:	Bedford West is located 12± minutes from the intersection of Routes 101 and 114
Est. NNN Expenses:	Unit 1: \$8.00 PSF
Lease Rate:	Unit 1: \$19.50 NNN Unit 5: \$950/month modified gross

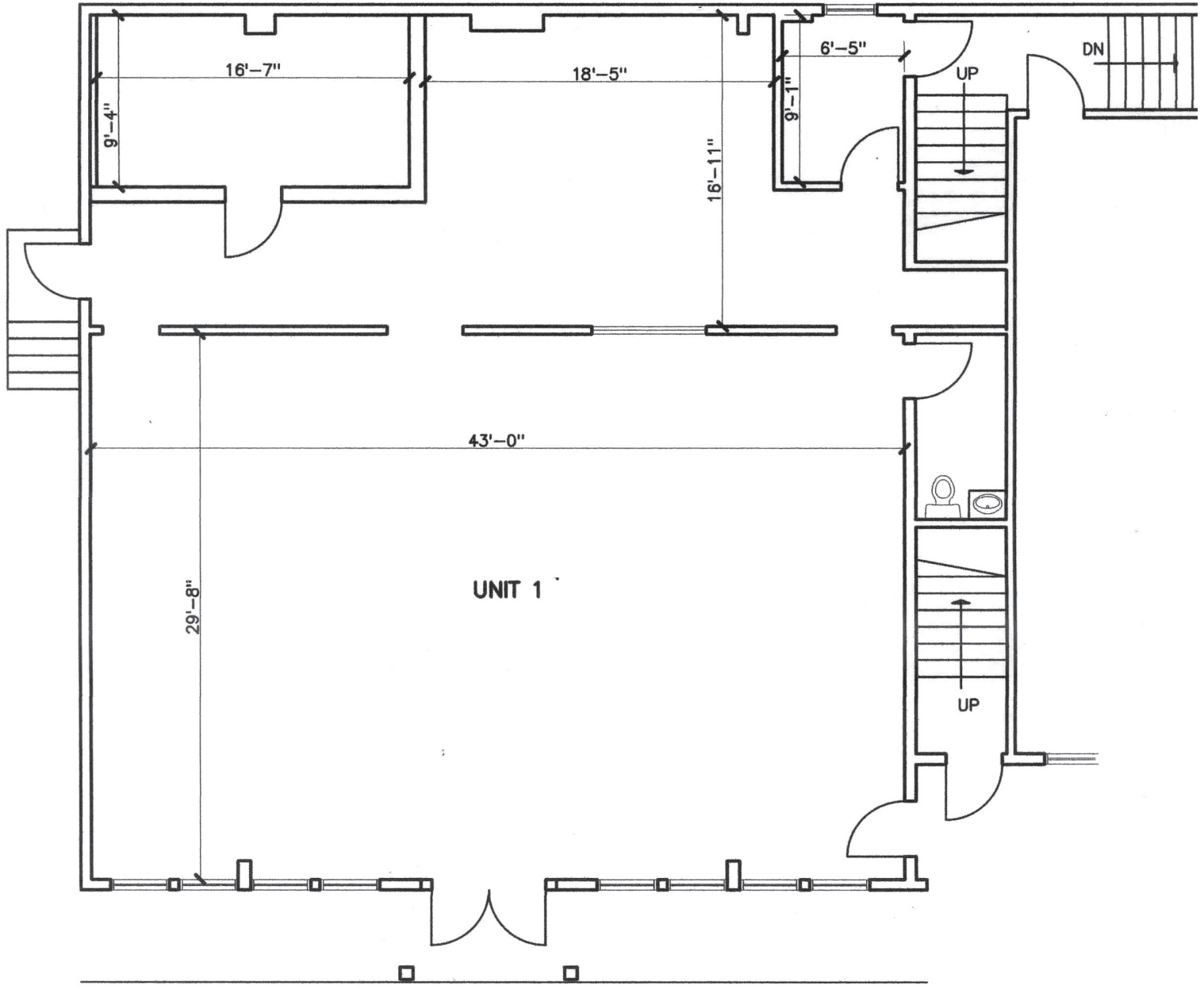


Contact us:

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Unit 1 Floor Plan



FLOOR PLAN 1/8" = 1'-0"

