

Highly Visible Commercial Pad Site – Build to Suit Opportunity

206 State Route 101 Bedford, NH 03310



Pad Site with Build to Suit Option

Property features:

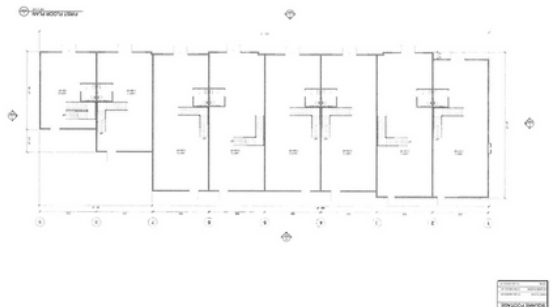
- Prime Location
- Flexible Zoning
- High Traffic
- Abundant Parking
- Utilities Available
- Build-to-Suit



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" or with Build-to-Suit options, making it a premier opportunity in one of Bedford's most sought-after commercial areas.



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Property Information:



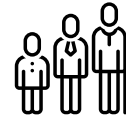
Population

1 mile: 1,725
3 miles: 21,282
5 miles: 99,107



Median Income

1 mile: \$200,001
3 miles: \$169,934
5 miles: \$86,377



Median Age

1 mile: 44 years
3 miles: 44.8 years
5 miles: 39.2 years

3-MILE DAYTIME POPULATION OF 24,971

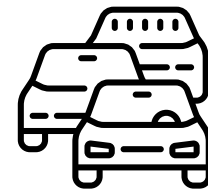
ZONING // CO

ACRES // 2.79 AC

ASKING PRICE // Negotiable

Property Highlights :

- Coinvent location on State Hwy 101 with access to nearby communities and the Everett Turnpike.
- Can be delivered “pad ready” or built to suit.
- Flexible CO Zoning allows for a variety of Uses – Restaurant, Retail, Medical, Office, etc .
- Full access with median break.
- Excellent Visibility.
- Abundant Parking.



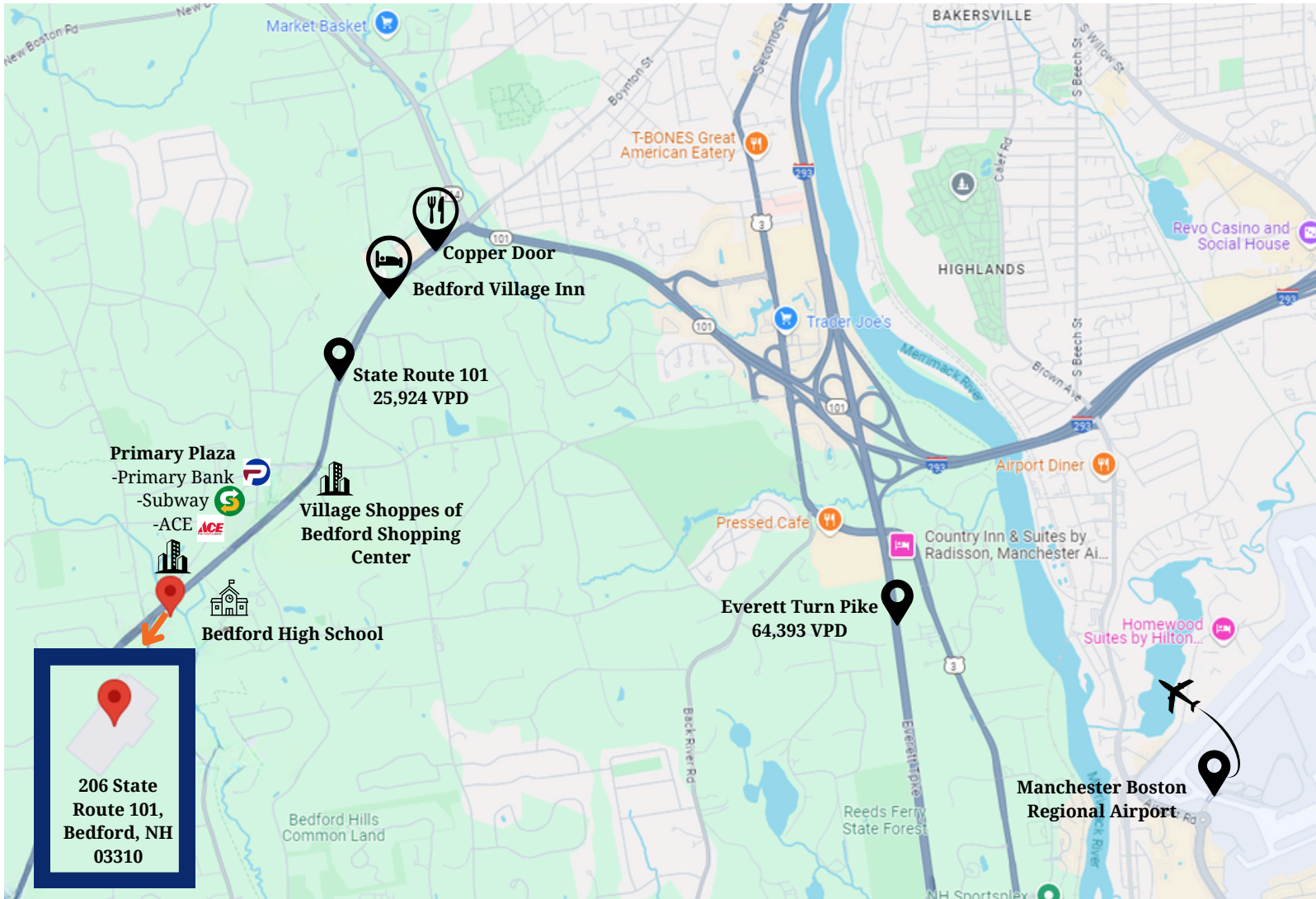
Traffic Count: 25,924



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Advisors



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