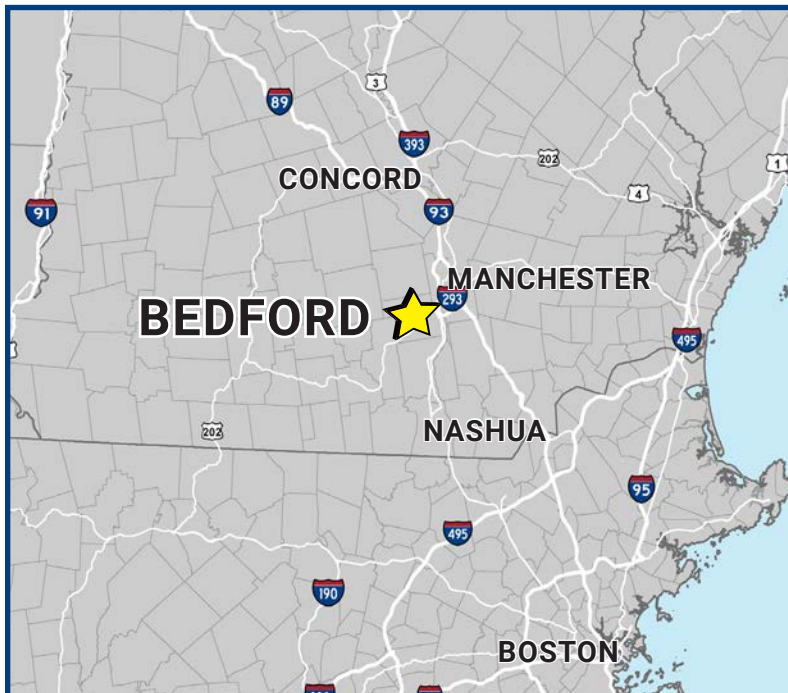
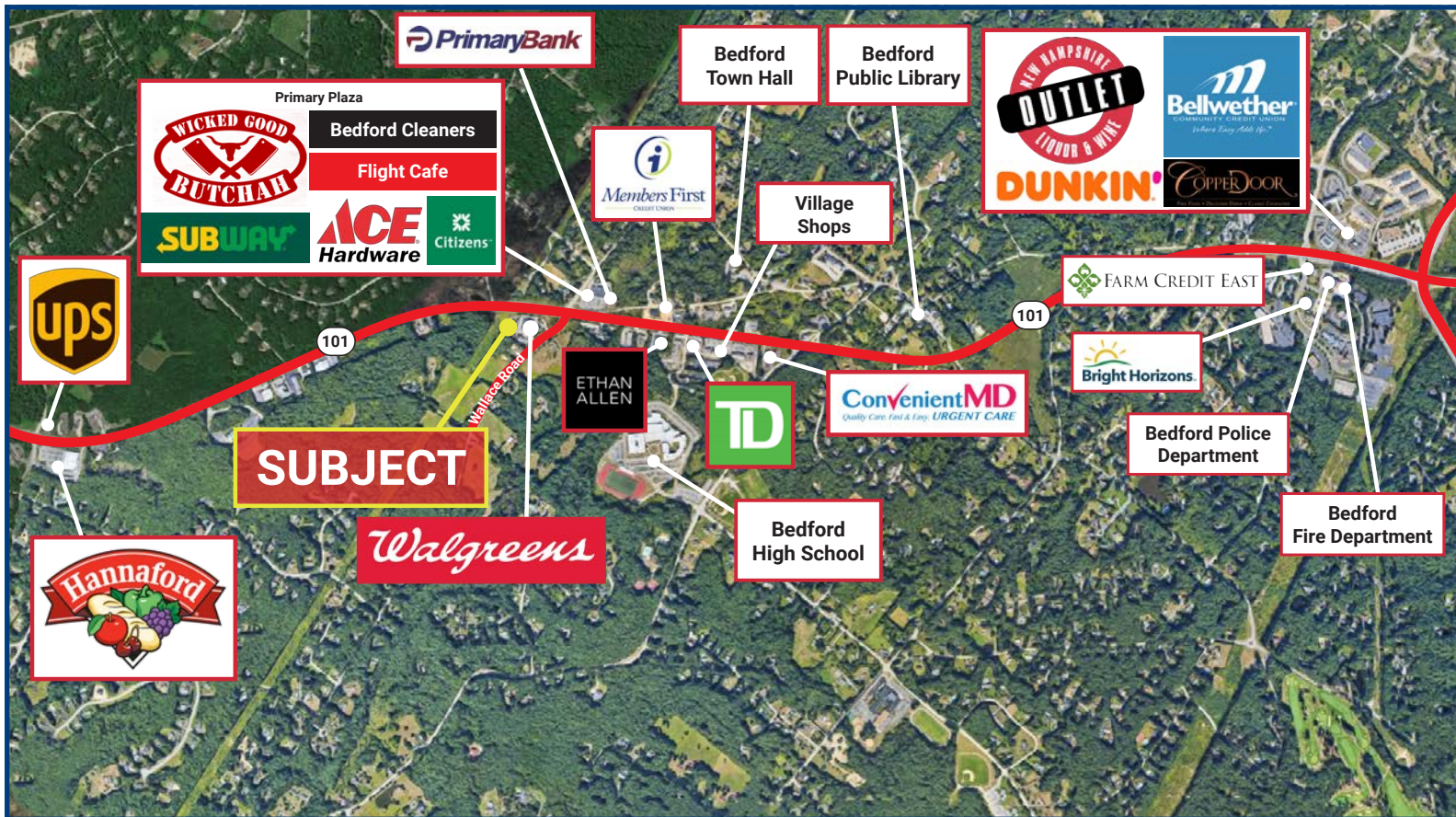


# FORMER RETAIL BANK BRANCH FOR LEASE

256 Wallace Road @ Route 101, Bedford, NH 03110



## Highlights:

- Free-standing with Drive-Thru
- Excellent Condition
- Walgreens-anchored Center
- High-Income Area
- Good Retail Synergy

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## Trade Area:

	1 - Mile	3 - Mile	5 - Mile
<b>Total Population</b>	1,517	19,247	87,837
<b>Total Households</b>	510	6,518	33,096
<b>Med. HH Income</b>	\$174,309	\$151,430	\$77, 574
<b>Owner Occ. Housing</b>	493	6,084	20,552
<b>Renter Occ. Housing</b>	17	434	12,543
<b>Total Businesses</b>	213	1,080	4,453
<b>Total Employees</b>	1,836	11,676	54,111

## Property Profile:

<b>Land Area:</b>	206,910 SF
<b>Total GLA:</b>	23,978 SF
<b>Available Space:</b>	3,744 SF
<b>Drive-Thru Lanes:</b>	3
<b>Parking Spaces / Ratio:</b>	120 - 5/1
<b>Signalized Intersection:</b>	Yes
<b>Curb Cuts:</b>	2
<b>Water and Sewer:</b>	Private Community Water & Septic

**For Further Information,  
Contact:**

**Richard Pilla**

617-845-5001

rpilla@paramountpartners.com

**Brendan Coan**

617-845-5243

bcoan@paramountpartners.com

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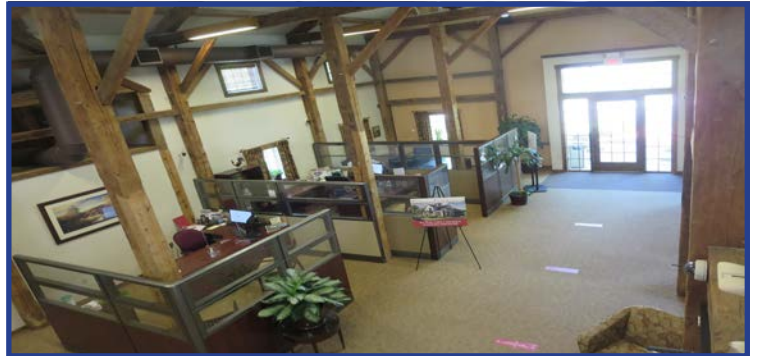
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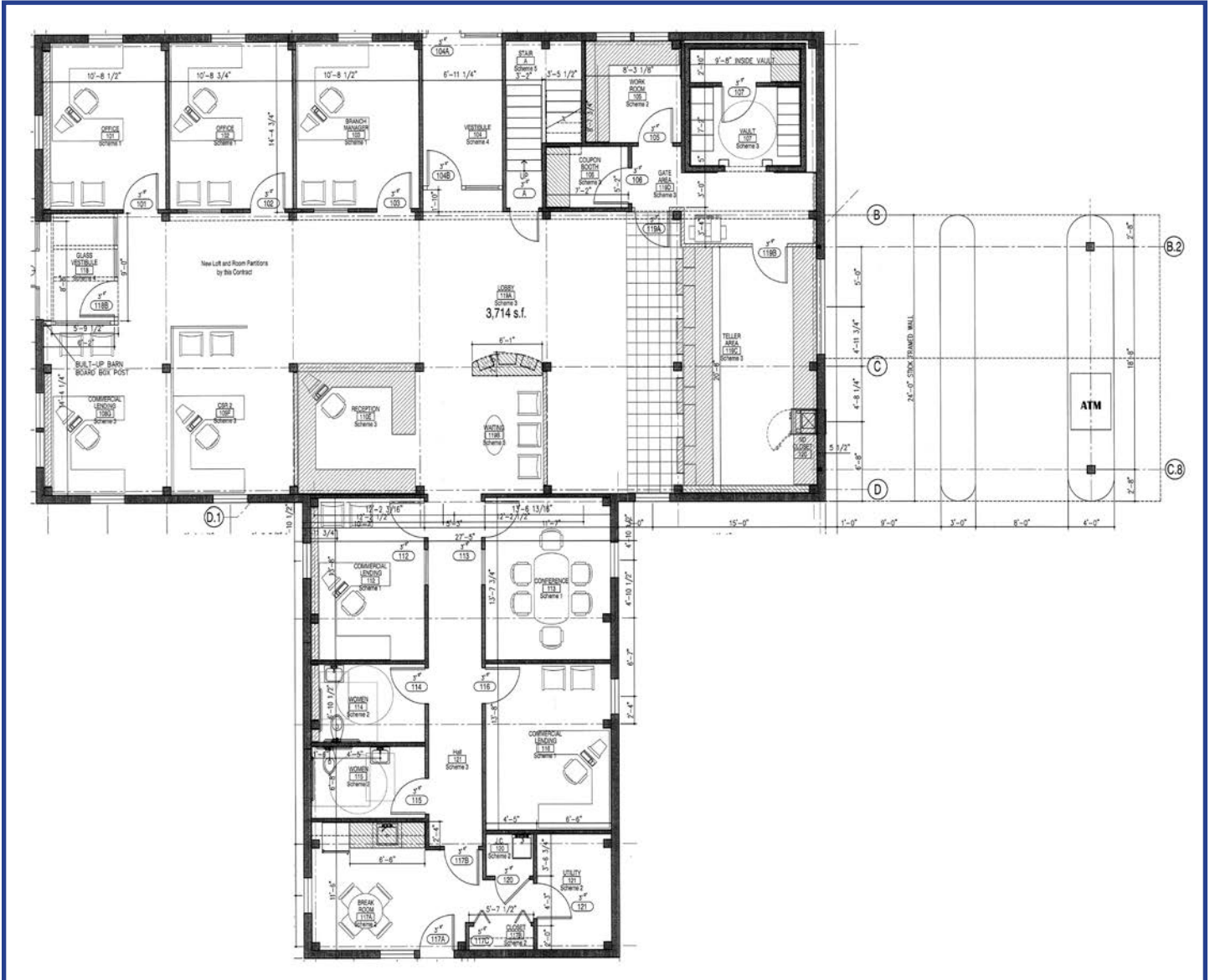
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