

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**VERANI
REALTY**



Prime Bedford Restaurant Location.

224 S River Rd. Bedford, NH 03110

Exclusively Represented By:

Andy Levy

Broker
603 493 1007

andy.levy@verani.com

Jay Lee

Broker
603 582 9700

jay.lee@verani.com

Amelia Hosken

Commercial Advisor
603 434 2377

amelia.hosken@verani.com

OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
SITE PLANS	12
DEMOGRAPHICS	13

Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | VERANI
REALTY

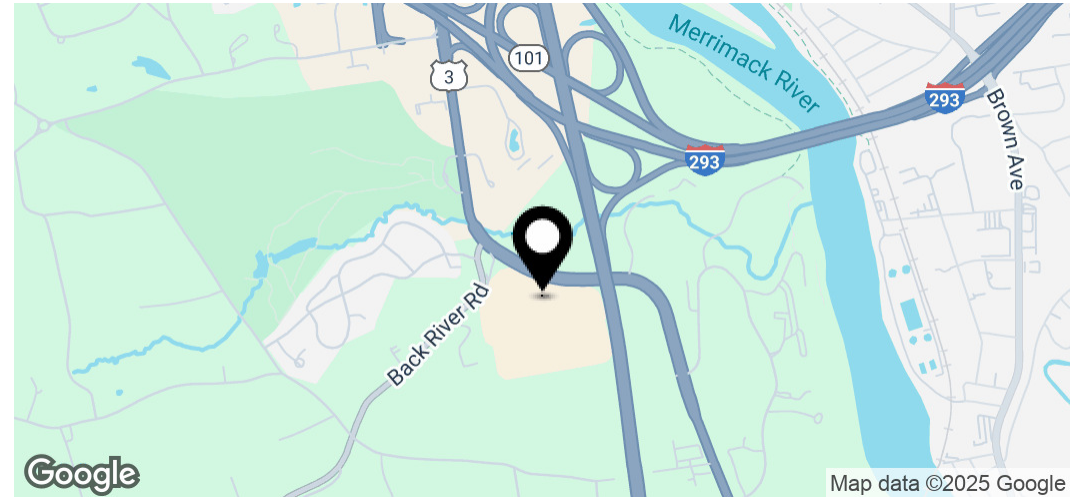
 COMMERCIAL DIVISION™

Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$34.00 SF/yr
Lease Type	NNN
Center Type	Free Standing
SF Available	5,282 SF
Ancor Tenants	Target, Lowe's, PRESSED Cafe
Zoning	PZ

Property Overview

Presenting a premier leasing opportunity for this former restaurant space in Bedford. With its prime location and versatile layout, this property offers an excellent opportunity for a restaurant or culinary concept seeking to establish a presence in the vibrant Bedford area. The space features a spacious dining area, a fully equipped kitchen, and ample storage, providing an ideal foundation for culinary entrepreneurs to bring their vision to life. The prominent signage and high visibility make this property an attractive option for businesses looking to capture the attention of local residents and visitors. This is the perfect space to create a standout dining experience in the heart of Bedford.

Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **VERANI
REALTY**

 **COMMERCIAL DIVISION™**

Property Description

FOR LEASE



Property Description

Presenting a premier leasing opportunity for this former restaurant space in Bedford. With its prime location and versatile layout, this property offers an excellent opportunity for a restaurant or culinary concept seeking to establish a presence in the vibrant Bedford area. The space features a spacious dining area, a fully equipped kitchen, and ample storage, providing an ideal foundation for culinary entrepreneurs to bring their vision to life. The prominent signage and high visibility make this property an attractive option for businesses looking to capture the attention of local residents and visitors. This is the perfect space to create a standout dining experience in the heart of Bedford.

Location Description

In the heart of Bedford, this prime location offers a vibrant backdrop for retail businesses. With a diverse range of dining and shopping destinations nearby, including Bedford Mall and Market & Main, the area attracts a steady flow of foot traffic and discerning clientele. The community's strong sense of local pride and support for small businesses provides an inviting environment for retailers looking to establish themselves. The neighborhood's proximity to recreational areas like Mclane Audubon Center also draws in nature enthusiasts and families, offering an opportunity to connect with the community on a deeper level. This dynamic location provides an ideal setting for retailers to thrive and become an integral part of the Bedford community.

Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | **VERANI
REALTY**
HOMESERVICES

 **COMMERCIAL DIVISION™**

Complete Highlights

FOR LEASE



Property Highlights

- Modern architecture and design
- Versatile and customizable floor plans
- Spacious and well-equipped kitchen with grease trap
- Ample parking for tenants and visitors
- Prominent signage with high visibility
- Flexible lease terms and options
- On-site dining area and seating



Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **VERANI
REALTY**

 **COMMERCIAL DIVISION™**

Additional Photos

FOR LEASE



Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY

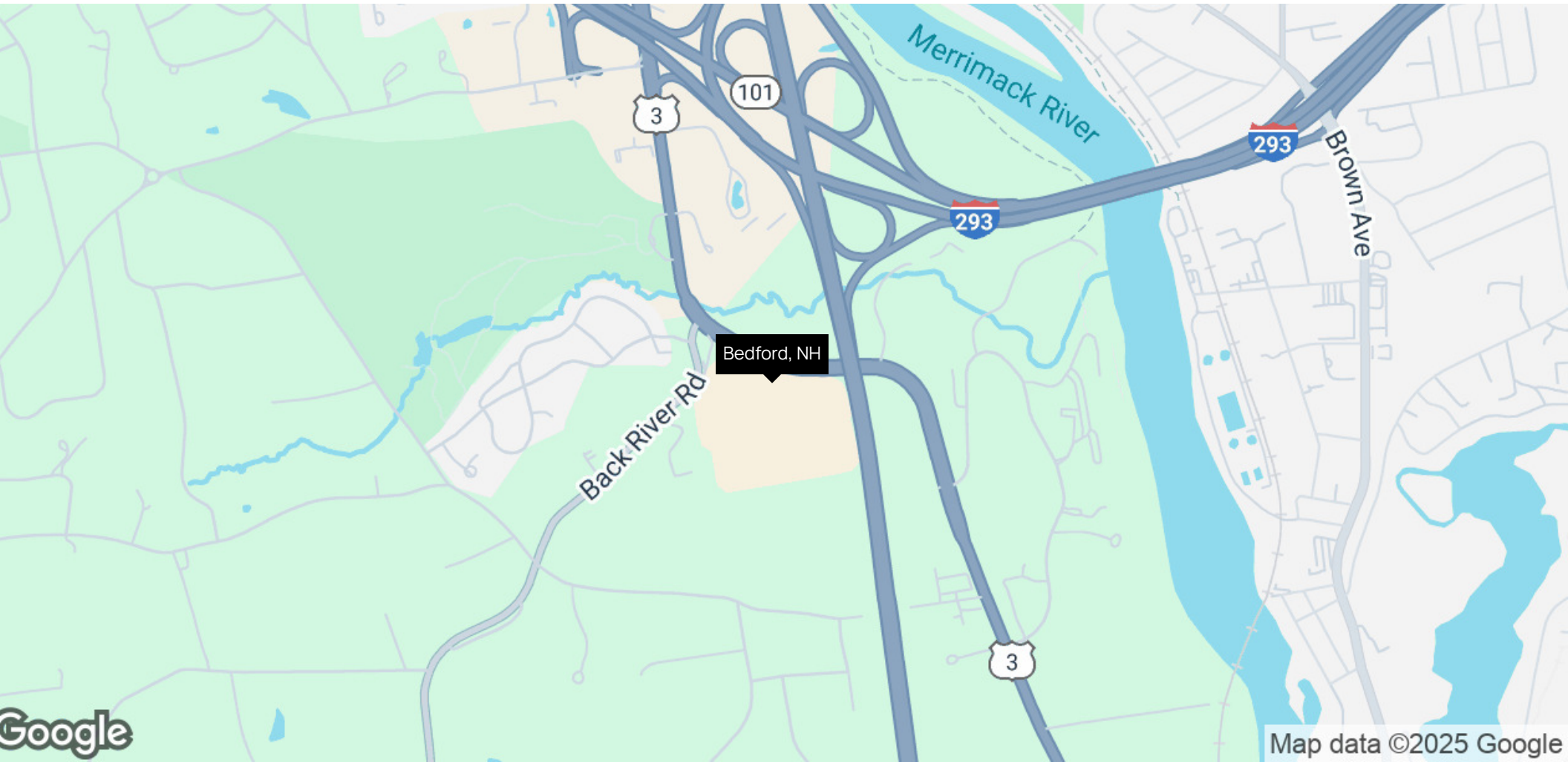


Location Information

Section 2

Regional Map

FOR LEASE



Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

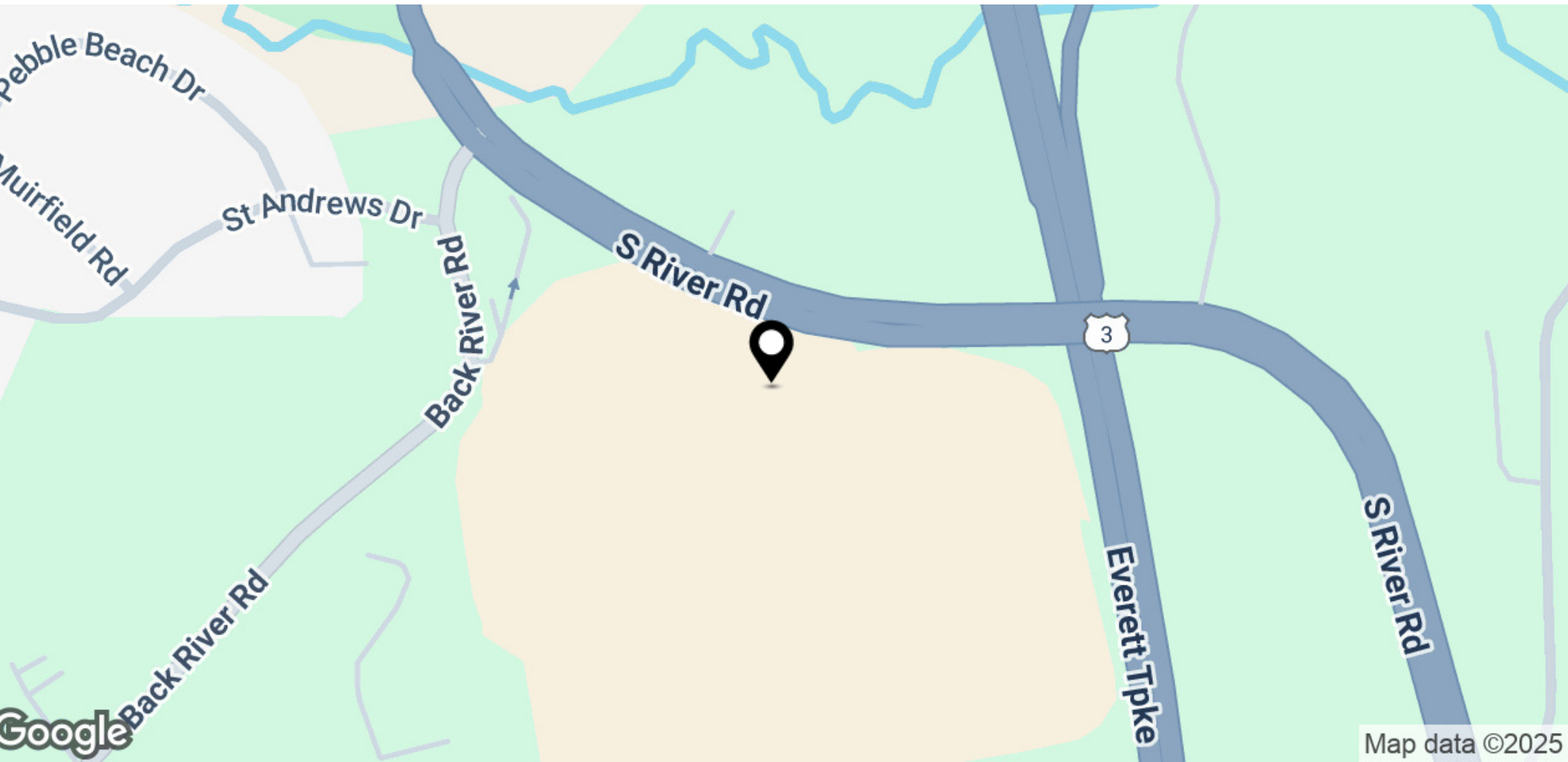
**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY



Location Map

FOR LEASE



Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

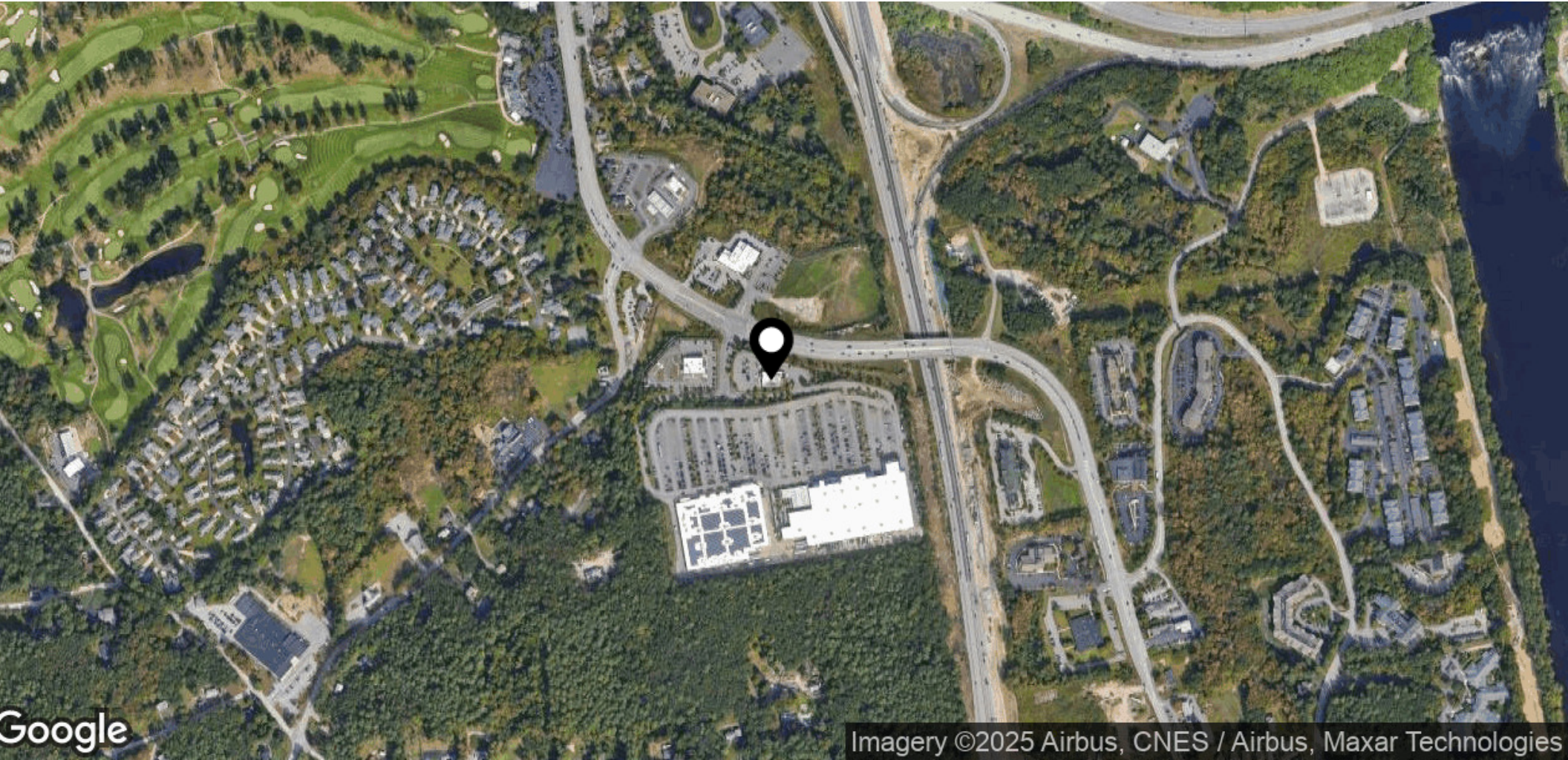
Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
 Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY



Aerial Map

FOR LEASE



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

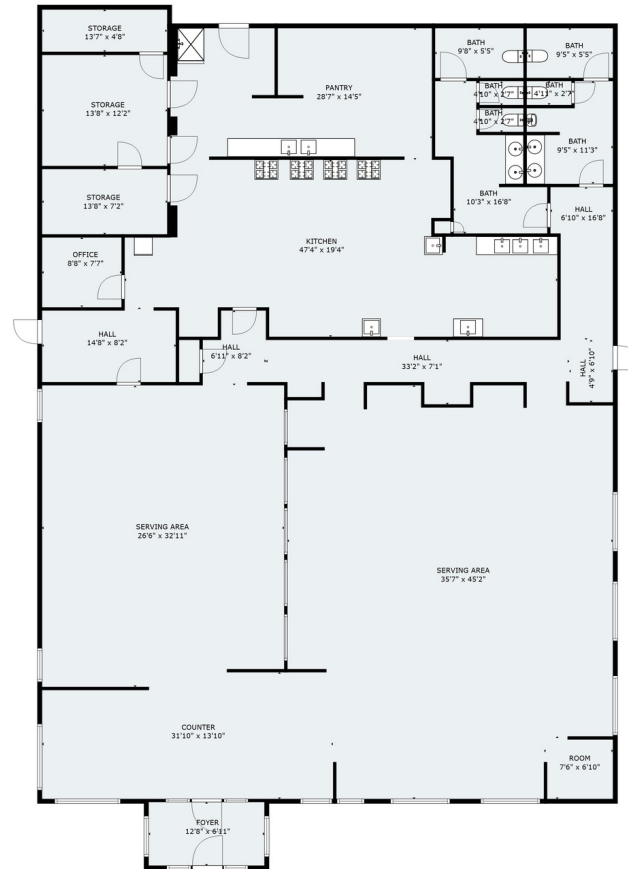
**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY

 **COMMERCIAL DIVISION™**

Site Plans

FOR LEASE



Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

BERKSHIRE HATHAWAY | VERANI REALTY
HOMESERVICES



Demographics

Section 3

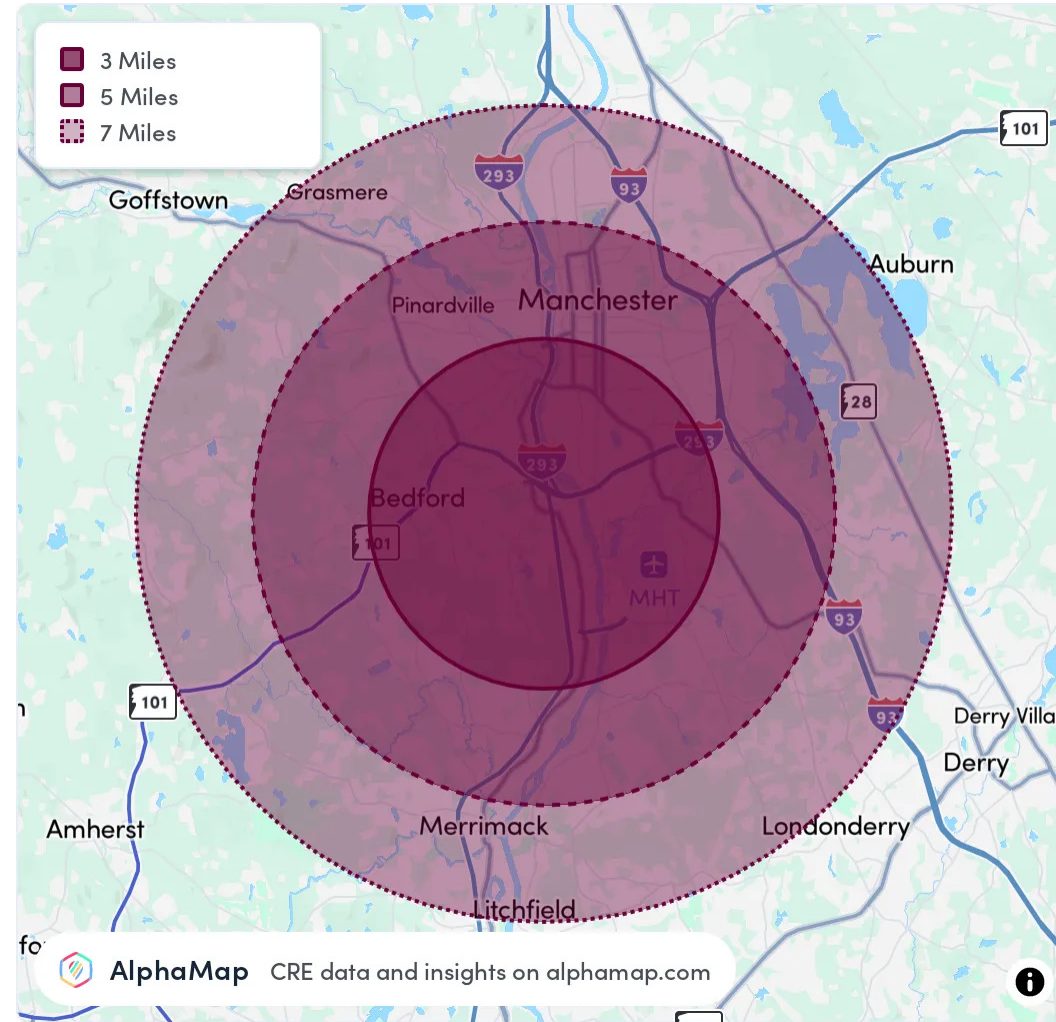
Area Analytics

FOR LEASE

Population	3 Miles	5 Miles	7 Miles
Total Population	49,611	143,169	190,554
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

Household & Income	3 Miles	5 Miles	7 Miles
Total Households	20,060	58,114	76,408
Persons per HH	2.5	2.5	2.5
Average HH Income	\$113,240	\$113,624	\$123,422
Average House Value	\$410,247	\$406,832	\$429,367
Per Capita Income	\$45,296	\$45,449	\$49,368

Map and demographics data derived from AlphaMap



Andy Levy
 Broker
 603 493 1007
 andy.levy@verani.com

Jay Lee
 Broker
 603 582 9700
 jay.lee@verani.com

Amelia Hosken
 Commercial Advisor
 603 434 2377
 amelia.hosken@verani.com

**Berkshire Hathaway HomeServices
 Verani Realty**
 1 Verani Way
 Londonderry, NH 03053
 603.434.2377
 View Website

**BERKSHIRE
 HATHAWAY** | VERANI
 HOMESERVICES | REALTY

COMMERCIAL DIVISION™

Meet The Team

FOR LEASE



Andy Levy

Direct: 603.493.1007 **Cell:** 603.493.1007
andy.levy@verani.com



Jay Lee

Direct: 603.582.9700 **Cell:** 603.582.9700
jay.lee@verani.com



Amelia Hosken

Commercial Advisor

Direct: 603.434.2377 **Cell:** 603.552.8638
amelia.hosken@verani.com

Andy Levy
Broker
603 493 1007
andy.levy@verani.com

Jay Lee
Broker
603 582 9700
jay.lee@verani.com

Amelia Hosken
Commercial Advisor
603 434 2377
amelia.hosken@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES REALTY

