

Development Site Available For Land Lease

33 & 35 South River Road, Bedford, NH



Property Information

Address:	33 & 35 South River Road	Frontage:	175'
Available Land Area:	0.92 +/- Acres	Water:	Municipal
Traffic Counts:	17,900 +/- VPD via South River Road	Sewer:	TBD - Check with town
		Gas:	TBD - Check with town
		Zoning:	Performance Zone

Trade Area Demographics

	3 Mile	5 Miles	10 Miles
Population:	85,378	144,475	249,319
Households:	34,454	57,619	96,537
Average HH Income:	\$71,834	\$85,906	\$99,261

Opportunity to land lease two parcels located along the heavily traveled South River Road in Bedford, NH. 33 & 35 South River is a highly visible 0.92 +/- acre development site. This development site is made up of two adjacent commercial properties available for land lease. 33 South River Road is approximately 0.40 +/- acres and 35 South Road is approximately 0.52 acres. This site is easily accessible and features daily traffic counts of 17,000 +/- VPD. Nearby national retailers include Trader Joes, Starbucks, Whole Foods, Homegoods, Hannaford, Marshalls, Staples, Chipotle and more. This development site is ideal for a variety of retail, medial and restaurant users looking to expand their brand to a convenient retail location.

For Leasing Information:

Chris McMahon
781.862.9700 x 225
cjm@sumrp.com

Travis Ginsberg
781.862.9700 x 226
tg@sumrp.com

Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

Development Site Available For Land Lease

33 & 35 South River Road, Bedford, NH

CONCEPT 1: PROPOSED BANK



ZONING SUMMARY TABLE PERFORMANCE ZONE (PZ)		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	3.0 AC	0.92 ^{2A}
MINIMUM LOT FRONTAGE	300 FEET	175 FEET ³
MAXIMUM BUILDING HEIGHT	80 FEET	15 FEET ¹
MINIMUM FRONT SETBACK	1:2	>30 FEET ¹
MINIMUM SIDE SETBACK	1:1	>15 FEET ¹
MINIMUM REAR SETBACK	1:1	>15 FEET ¹
MAXIMUM IMPERVIOUS COVER	75%	54% ²

ZONING SUMMARY TABLE NOTES:

1. MINIMUM SETBACKS ARE CALCULATED AS A RATIO OF ONE FOOT OF MAXIMUM BUILDING HEIGHT TO ONE FOOT OF REQUIRED BUILDING SETBACK. BUILDING HEIGHT IS ASSUMED TO BE 15'.
2. LOT AREA IS BASED ON INFORMATION FROM ONLINE TAX CARDS.
3. VARIANCE IS REQUIRED FOR THIS ITEM.
4. SECTION 275-63 OF THE BEDFORD ZONING ORDINANCE REQUIRES A 15' WIDE STREET TREE LANDSCAPE STRIP PLUS A 15' WIDE FRONT LANDSCAPE STRIP, AND A 10' WIDE (OR HALF OF THE BUILDING HEIGHT) SIDE AND REAR LANDSCAPE STRIP.

OFF-STREET PARKING SUMMARY TABLE			
USE	CALCULATION	MIN. REQUIRED	PROPOSED
BANK 3,000 S.F.	4 SPACES PER 1,000 S.F. $3,000 / 1,000 \times 4 = 12$	12	26

NOTES:

1. PARKING SUMMARY TABLE PER TOWN OF BEDFORD LAND DEVELOPMENT CONTROL REGULATIONS.
2. STANDARD PARKING SPACES SHALL BE 9' X 18'.
3. DRIVE AISLE WIDTH MINIMUM SHALL BE 24'.
4. ADA SPACES REQUIRED:
(26-50) TOTAL PARKING SPACES PROVIDED REQUIRES 2 ADA SPACES, 1 BEING VAN ACCESSIBLE
PROVIDED: 2 ADA SPACES, 1 BEING VAN ACCESSIBLE

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
2. EXISTING CONDITION SHOWN HEREON WERE COMPILED USING VARIOUS AVAILABLE SOURCES INCLUDING AERIAL IMAGERY, GIS, AND TAX CARDS.

CONCEPT 2: PROPOSED COFFEE SHOP



ZONING SUMMARY TABLE PERFORMANCE ZONE (PZ)		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	3.0 AC	0.92 ^{2A}
MINIMUM LOT FRONTAGE	300 FEET	175 FEET ³
MAXIMUM BUILDING HEIGHT	80 FEET	15 FEET ¹
MINIMUM FRONT SETBACK	1:2	>30 FEET ¹
MINIMUM SIDE SETBACK	1:1	>15 FEET ¹
MINIMUM REAR SETBACK	1:1	>15 FEET ¹
MAXIMUM IMPERVIOUS COVER	75%	53% ²

ZONING SUMMARY TABLE NOTES:

1. MINIMUM SETBACKS ARE CALCULATED AS A RATIO OF ONE FOOT OF MAXIMUM BUILDING HEIGHT TO ONE FOOT OF REQUIRED BUILDING SETBACK. BUILDING HEIGHT IS ASSUMED TO BE 15'.
2. LOT AREA IS BASED ON INFORMATION FROM ONLINE TAX CARDS.
3. VARIANCE IS REQUIRED FOR THIS ITEM.
4. SECTION 275-63 OF THE BEDFORD ZONING ORDINANCE REQUIRES A 15' WIDE STREET TREE LANDSCAPE STRIP PLUS A 15' WIDE FRONT LANDSCAPE STRIP, AND A 10' WIDE (OR HALF OF THE BUILDING HEIGHT) SIDE AND REAR LANDSCAPE STRIP.

OFF-STREET PARKING SUMMARY TABLE			
USE	CALCULATION	MIN. REQUIRED	PROPOSED
RESTAURANT - FAST FOOD (WITH DRIVE-THROUGH) 2,300 S.F.	11 SPACES PER 1,000 S.F. $2,300 / 1,000 \times 11 = 25$	25	30

NOTES:

1. PARKING SUMMARY TABLE PER TOWN OF BEDFORD LAND DEVELOPMENT CONTROL REGULATIONS.
2. STANDARD PARKING SPACES SHALL BE 9' X 18'.
3. DRIVE AISLE WIDTH MINIMUM SHALL BE 24' FOR TWO-WAY TRAVEL, 18' FOR 60' PARKING STALLS, & 12' FOR ONE-WAY TRAVEL.
4. ADA SPACES REQUIRED:
(26-50) TOTAL PARKING SPACES PROVIDED REQUIRES 2 ADA SPACES, 1 BEING VAN ACCESSIBLE
PROVIDED: 2 ADA SPACES, 1 BEING VAN ACCESSIBLE

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
2. EXISTING CONDITION SHOWN HEREON WERE COMPILED USING VARIOUS AVAILABLE SOURCES INCLUDING AERIAL IMAGERY, GIS, AND TAX CARDS.

Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com