

# OFFICE / MEDICAL SUITE FOR LEASE

9 Cedarwood Dr, Unit 2, Bedford, NH 03110



## PROPERTY DESCRIPTION

BEDFORD, NH: Available for lease at 9 Cedarwood Business Park, this office suite spans 1,686 square feet. Positioned conveniently off the bustling South River Road, Unit 2 boasts a 1,253 square feet first-level area featuring two generously sized open rooms, allowing for easy re-configuration to meet your individual needs, and a private ADA compliant half bathroom. Ascending to the second floor, you'll find an additional 433 square feet of space with a kitchenette and newly installed skylights.

Parking operates on a first-come, first-served basis, while the suite offers the flexibility of 3 Phase power if required. The office is equipped with Septic, Public Water, Gas Heat, and Air Conditioning, ensuring a comfortable and well-equipped workspace.

## PROPERTY HIGHLIGHTS

- Convenient Location
- Storage Space / Kitchenette
- Well Maintained Business Park

## OFFERING SUMMARY

Lease Rate:	\$2,319.00 per month (MG)
Available SF:	1,686 SF
Lot Size:	4.23 Acres
Building Size:	27,198 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,250	5,735	15,156
Total Population	2,938	14,050	37,109
Average HH Income	\$103,644	\$93,016	\$92,985

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**KRISSY LAPORTE**  
 Commercial Broker  
 O: 603.836.2700  
 C: 603.303.9542  
 krissylaporte@kw.com  
 NH #069071

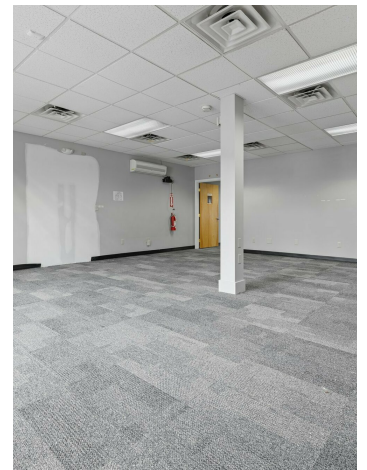
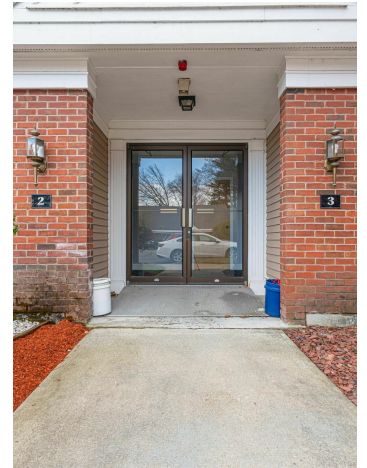
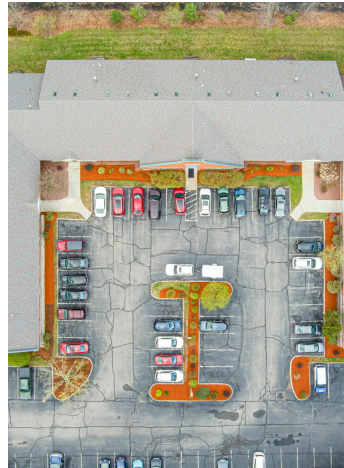
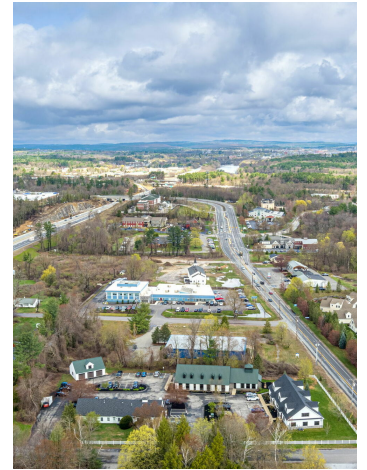
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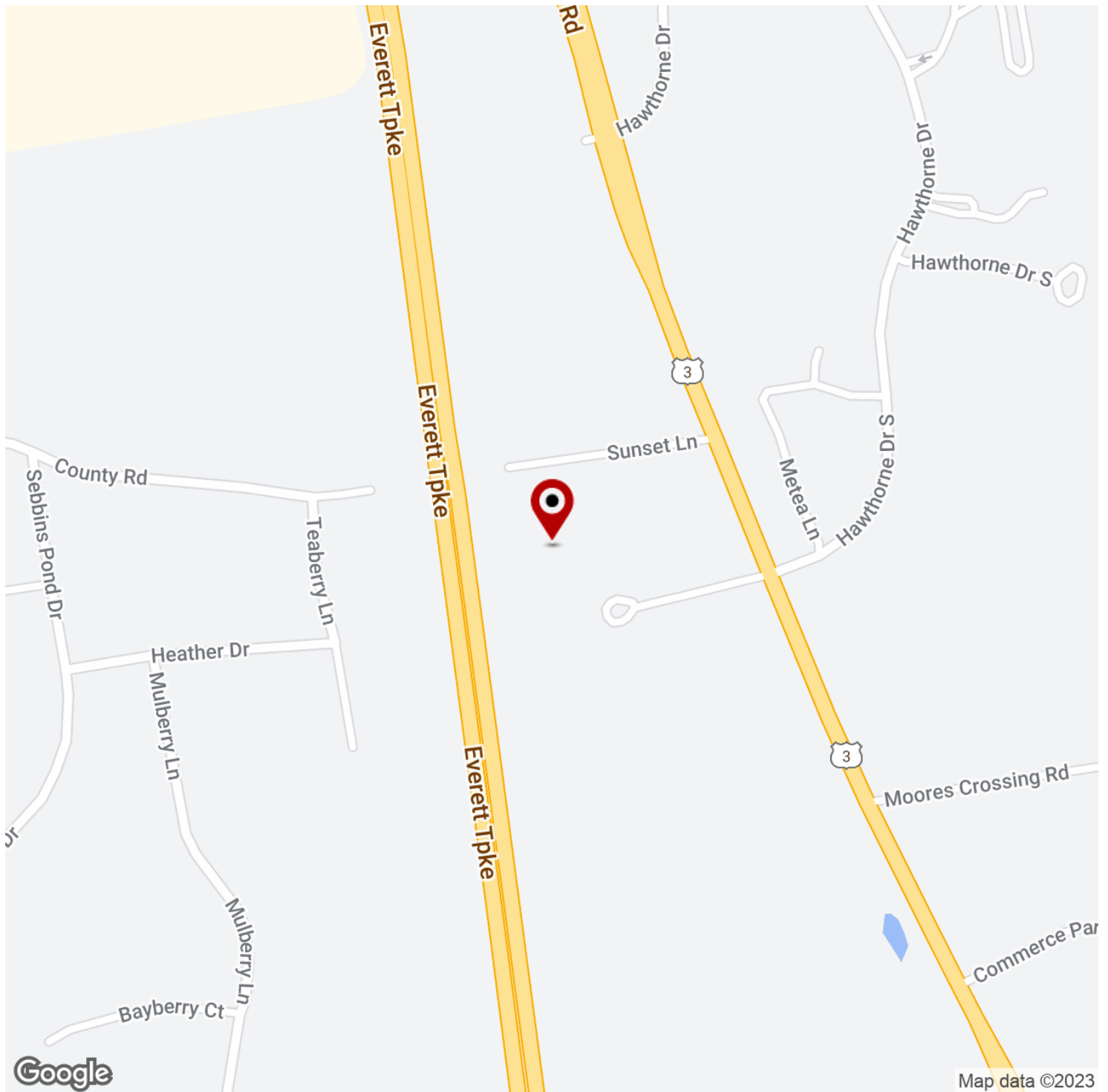
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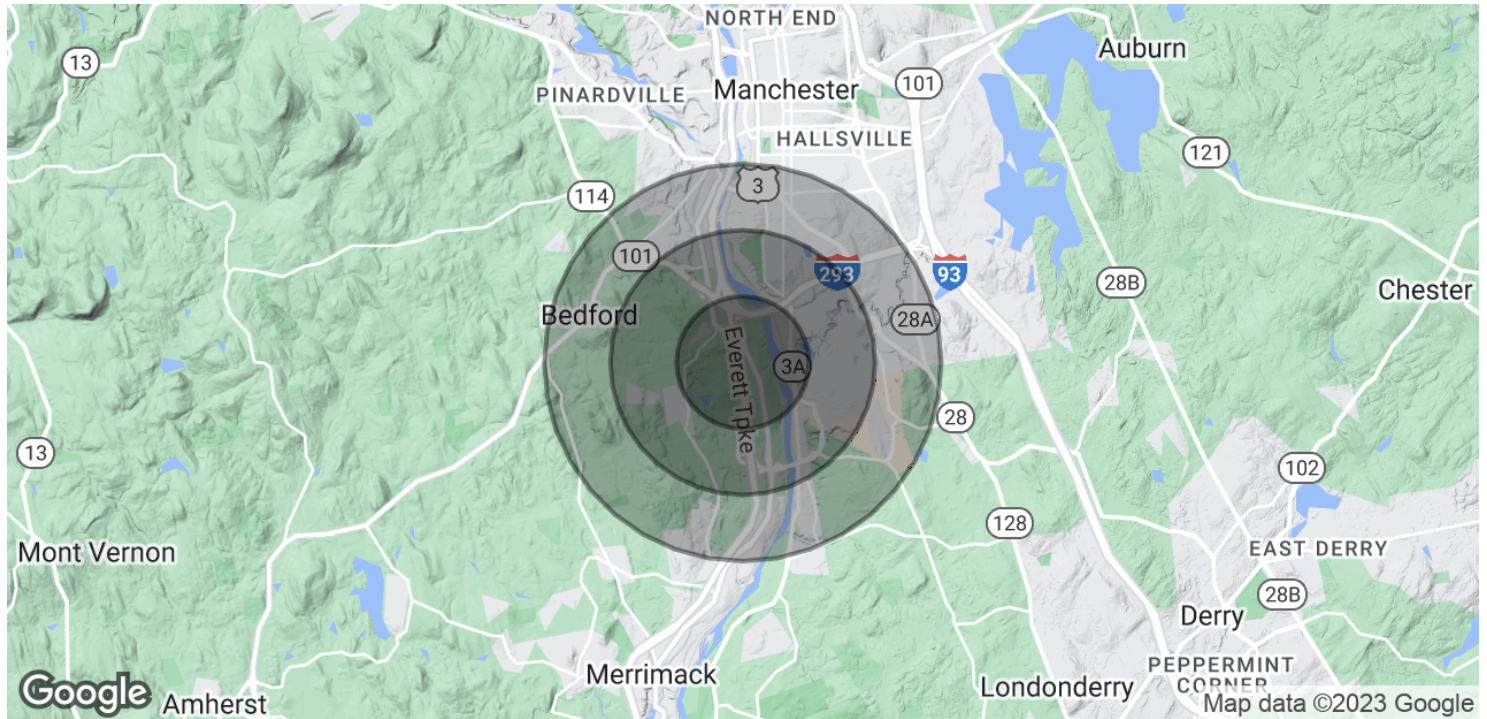
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,938	14,050	37,109
Average Age	44.1	42.6	40.4
Average Age (Male)	43.8	42.3	39.5
Average Age (Female)	43.9	42.2	40.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,250	5,735	15,156
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$103,644	\$93,016	\$92,985
Average House Value	\$320,815	\$280,204	\$254,515

*\* Demographic data derived from 2020 ACS - US Census*

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