

NEW ENGLAND DEVELOPMENT

BEDFORD HIGHLANDS

Bedford, New Hampshire

PROJECT DETAILS

Project Type:
Neighborhood Retail

GLA:
300,000 sf

Address:
South River Road [Route 3]
Bedford, New Hampshire 03110
Hillsborough County

Bedford Highlands is a 300,000 square foot open-air shopping center in Bedford, New Hampshire anchored by Lowe's and Target.

Ideally located on Route 3/South River Road just off I-293/Frederick E. Everett Turnpike, Bedford Highlands serves the Greater Manchester region and is only three miles from Manchester – New Hampshire's most densely populated city.

LOCATION

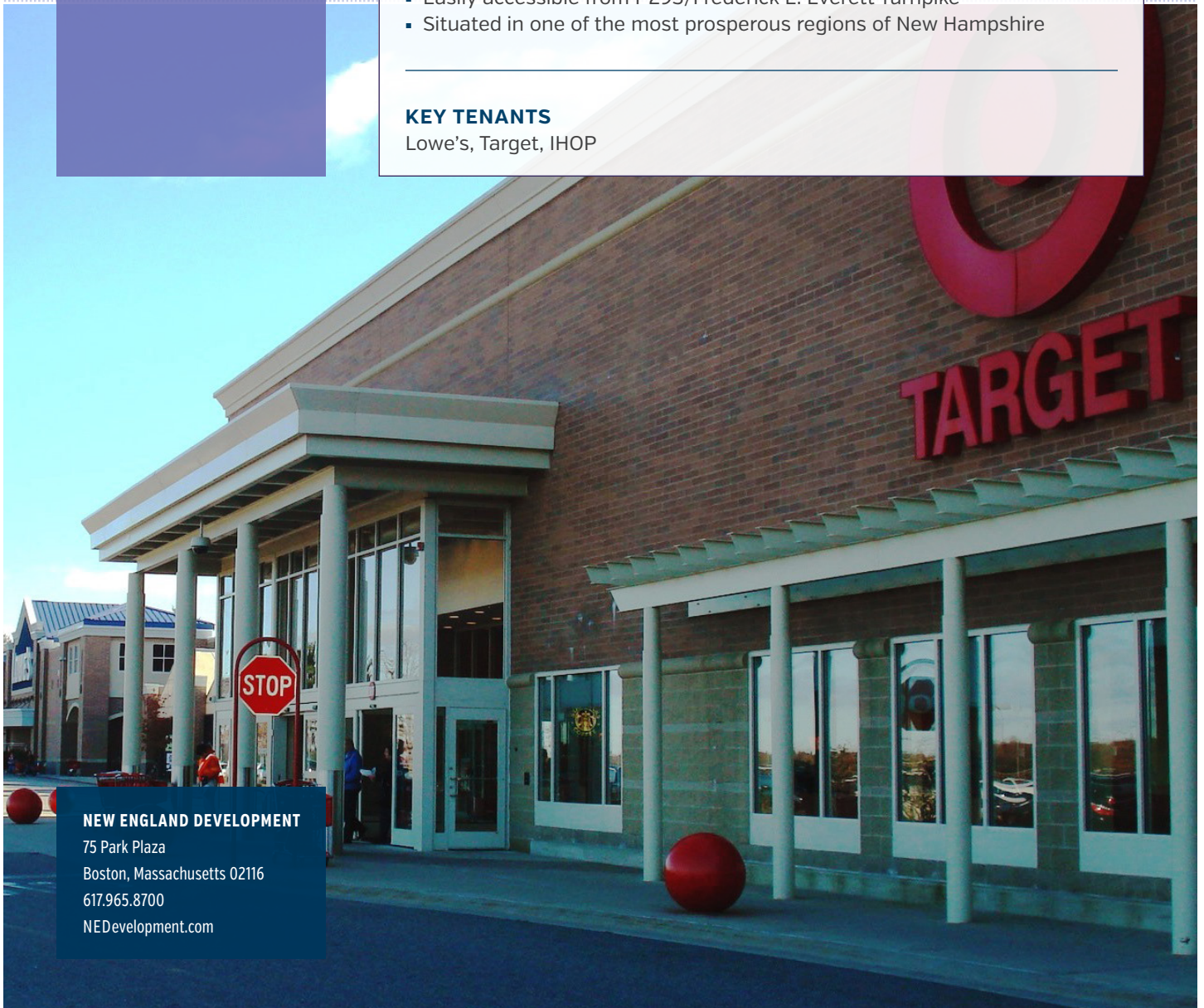
- Located on the highly traveled Route 3/South River Road
- Easily accessible from I-293/Frederick E. Everett Turnpike
- Situated in one of the most prosperous regions of New Hampshire

KEY TENANTS

Lowe's, Target, IHOP

NEW ENGLAND DEVELOPMENT

75 Park Plaza
Boston, Massachusetts 02116
617.965.8700
NEDevelopment.com





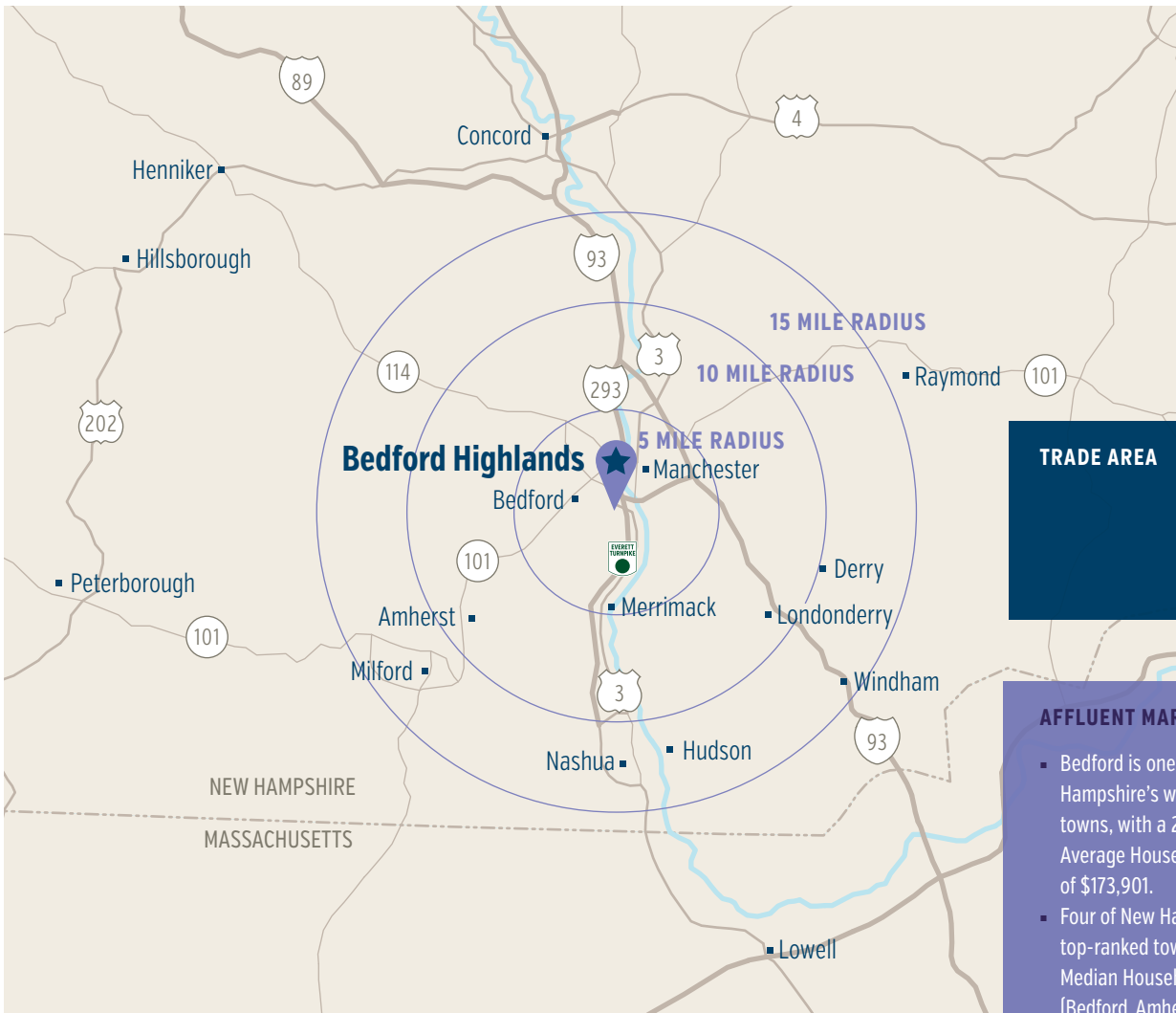
AERIAL SITE PLAN

Access/Egress

AVERAGE DAILY TRAFFIC

- I-293/Frederick E. Everett Highway: 65,000 ADT
- Route 3/South River Road: 21,000 ADT





TRADE AREA

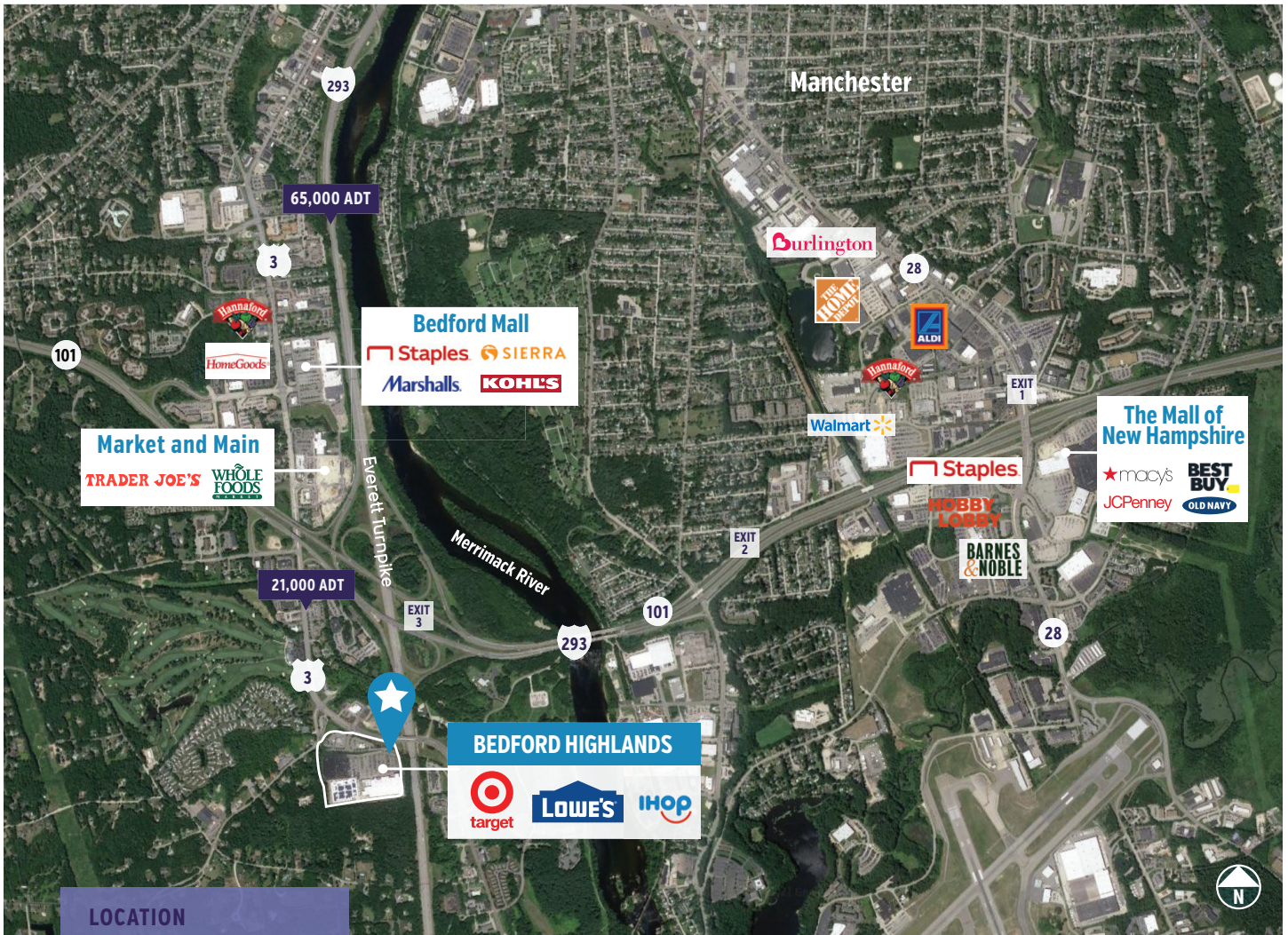
AFFLUENT MARKET

- Bedford is one of New Hampshire's wealthiest towns, with a 2021 Average Household Income of \$173,901.
- Four of New Hampshire's top-ranked towns for Median Household Income (Bedford, Amherst, Brookline, Hollis) are within 15 miles of the property.
- This region has shown consistent population growth and the expectation is for this trend to continue.

Demographics

2021 TRADE AREA DEMOGRAPHICS

	5 miles	10 miles	15 miles
Estimated Population	137,294	269,165	469,220
Estimated Households	55,521	106,568	183,979
Average Household Income	\$89,636	\$104,204	\$108,728
Number of Businesses	7,533	12,938	21,336
Daytime Population	135,299	218,450	354,383



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Market Aerial

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