



**PRIME RETAIL
AND / OR
BANK FACILITY**

FOR SALE AND LEASE

**184 ROUTE 101,
BEDFORD, NH 03110**

4,128.11+/- SF Available For Lease

7,715+/- SF Building For Sale

PROPERTY INFORMATION



184 ROUTE 101, BEDFORD, NH 03110
4,128.11+/- SF AVAILABLE @ \$22 PSF NNN
ENTIRE BUILDING 7,715+/- SF @ \$2,500,000

DESCRIPTION:

This landmark retail plaza is a staple in the Bedford community on the Route 101 commuting corridor with a short travel time to the Amherst/Milford town line. The proximity to the major intersection of Routes #101 and #114 make ease of access to points in all directions. The entire 7,715 square feet (according to the tax card) was recently refurbished and currently houses a banking institution with drive up windows and night deposit. With a lease running until the end of 2027, the bank has offered an early termination giving a high signage profile to potential new users of 4,128 square feet. Other tenancies are a high performing Domino's Pizza and a local photography shop. The retail shoppes offer a wide variety of amenities as well as surrounding high profile shopping opportunities. An extraordinary turn key offering for an investor or specialty user.

PROPERTY FEATURES:

- High Traffic / Easy Access
- Town Water and Sewer
- Surrounded by High-end Retail
- Recently refurbished
- Excellent Visibility
- Superior Signage
- Tenants In Place

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	9,148	106,853	254,327
Households	3,127	43,178	103,094
Families	2,578	26,528	66,163
Avg HH Size	2.88	2.39	2.40
Median Age	45.1	39.3	40.8
Median HH Income	\$195,547	\$93,372	\$108,352
Avg HH Income	\$230,704	\$122,142	\$138,866

BUSINESSES (10 MILE)



12,616

TOTAL BUSINESSES



151,633

TOTAL EMPLOYEES

INCOME (10 MILE)



\$108,352

MEDIAN HH INCOME



\$56,483

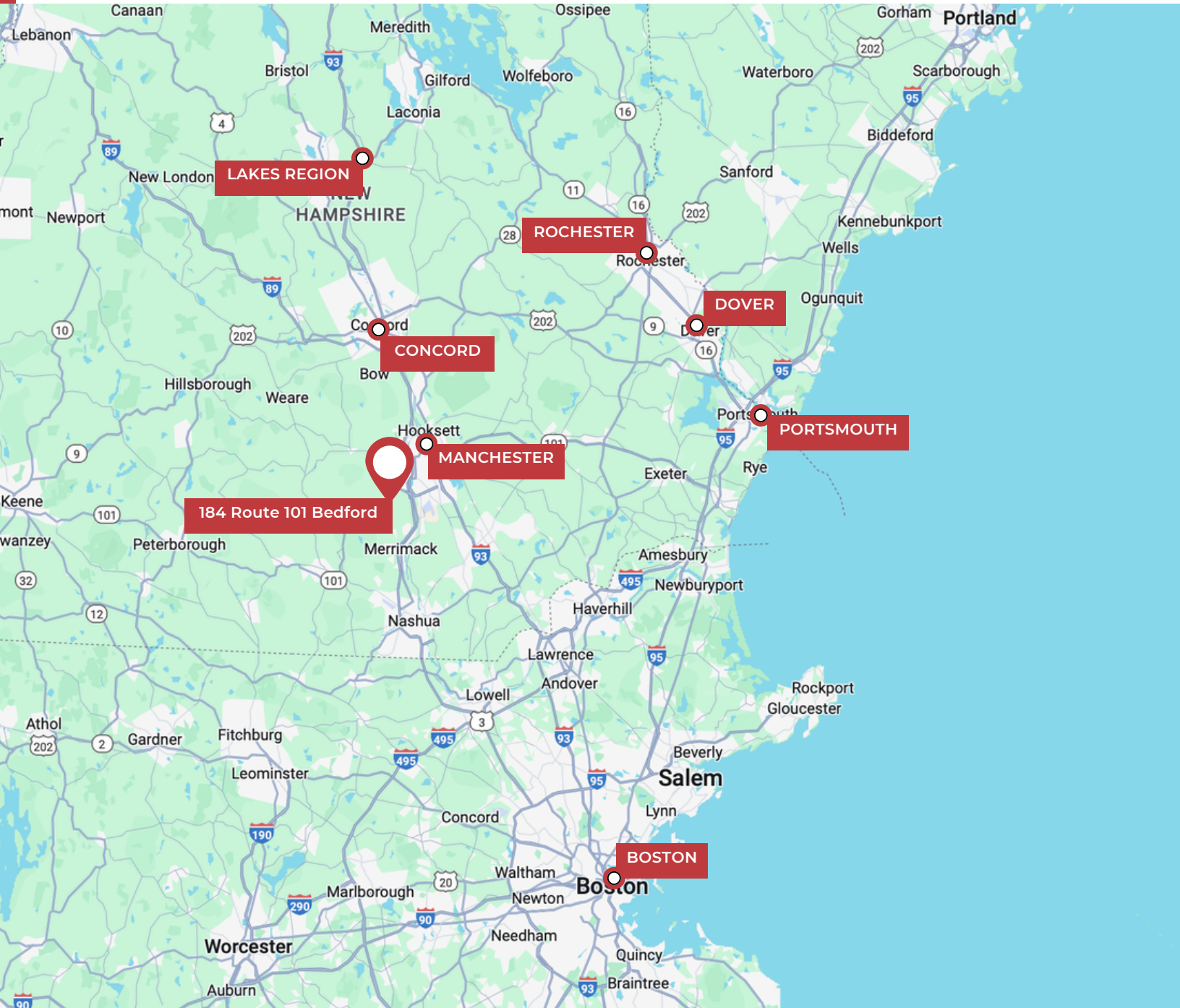
PER CAPITA INCOME



\$360,306

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	14 mins	Lakes Region, NH	45 mins
Concord, NH	27 mins	Dover, NH	1 h 2 mins
Boston, MA	59 mins	Portsmouth, NH	54 mins

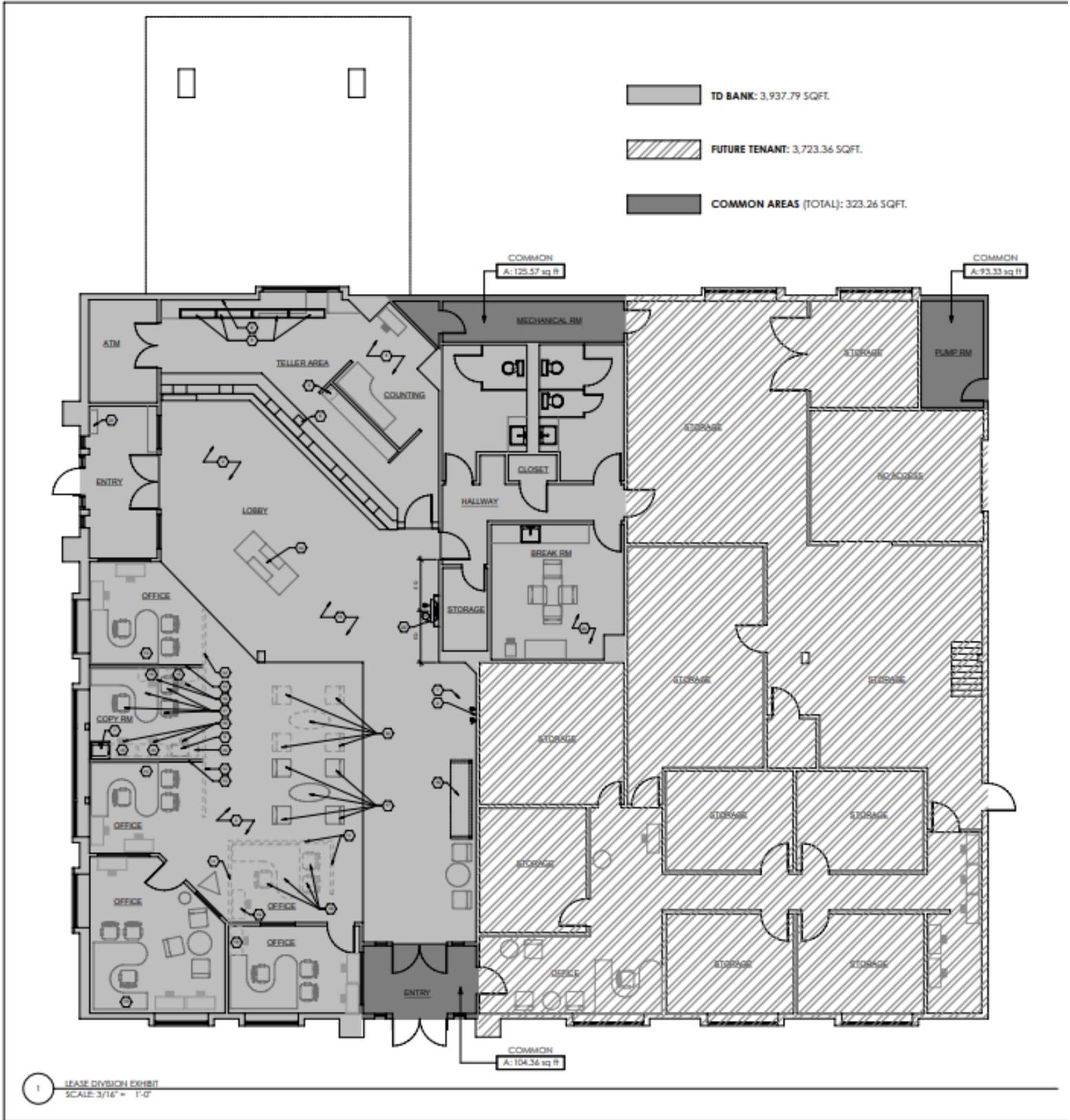
PHOTOS



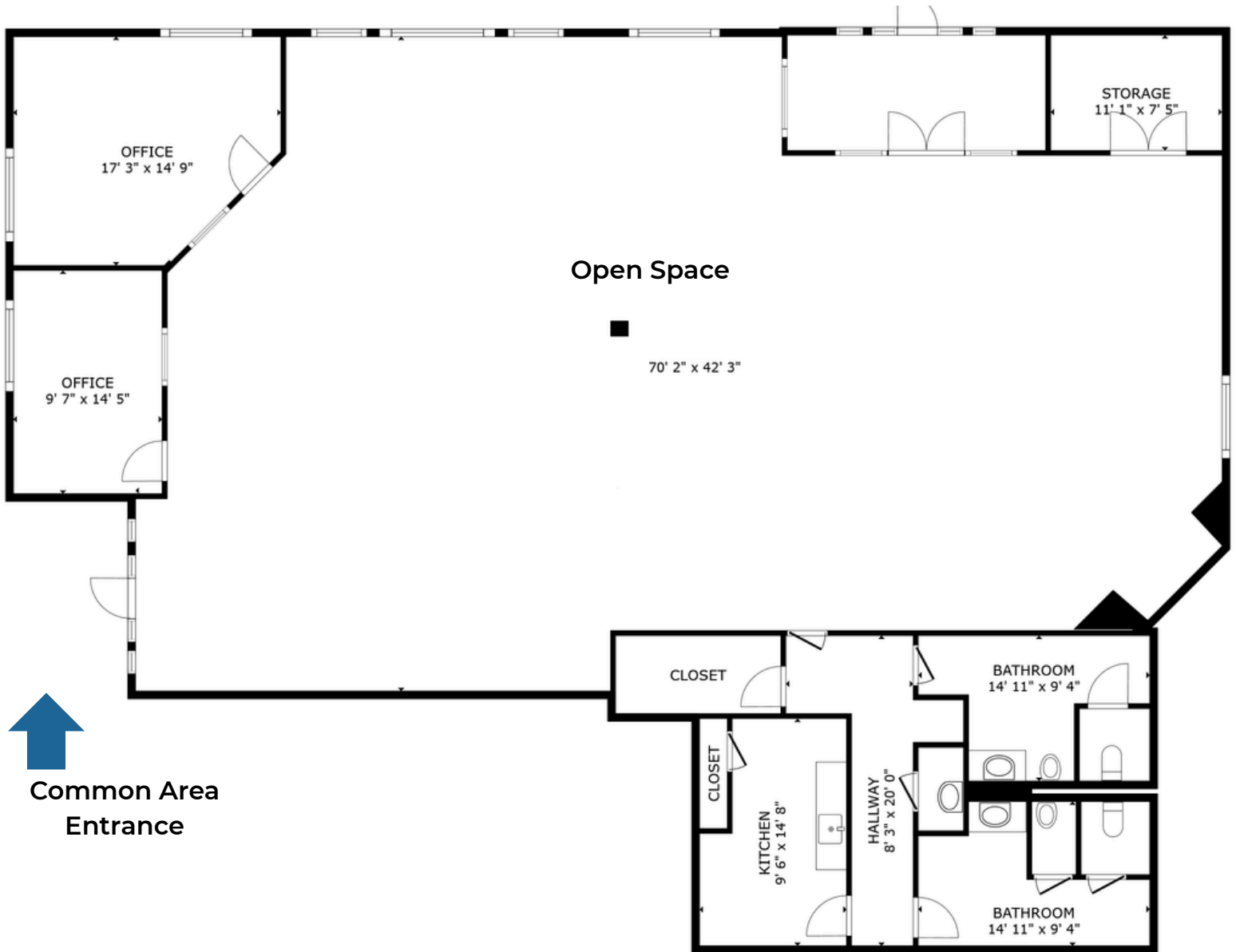
PHOTOS



FLOOR PLAN

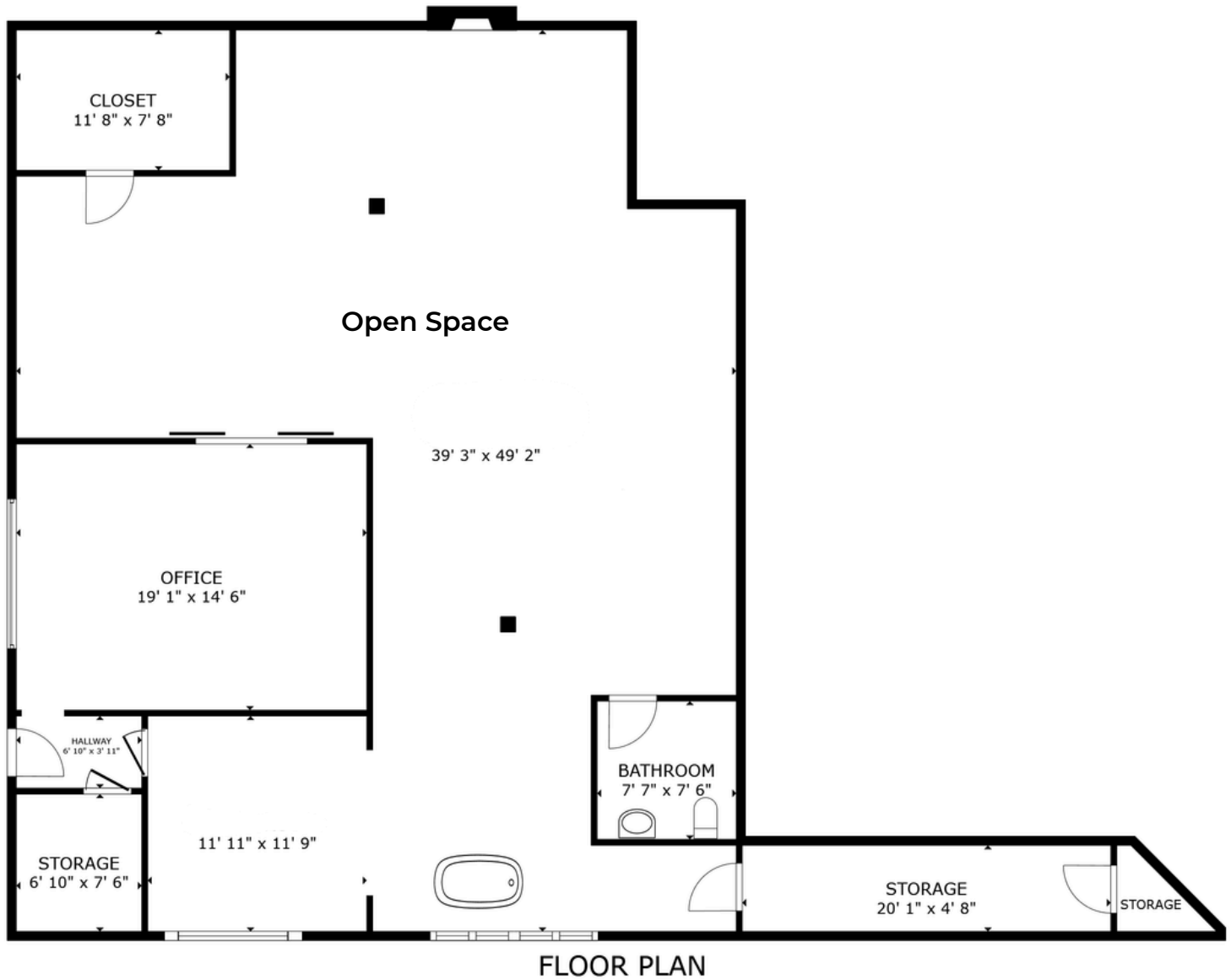


FLOOR PLAN: Former TD Bank Space



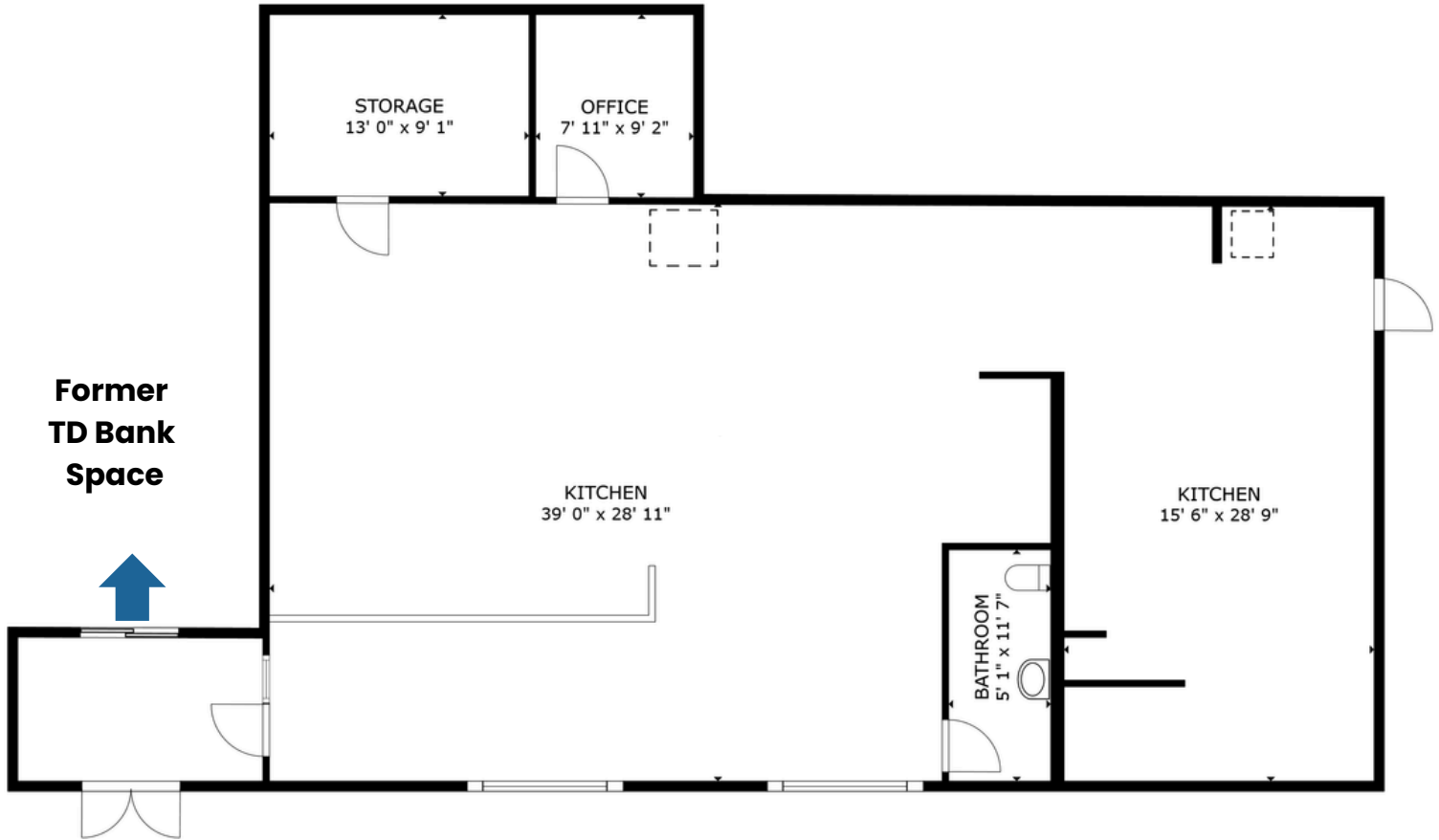
[Virtual Tour Link](#)

FLOOR PLAN: Photography Studio Space



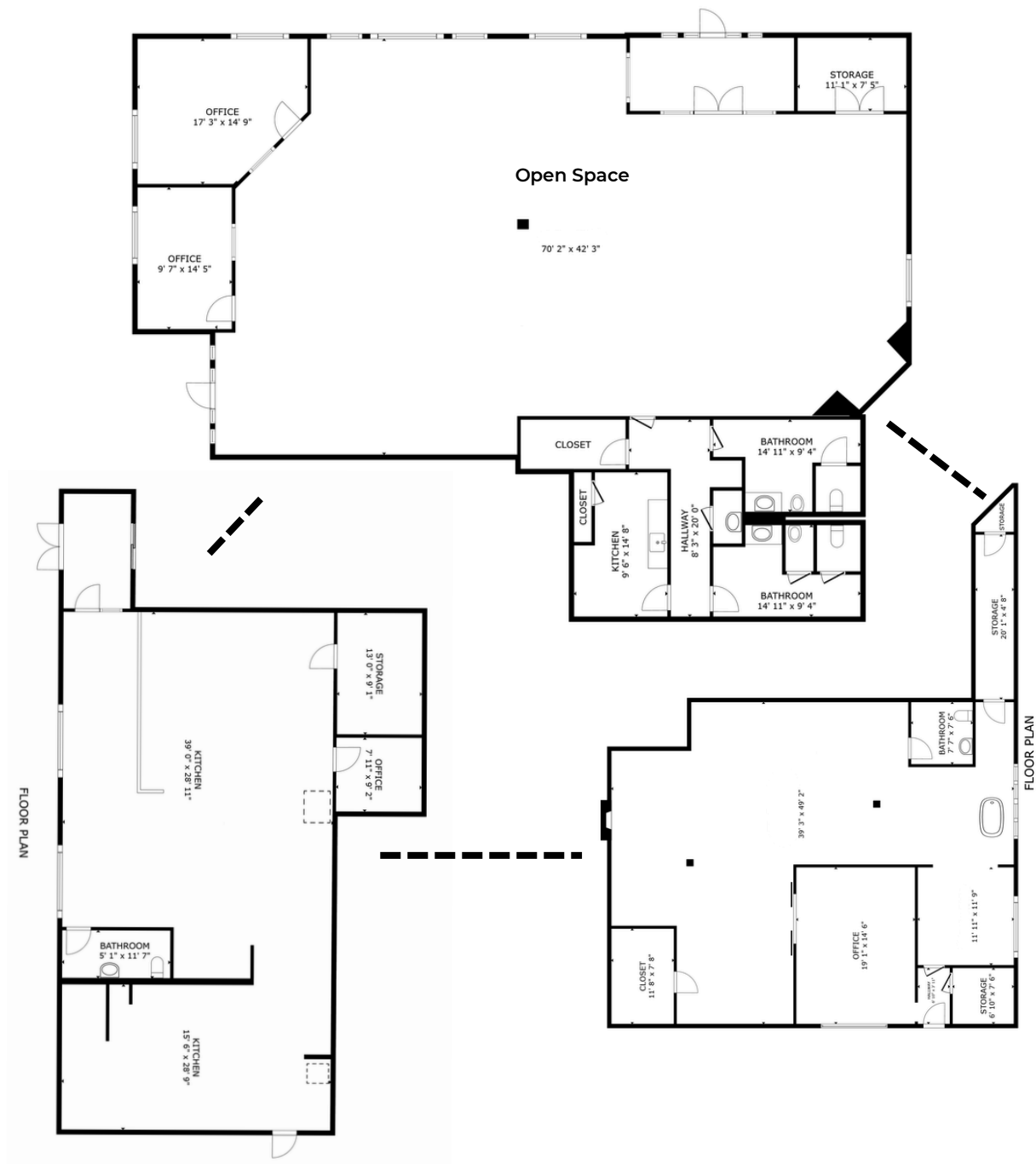
[Virtual Tour Link](#)

FLOOR PLAN: Domino's Pizza Space



[Virtual Tour Link](#)

FLOOR PLAN: Entire Building



RENT ROLL*

Name	DBA	Base	SF	Commencement Date	Expiration Date	Tenant Share	Option
T.B.D. Pizza Inc	d/b/a Domino's Pizza	36,000	1,854	01/04/2023	31/03/2033	24.34%	2/ 5 Year
T.B.D. Pizza Inc	d/b/a Domino's Pizza		1,900	01/04/2023	31/03/2033	23.96%	2/5 Year
TD Bank, N.A.		88,910	3937.79		31/12/2027	51.70%	2/ 5 Year
Total		124,910	7,692			100.00%	
<i>As of 1/1/2024</i>							
<i>TD Bank has provided notice not to renew</i>							
<i>TBD Pizza pays no base rent on the 1,900sf.</i>							
<i>All square footages are quoted from lease</i>							

*All leases are NNN

PROPERTY TAX BILL



Town of Bedford
Office of the Tax Collector
24 North Amherst Road
Bedford, New Hampshire 03110

2025

PROPERTY TAX BILL
Customer Copy
Keep this portion for your records

OFFICE HOURS: Monday - Friday, 8 a.m. to 4:30 p.m. Tuesday, 7 a.m. to 4:30 p.m.

Customer ECKMAN LLC		Location 184 ROUTE 101 F1		
Bill Date 10/17/2025	Bill Number 2573	Parcel 20-98-F01	Tax Year 2025	Interest Rate 8% APR
Tax Rate Per 1,000 16.49	Town Tax 3.87	County Tax 1.02	Local School Tax 10.45	State Education Tax 1.15
Tax Dollars by Rate	3,801.89	1,002.05	10,266.08	1,129.76
Valuations		FIRST BILL \$7,765.87		
LAND 0		SECOND BILL -8,433.91		
BUILDING 982,400		GROSS TAX \$16,199.78		
Exemptions		LESS VETERANS CREDIT .00		
		LESS PAYMENT 7,765.87		
		INTEREST (as of due date) .00		
		AMOUNT DUE \$8,433.91		
		Due Date 12/1/2025	Total Due this Bill \$8,433.91	
<p>If you are elderly, disabled, blind, a veteran, or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details and application information, contact the Assessing Department at 472-8104.</p>				
Taxable Valuation	982,400	<p>The taxpayer has the right to apply in writing, by March 1st after the notice of the tax, to the Council or assessor(s) for an abatement or deferral of the assessed tax as provided under RSA 76:16.</p>		
<p>In accordance with NH RSA 76:11-b, previous unpaid taxes are listed below. Interest shown is as of current bill due date. Please call for a payoff amount.</p>				
Year	Date	Includes Interest Due Thru Due Date of Current Bill Balance	Interest	Total Previous Unpaid Taxes
				\$0.00
<p>Please direct any payments without remittance or made AFTER due date directly to the Tax Office located at 24 N Amherst Rd, Bedford, NH 03110.</p>				
<p>Visit www.bedfordnh.org if you would like information on paying your property tax bill online. It costs just \$0.50 for an Echeck.</p>				
<p>If you have additional questions please call: 472-3550 • www.bedfordnh.org</p>				

✂ Detach and return the below portion with your payment ✂

Mail payment with this portion to:



Town of Bedford
P.O. Box 9828
Manchester, NH 03108-9828

PROPERTY TAX BILL
2025
Remit Copy

Bill Number 2573	Bill Date 10/17/2025	Parcel 20-98-F01	Location 184 ROUTE 101 F1
ECKMAN LLC 161 WEST 61ST ST SUITE P-2C NEW YORK, NY 10023		Due Date 12/1/2025	Amount Due \$8,433.91

Please write your parcel number on your check and enclose this portion of bill with your payment.
Make checks payable to: Town of Bedford

00002082025500002573400008433914



Town of Bedford
Office of the Tax Collector
24 North Amherst Road
Bedford, New Hampshire 03110

ECKMAN LLC
161 WEST 61ST ST SUITE P-2C
NEW YORK, NY 10023



PROPERTY TAX CARD

184 ROUTE 101 #F1

Location 184 ROUTE 101 #F1

Mblu 20/ 98/ / F01/

Acct#

Owner ECKMAN LLC

Assessment \$982,400

PID 3083

Building Count 1

topoTopography

Utility All Public,

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$959,000	\$23,400	\$0	\$0	\$982,400

Owner of Record

Owner ECKMAN LLC

Sale Price \$0

Address 161 WEST 61ST ST SUITE P-2C
NEW YORK , NY 10023

Certificate

Book & Page 8510/0380

Sale Date 12/27/2012

Instrument 1F

Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ECKMAN LLC	\$0		8510/0380	1F	12/27/2012
ECKMAN HAROLD R & AMY	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 7,715
Replacement Cost: \$2,591,968
Building Percent Good: 37
**Replacement Cost
 Less Depreciation:** \$959,000

PROPERTY TAX CARD

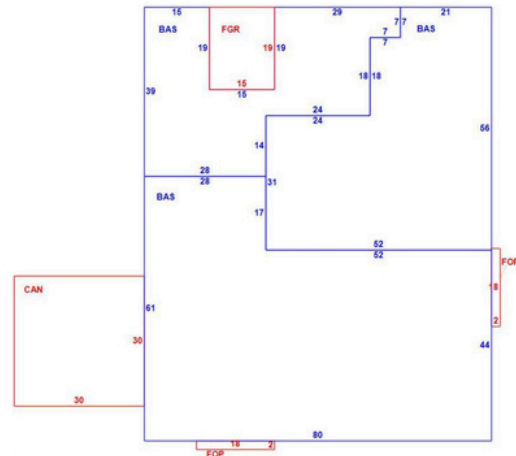
Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average +10
Occupancy	3
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Grade	Average
Stories:	1
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcd Units:	29
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(https://images.vgsi.com/photos/BedfordNHPhotos//0014/P1030555_1401)

Building Layout



(ParcelSketch.aspx?pid=3083&bid=3142)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	7,715	7,715	
CAN	Canopy	900	0	
FGR	Garage, Framed	285	0	
FOP	Porch, Open	72	0	
		8,972	7,715	

PROPERTY TAX CARD

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Assessed Value	Bldg #
DUW3	W/PNEU TUBE	1.00 UNITS	\$8,900	\$8,900	1
DUW1	DRIVE-UP WINDW	1.00 UNITS	\$4,300	\$4,300	1
NDP	NITE DEPOSIT	1.00 UNITS	\$5,300	\$5,300	1
CLR1	COOLER	140.00 S.F.	\$4,900	\$4,900	1

Land

Land Use

Use Code 3401
Description OFF CONDO
Zone CO
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$959,000	\$23,400	\$0	\$0	\$982,400
2024	\$959,000	\$23,400	\$0	\$0	\$982,400
2023	\$859,600	\$18,500	\$0	\$0	\$878,100

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SELLER'S DISCLOSURE

Property Address 184 Route 101, Unit F-1
Bedford, NH 03110



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: City water
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

} unknown

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

} unknown

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Phone: (603)623-0109

Fax:

Untitled

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

SELLER'S DISCLOSURE (CONT.)

Property Address _____

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

SELLER'S DISCLOSURE (CONT.)

Property Address _____

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 184 Route 101

Unit Number (if applicable): F-1

Town: Bedford, NH 03110

[Signature] SELLER Manager, Eckman LLC

12/19/25
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

SELLER'S DISCLOSURE (CONT.)

NOTIFICATION REQUIRED PRIOR TO CONDOMINIUM SALE

The SELLER hereby advises the BUYERS, as required by RSA 477:4-f, that the BUYERS have the right to obtain the information in RSA 356-B:58, I from the Bedford Village Shops Condominium Association (the "Association"). The information in RSA 356-B:58, I, which the BUYERS have the right to obtain, is the following:

- A. Appropriate statements pursuant to RSA 356-B:46, VIII and, if applicable, RSA 356-B:47. The statements pursuant to RSA 356-B:46, VIII set forth the amount of unpaid assessments current levied against the Unit and the statements pursuant to RSA 356-B:47 pertain to any rights of first refusal or other restraints on free alienability.
- B. A statement of any capital expenditures and major maintenance expenditures anticipated by the Association within the current or succeeding two fiscal years.
- C. A statement of the status and amount of any reserve for major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors of the Association.
- D. A copy of the income statement and balance sheet of the Association for the last fiscal year for which such statement is available.
- E. A statement of the status of any pending suits or judgments in which the Association is a party defendant.
- F. A statement setting forth what insurance coverage is provided for all unit owners by the Association and what additional insurance coverage would normally be secured by each individual unit owner.
- G. A statement that any improvements or alterations made to the Unit, or the Limited Common Area assigned thereto, by any prior unit owner are not known to be in violation of the condominium instruments.
- H. A copy of the Declaration of Condominium, By-laws and any formal rules of the Association.
- I. A statement of the amount of monthly and annual fees, and any special assessments made within the last three years.

The BUYERS hereby acknowledge receipt of a copy of this Exhibit D prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

DATE

BUYER

DATE

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

CHRISTOPHER NORWOOD

PRESIDENT

tel (603) 668-7000

cnorwood@nainorwoodgroup.com

MATT ROBINSON

ADVISOR

tel (603) 637-2237

mobile (603) 714-3426

mrobinson@nainorwoodgroup.com

LOUISE NORWOOD

FOUNDER/PRINCIPAL

tel (603) 668-7000

mobile (603) 496-4513

louise@nainorwoodgroup.com

NAINorwood Group

Commercial Real Estate Services, Worldwide

NAI Norwood Group

116 South River Road

Bedford, NH 03110

www.nainorwoodgroup.com