



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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REALTY



# Rite Aid

15 Mont Vernon St, Milford, NH 03055

Exclusively Represented By:

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OFFERING MEMORANDUM

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# Property Information

## Section 1

# Executive Summary

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## Offering Summary

Price	\$2,850,000
Lease Rate	NNN or ground lease
Price / GSF	\$225.90
Lease Type	NNN
Anchor Tenants	Commercial
Parking Spaces / Ratio	null / null
Year Built	1970
Occupancy	null%
Site Size	56,182 SF

## Location Overview

Positioned in the heart of Milford, NH, the area offers a captivating blend of historic charm and modern convenience. The vibrant town center, known as the Oval, is just a stone's throw away, providing an array of local dining and shopping experiences. For those seeking outdoor recreation, the tranquil trails and scenic beauty of the Granite Town Rail-Trail and Emerson Park are within easy reach. The property's central location also ensures quick access to major highways, making it a prime destination for businesses seeking a harmonious balance between small-town character and urban accessibility. With its proximity to essential amenities and services, the area is an ideal location for commercial lease, offering a blend of modern accessibility and small-town allure.

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# Property Description

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## Property Description

Discover an exceptional leasing opportunity at this prime location on Mont Vernon St, Milford, NH. This property offers modern amenities including spacious floor plans, abundant natural light, and versatile spaces suitable for a variety of commercial needs. With its contemporary design and convenient layout, this property is poised to accommodate businesses of all sizes and industries. Ample parking and easy access to major transportation routes add further appeal to this outstanding leasing opportunity. Elevate your business in this well-appointed space that combines functionality with style, and take advantage of a premier location that offers visibility and accessibility for your enterprise.

## Property Highlights

- Modern amenities
- Spacious floor plans
- Abundant natural light
- Versatile commercial spaces
- Contemporary design
- Convenient layout
- Ample parking
- Easy access to major transportation routes
- Walking distance to the Milford Oval



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# Location Information

## Section 2

# Regional Map

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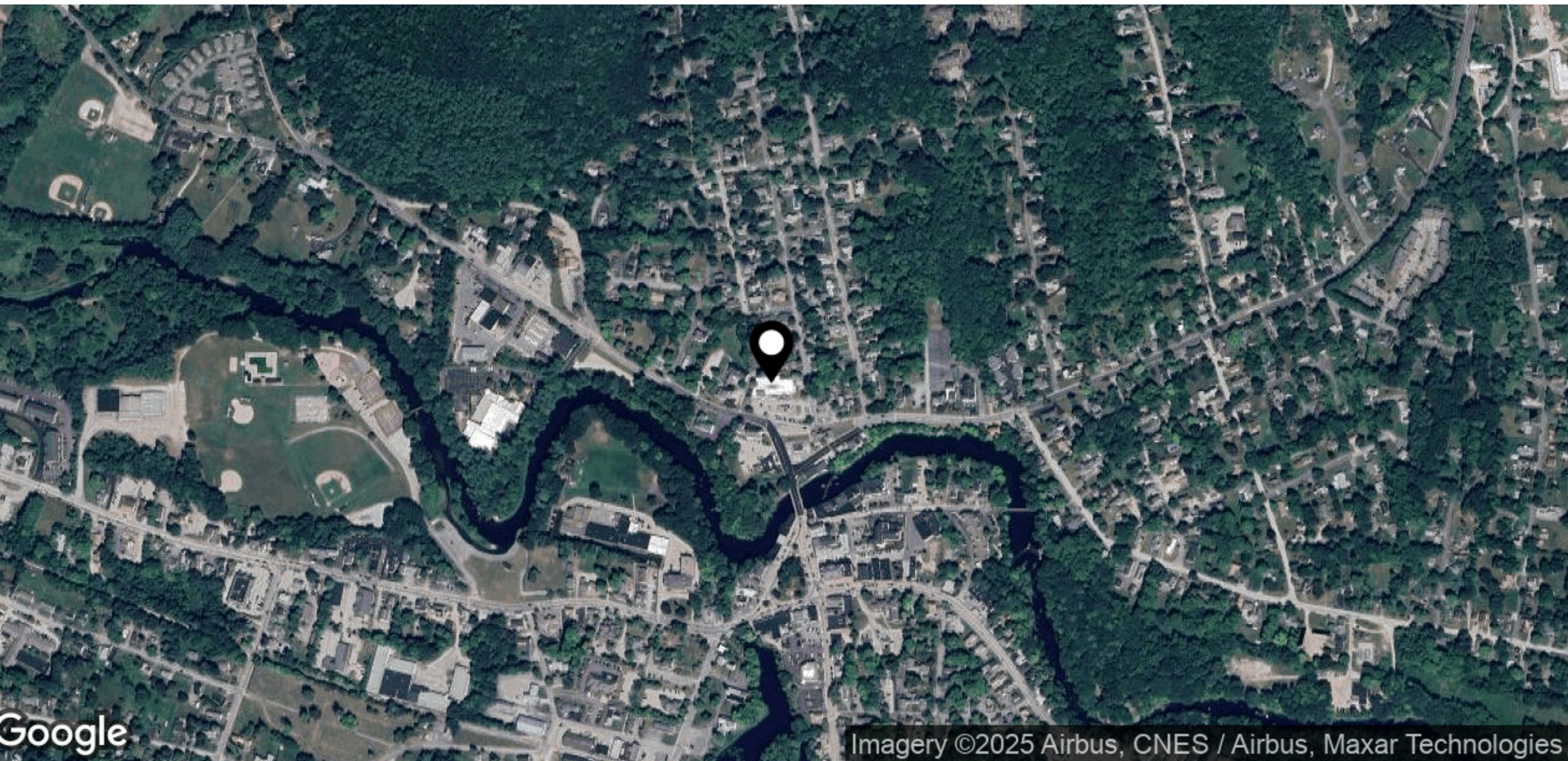
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# Aerial Map

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# Demographics

## Section 3

# Additional Photos

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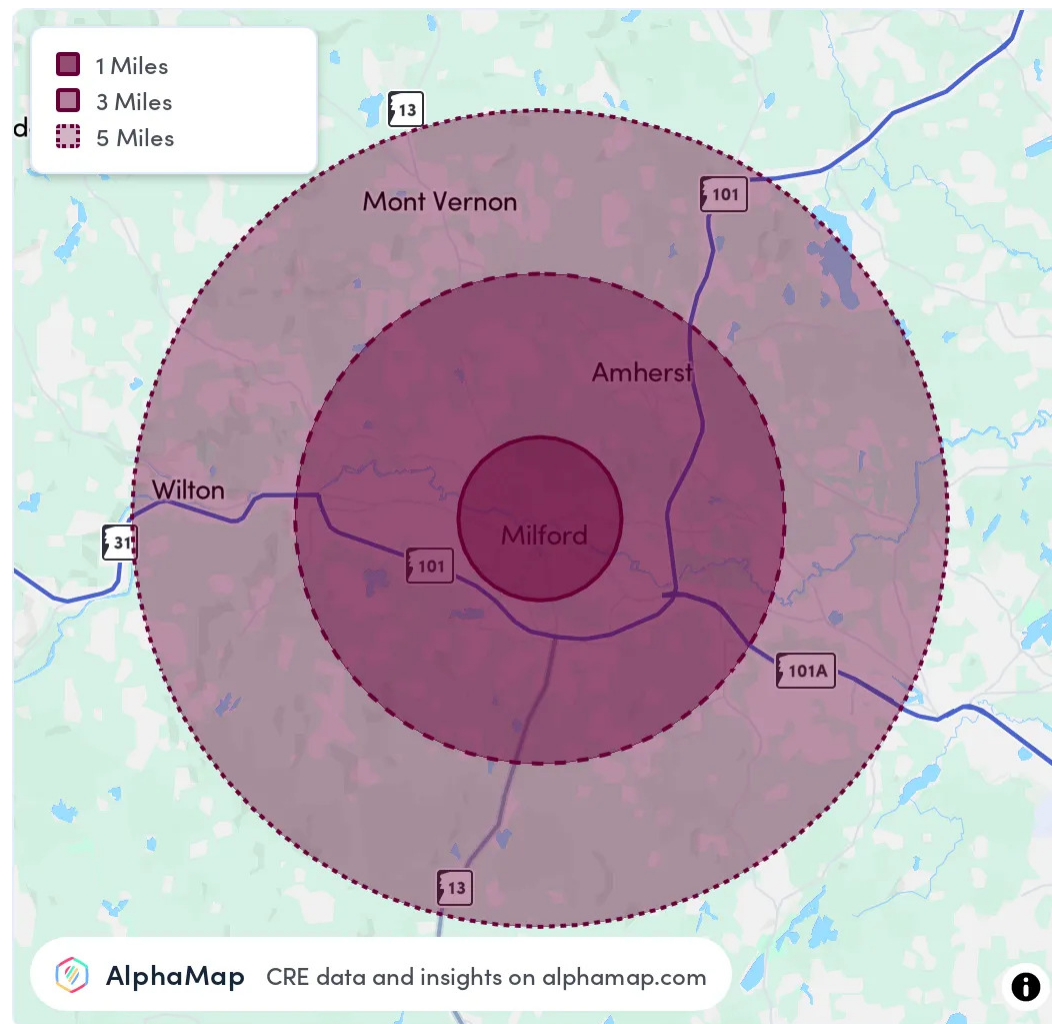
# Area Analytics

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Population	1 Mile	3 Miles	5 Miles
Total Population	6,281	19,430	33,396
Average Age	43	43	42
Average Age (Male)	41	41	42
Average Age (Female)	45	44	43

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,752	7,935	13,084
Persons per HH	2.3	2.4	2.6
Average HH Income	\$111,960	\$140,052	\$153,420
Average House Value	\$398,828	\$459,169	\$491,283
Per Capita Income	\$48,678	\$58,355	\$59,007

Map and demographics data derived from AlphaMap



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