A photograph of a Rite Aid building. The building is a single-story structure with a grey metal siding exterior. The Rite Aid logo, featuring a blue shield with a white cross and green leaves, is prominently displayed above the entrance. The word "RITE AID" is written in blue and green letters. To the right of the main entrance, there is a smaller entrance with a sign that reads "PARKING 22-64".

BERKSHIRE  
HATHAWAY  
HOMESERVICES

VERANI  
REALTY

The logo for the Commercial Division of Berkshire Hathaway HomeServices Verani Realty. It consists of a stylized graphic of vertical bars of increasing height followed by the text "COMMERCIAL DIVISION" in a serif font.

COMMERCIAL DIVISION<sup>SM</sup>

# Rite Aid

15 Mont Vernon St, Milford, NH 03055

Exclusively Represented By:

**Jodie Boutwell**

Broker

603 472 1010

jodie.boutwell@verani.com

**Kimberly Reagan**

Director Commercial Division

603 845 2286

kim.reagan@verani.com

OFFERING MEMORANDUM

# Table Of Contents

FOR SALE / LEASE

## Confidentiality & Disclaimer

All materials and information received or derived from Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

## Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
LOCATION INFORMATION	6
REGIONAL MAP	7
AERIAL MAP	8
DEMOGRAPHICS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
AREA ANALYTICS	12

Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

BERKSHIRE  
HATHAWAY  
HOMESERVICES | VERANI  
REALTY

 COMMERCIAL DIVISION<sup>SM</sup>

# Property Information

## Section 1

OFFERING MEMORANDUM

# Executive Summary

FOR SALE / LEASE



## Offering Summary

Price	\$2,850,000
Lease Rate	NNN or ground lease
Price / GSF	\$225.90
Lease Type	NNN
Ancor 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.

Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

# Property Description

FOR SALE / LEASE



## 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

Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

# Location Information

## Section 2

OFFERING MEMORANDUM

# Regional Map

FOR SALE / LEASE



Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

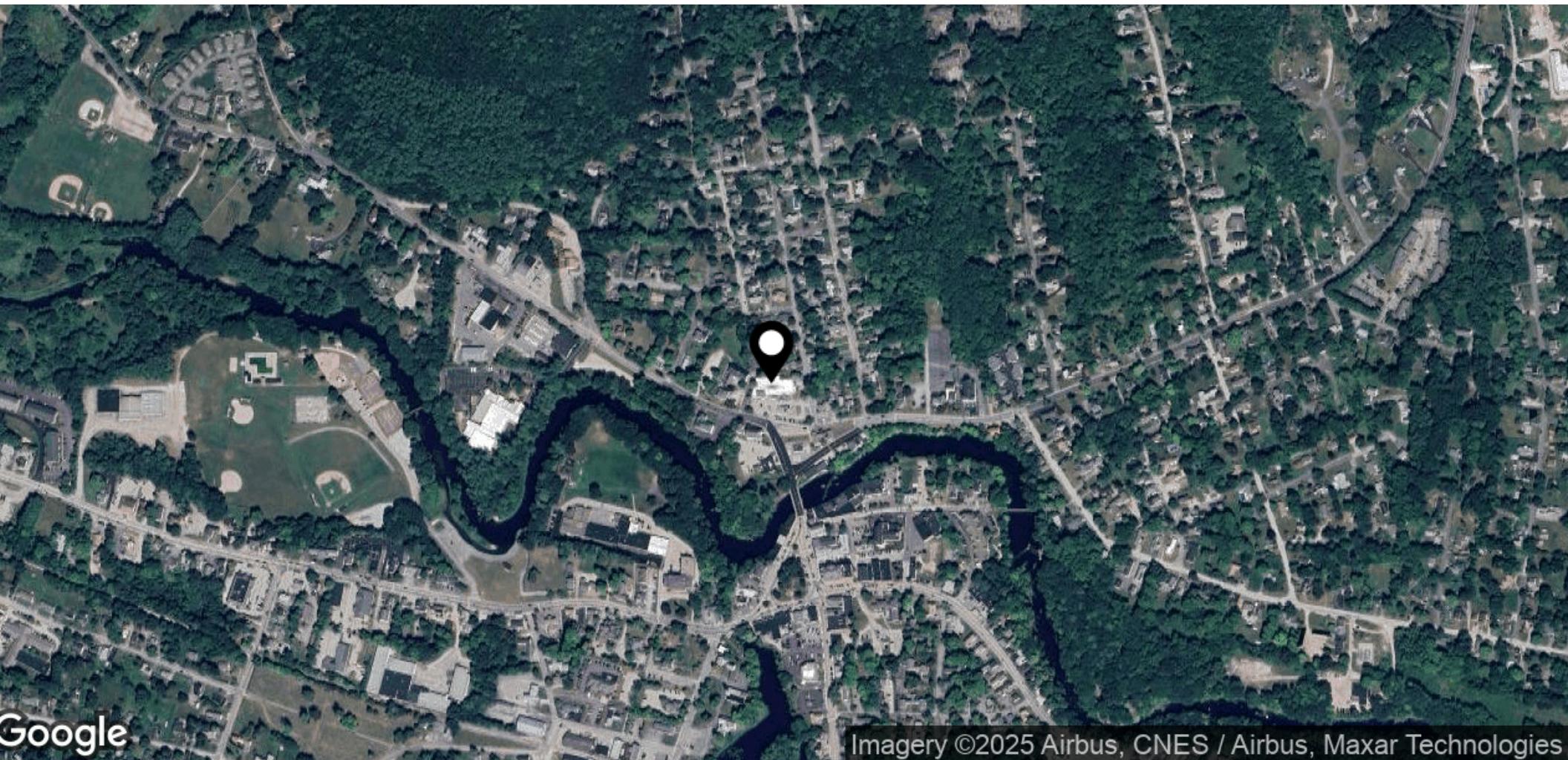
Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

# Aerial Map

FOR SALE / LEASE



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

# Demographics

## Section 3

OFFERING MEMORANDUM

# Additional Photos

FOR SALE / LEASE



Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

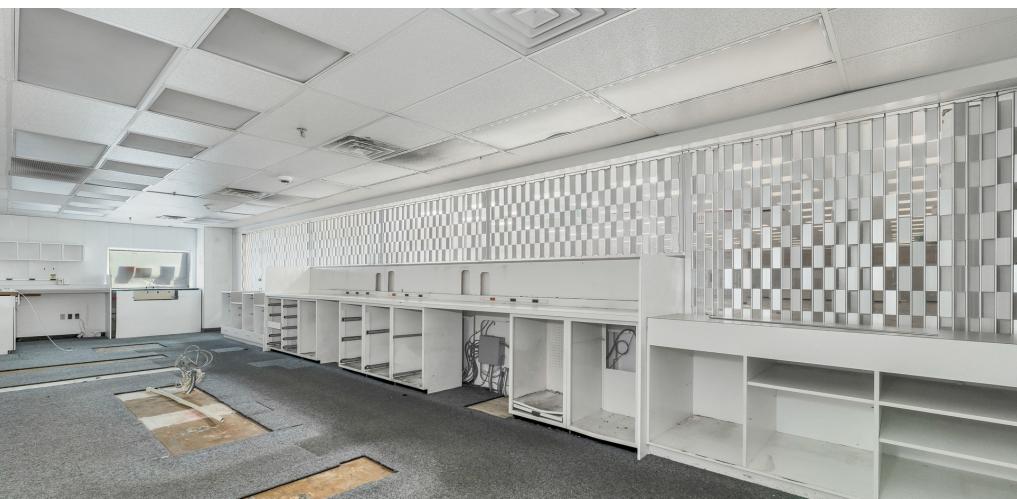
Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

# Additional Photos

FOR SALE / LEASE



Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
 COMMERCIAL DIVISION™

# Area Analytics

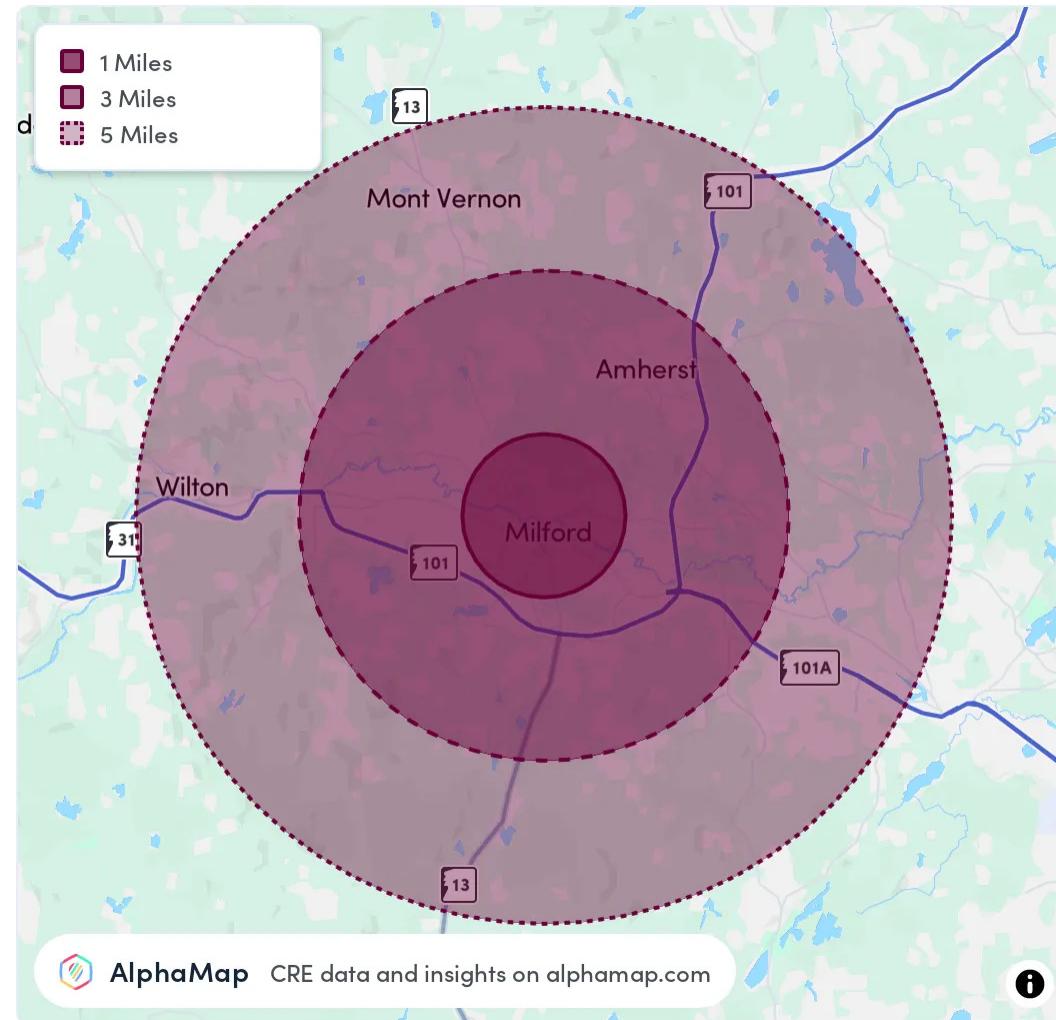
FOR SALE / LEASE

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



Jodie Boutwell  
Broker  
603 472 1010  
jodie.boutwell@verani.com

Kimberly Reagan  
Director Commercial Division  
603 845 2286  
kim.reagan@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Club Acre Ln.  
Bedford, NH 03110  
603.472.1010  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES | VERANI  
REALTY  
  
 COMMERCIAL DIVISION™