



440 GRANITE AVE MILTON, MA 02186

TWO 1,800 SF SPACES AVAILABLE
FOR SALE OR LEASE



200,000+ DAILY
VEHICLE IMPRESSIONS



+



ONSITE
PARKING

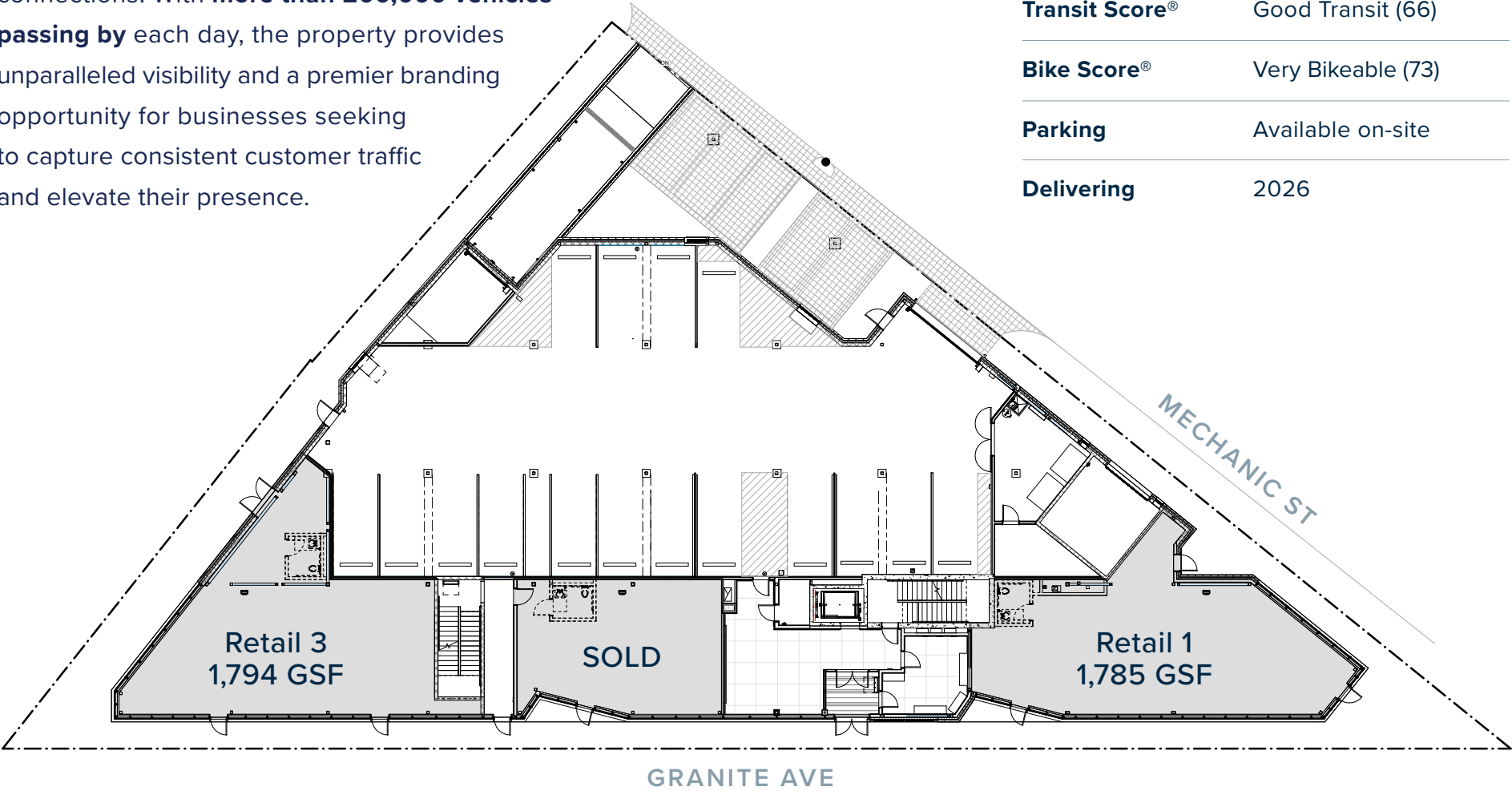
PROPOSED SITE PLAN

RETAIL SPACES

Located just minutes from Boston, Milton blends suburban charm with city convenience. The community surrounding 440 Granite Ave is highly educated, family-oriented, and economically strong. Situated near East Milton Square, it offers easy access to local shops, dining, amenities, and convenient transit connections. With **more than 200,000 vehicles passing by** each day, the property provides unparalleled visibility and a premier branding opportunity for businesses seeking to capture consistent customer traffic and elevate their presence.

MORE DETAILS

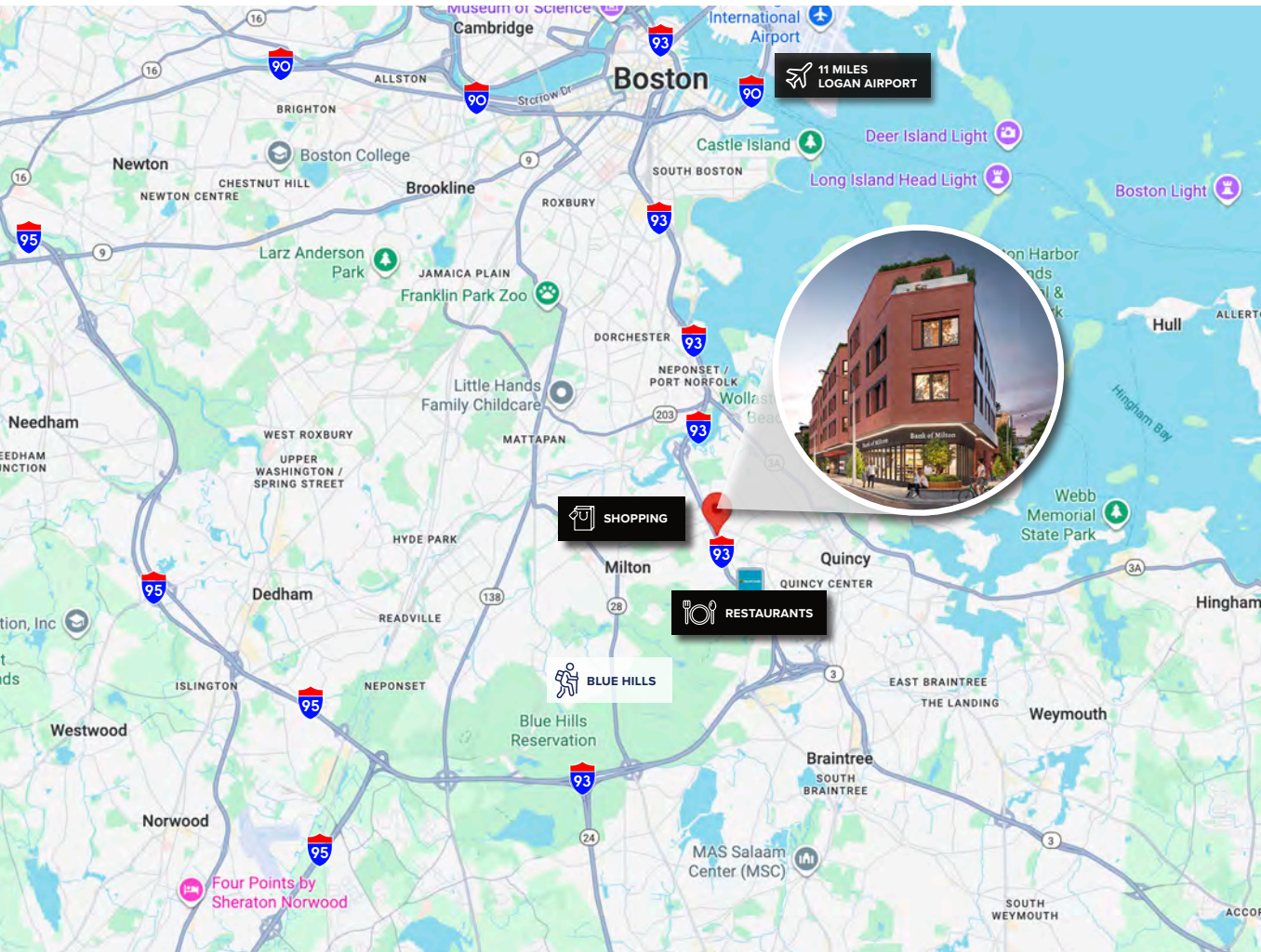
Available Spaces	1,794 SF & 1,785 SF
Zoning	Business District
Walk Score®	Somewhat Walkable (66)
Transit Score®	Good Transit (66)
Bike Score®	Very Bikeable (73)
Parking	Available on-site
Delivering	2026



AERIAL MAP

440 GRANITE AVE, MILTON, MA 02186

KEY HIGHLIGHTS



200,000+ DAILY
VEHICLE IMPRESSIONS



Affluent & Established: Median household income is around \$178K, with a median home value near \$900K, signaling strong purchasing power and long-term stability.

Educated Community: 70% of adults hold a bachelor's degree or higher, and nearly all residents have completed high school.

Family-Centric: The area has a balanced age mix, with nearly 40% of residents between 25–54, representing young professionals and established families.

Diverse & Inclusive: While predominantly White, Milton is home to vibrant Black (15%) and Asian (6%) populations, adding cultural and demographic depth.

Low Turnover: With 85% owner-occupied homes and a 2.8% vacancy rate, Milton residents are long-term investors in their community.

Strong Appeal: The combination of proximity to Boston, high-income households, and community amenities makes this a sought-after area for upscale residential and lifestyle brands.

GET IN TOUCH

440 GRANITE AVE MILTON, MA

Don't miss out on this exceptional opportunity in one of Greater Boston's most desirable locations. Contact Dodge today to schedule a viewing and explore the potential of this property.



DODGE TUCKER

603-828-1384

dodge@tucker-re.com

tucker-re.com

