



2,000± SF OFFICE/RETAIL SPACE
WITH WATERVIEW
NOW AVAILABLE FOR SUBLEASE
AT MILTON CROSSING

**585 WHITE MOUNTAIN HIGHWAY,
MILTON, NH 03851**

Offered at \$2,254.77 NNN



Commercial Real Estate Services, Worldwide

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116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
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CONTACT:

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darden@nainorwoodgroup.com

JESSIE GILTON
(617) 820 8443
jessie@nainorwoodgroup.com

PROPERTY INFORMATION



2,000± SF Available

DESCRIPTION:

2,000± SF of premium retail or office space is now available for sublease in a high-visibility plaza anchored by Dunkin' and Dollar General. This flexible unit features an open bullpen area, two private offices, three in-suite bathrooms, and a kitchenette—ideal for a wide range of uses, including retail, professional office, or medical.

Located directly on Milton Road (Route 125) with excellent signage and exposure, the property offers ample parking, beautifully maintained grounds, and stunning water views of Milton Pond. With immediate availability and direct access to Milton Three Ponds, public beach access, and a nearby boat launch, this location presents a rare opportunity to combine visibility, convenience, and natural beauty.

PROPERTY FEATURES:

- Waterview Retail Space—with water views of Milton Pond, beautifully maintained grounds, and quick access to public beach and boat launch.
- Versatile 2,000± SF layout with open bullpen, two private offices, three restrooms, and kitchenette—ideal for retail, office, or medical use.
- High-visibility location on Route 125 with signage, strong co-tenancy (Dunkin' & Dollar General), and ample on-site parking

[VIRTUAL TOUR LINK](#)

DEMOGRAPHICS



2025 SUMMARY

| 2025 SUMMARY | 2 MILE | 5 MILE | 10 MILE |
|------------------|-----------|----------|-----------|
| Population | 2,893 | 14,525 | 59,279 |
| Households | 1,292 | 6,089 | 25,261 |
| Families | 908 | 4,061 | 16,331 |
| Avg HH Size | 2.22 | 2.37 | 2.33 |
| Median Age | 44.8 | 44.1 | 44.6 |
| Median HH Income | \$101,661 | \$82,822 | \$88,088 |
| Avg HH Income | \$100,005 | \$95,868 | \$102,528 |

BUSINESSES (10 MILE)



1,863

TOTAL BUSINESSES



17,419

TOTAL EMPLOYEES

INCOME (10 MILE)



\$88,088

MEDIAN HH
INCOME



\$43,789

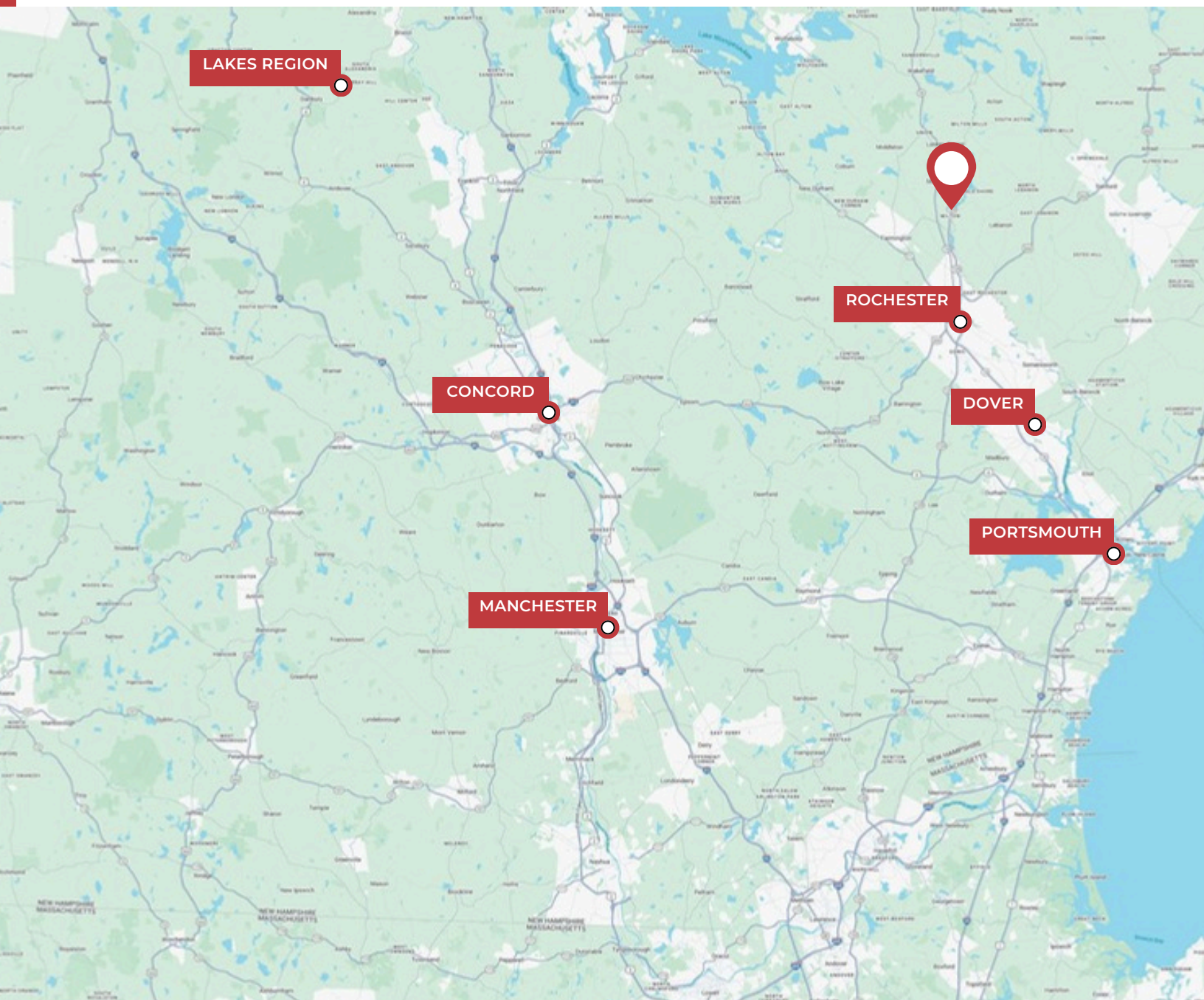
PER CAPITA
INCOME



\$277,887

MEDIAN NET
WORTH

MAP LOCATOR



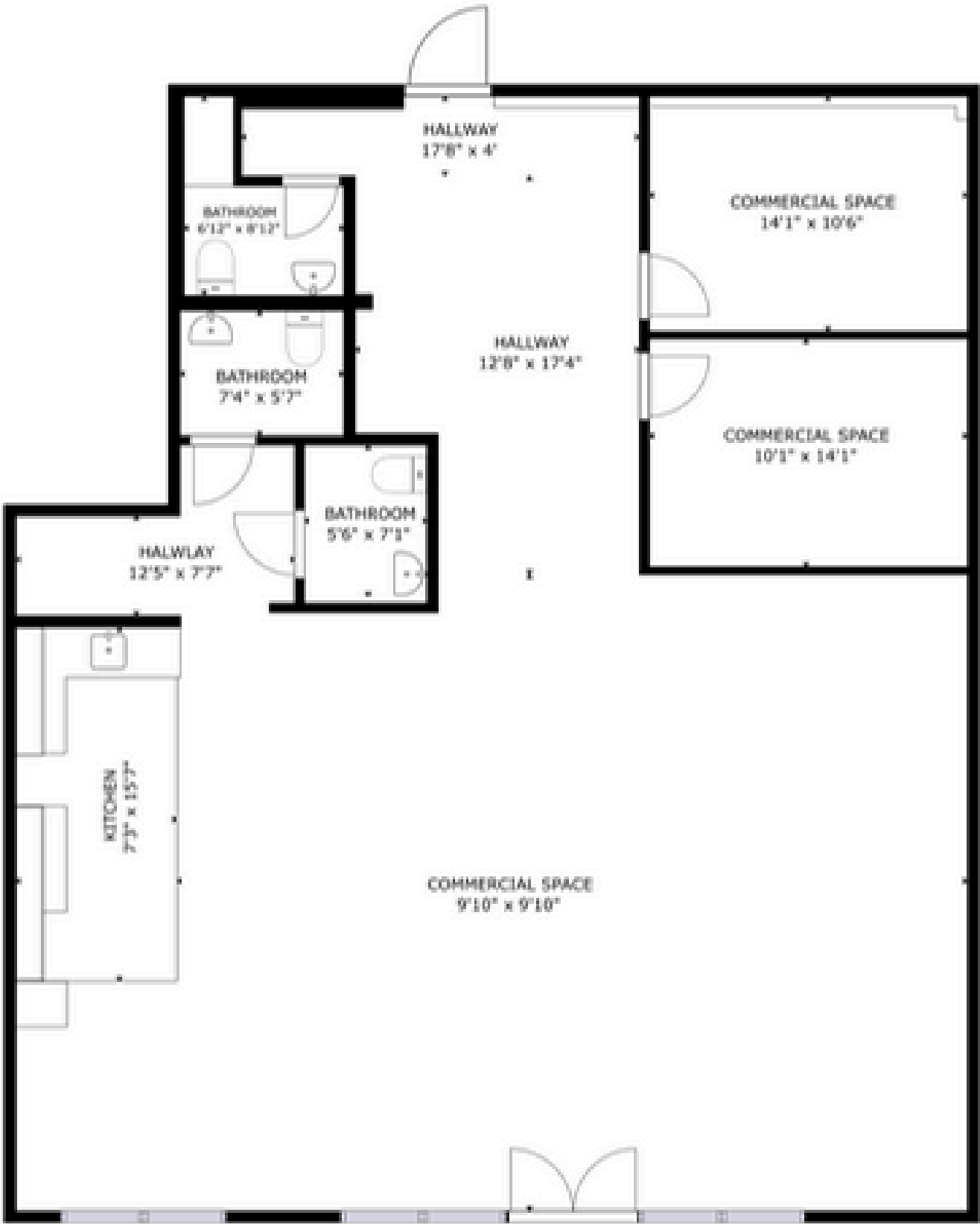
DRIVE TIMES TO:

| | | | |
|----------------|----------|----------------|--------------|
| Rochester, NH | 16 mins | Manchester, NH | 1hr 7 mins |
| Dover, NH | 26 minsr | Concord, NH | 58 mins |
| Portsmouth, NH | 38 mins | Boston, MA | 1 hr 46 mins |

PHOTOS



FLOOR PLAN



TAX CARD

Map: 000042

Lot: 000125

Sub: 000000

Card: 1 of 1

585 WHITE MOUNTAIN HWY


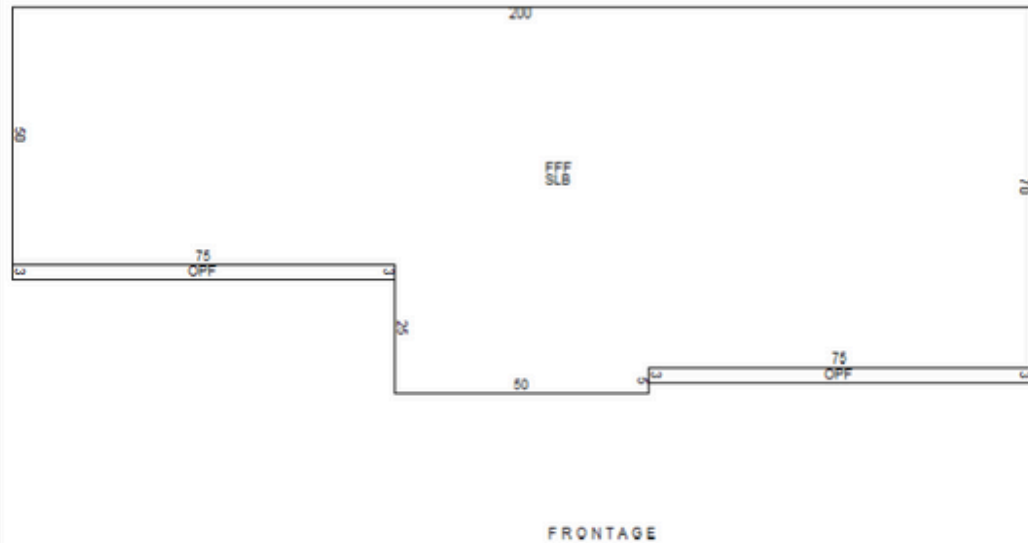
MILTON

Printed: 06/02/2025

| OWNER INFORMATION | | | SALES HISTORY | | | | | | | PICTURE | | | | | | | |
|---|----------|---------------------------|---|----------------------|------|---|---------|-------------------------|------|------------|---------|---|-----------|------------------------------|--|--|--|
| DELPHI REALTY GROUP XIII, LLC 476 ALFRED ST BIDDEFORD, ME 04005 | | | Date | Book | Page | Type | Price | Grantor | | | | | | | | | |
| | | | 10/20/2014 | 4250 | 0852 | U I 37 | 375,000 | TD BANK, NA | | | | | | | | | |
| | | | 05/30/2013 | 4132 | 0432 | U I 51 | 750,000 | OCEAN MANAGEMENT | | | | | | | | | |
| | | | 08/13/2007 | 3563 | 0130 | Q 1 | 854,000 | LAMOUREUX | | | | | | | | | |
| LISTING HISTORY | | | NOTES | | | | | | | | | | | | | | |
| 03/14/25 | CRPR | NVC | GREY, DOLLAR GENERAL, DUNKIN DONUTS, 1 VACANT UNIT, EST 2 HALF BATHS IN VACANT UNIT- NEEDS TENANT FIT OUT, TOTAL 5 HALF BATHS, 4 UTIL SINKS, DUMPSTER FENCED= DNPU, DRIVE UP WINDOW FOR DUNKINS; 3/18; UNIT 2 BEING FIT UP FOR TENANT; KITCHENETTE INSTALLED; ELEC WORK; LACKS FLRING; 3/19; COMMUNITY PARTNERS FIT UP COMPLETE; 01/20; OPT OUT; 8/20; APPRS NC; OPT OUT=EST; | | | | | | | | | | | | | | |
| 08/26/20 | RWVE | | | | | | | | | | | | | | | | |
| 01/01/20 | INSP | MARKED FOR INSPECTION | | | | | | | | | | | | | | | |
| 09/18/19 | CRHC | | | | | | | | | | | | | | | | |
| 03/22/19 | JBPR | | | | | | | | | | | | | | | | |
| 03/20/17 | JBPR | | | | | | | | | | | | | | | | |
| 04/22/16 | BHPL | | | | | | | | | | | | | | | | |
| 06/08/15 | RDCE | GATED- UNDER CONSTRUCTION | | | | | | | | | | | | | | | |
| ***VISIT BY APPOINTMENT ONLY*** | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES VALUATION | | | | | | | | | | | | | | MUNICIPAL SOFTWARE BY AVITAR | | | |
| Feature Type | Units | Length x Width | Size Adj | Rate | Cond | Market Value | Notes | MILTON ASSESSING OFFICE | | | | | | | | | |
| PAVING | 336 | 8 x 42 | 108 | 3.25 | 60 | 708 | | | | | | | | | | | |
| PAVING | 16,200 | 100 x 162 | 61 | 3.25 | 60 | 19,270 | | | | | | | | | | | |
| PAVING | 10,920 | 65 x 168 | 61 | 3.25 | 60 | 12,989 | | | | | | | | | | | |
| LIGHTS-PKG LOT/SINGL | 5 | | 100 | 1,700.00 | 100 | 8,500 | | | | | | | | | | | |
| DRIVE UP WINDOW | 1 | | 100 | 20,000.00 | 100 | 20,000 | | | | | | | | | | | |
| | | | | | | 61,500 | | | | | | | | | | | |
| VISIT BY APPOINTMENT ONLY | | | | | | | | | | | | | | | | | |
| LAND VALUATION | | | | | | | | | | | | | | LAST REVALUATION: 2024 | | | |
| Zone: HIGH DENSITY RES | | Minimum Acreage: 0.50 | | Minimum Frontage: 75 | | Site: AVERAGE Driveway: PAVED Road: PAVED | | | | | | | | | | | |
| Land Type | Units | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R | Tax Value | Notes | | | |
| COM/IND | 0.500 ac | | 117,500 | E | 100 | 100 | 100 | 100 -- LEVEL | 150 | 176,300 | 0 | N | 176,300 | USE | | | |
| COM/IND | 2.450 ac | | x 3,000 | X | 100 | | | 100 -- LEVEL | 100 | 7,400 | 0 | N | 7,400 | | | | |
| 2.950 ac | | | | | | | | | | 183,700 | 183,700 | | | | | | |

TAX CARD, CONT.

Map: 000042 Lot: 000125 Sub: 000000 Card: 1 of 1 585 WHITE MOUNTAIN HWY MILTON Printed: 06/02/2025

| PICTURE | OWNER | TAXABLE DISTRICTS | BUILDING DETAILS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|--|---|-----------------------------------|-------------|------------------|---|-------------|-------------|--------------------------------|-------------------------|------------|--------------------------------|-------------|-------------|--------------------------------|----------|------------|--------------------------------|---------------------|--------------------|--------------------------------|---------------------|------------|--------------------------------|----------|------------|-------------------------------|--|--------|--------|--|--------|
|  | DELPHI REALTY GROUP XIII, LLC | <table><tr><th>District</th><th>Percentage</th></tr><tr><td>WATER/SEWER</td><td>% 100</td></tr></table> | District | Percentage | WATER/SEWER | % 100 | Model: 1.00 STORY FRAME COMMERCIAL Roof: GABLE OR HIP/ASPHALT Ext: ABOVE AVG/STONE VENEER Int: DRYWALL Floor: CONCRETE Heat: GAS/FA DUCTED | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | District | Percentage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | WATER/SEWER | % 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 476 ALFRED ST BIDDEFORD, ME 04005 | | <table><tr><th colspan="2">PERMITS</th></tr><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr><tr><td>03/13/25</td><td>PLUMBING</td><td>REMODEL OF INTERIOR DRAINS AND</td></tr><tr><td>02/28/25</td><td>ELECTRICAL</td><td>DUNKIN REMODEL. WIRE FOR DUNKI</td></tr><tr><td>01/29/25</td><td>SIGN</td><td>1 NEW EXTERNALLY ILLUMINATED W</td></tr><tr><td>12/19/24</td><td>BUILDING</td><td>FOOTINGS FOR A NEW MENU AND CA</td></tr><tr><td>04/18/18</td><td>CERTIFICATE OF OCC</td><td>CERTIFICATE OF OCCUPANCY FOR U</td></tr><tr><td>02/20/18</td><td>ALTERATION</td><td>ADD OFFICES / BATHROOM AND CAB</td></tr><tr><td>02/20/18</td><td>ELECTRICAL</td><td>ELECTRICAL FOR 2 NEW OFFICES,</td></tr></table> | PERMITS | | Date | Project Type | Notes | 03/13/25 | PLUMBING | REMODEL OF INTERIOR DRAINS AND | 02/28/25 | ELECTRICAL | DUNKIN REMODEL. WIRE FOR DUNKI | 01/29/25 | SIGN | 1 NEW EXTERNALLY ILLUMINATED W | 12/19/24 | BUILDING | FOOTINGS FOR A NEW MENU AND CA | 04/18/18 | CERTIFICATE OF OCC | CERTIFICATE OF OCCUPANCY FOR U | 02/20/18 | ALTERATION | ADD OFFICES / BATHROOM AND CAB | 02/20/18 | ELECTRICAL | ELECTRICAL FOR 2 NEW OFFICES, | Bedrooms: Baths: AVERAGE Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A1 AVG+10 Com. Wall: WOOD, 12 FT. 1.0000 Size Adj: 0.8220 Base Rate: CSM 98.00 Bldg. Rate: 0.9042 Sq. Foot Cost: \$ 88.61 | | | | |
| PERMITS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | Project Type | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 02/20/18 | ELECTRICAL | ELECTRICAL FOR 2 NEW OFFICES, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | <table><tr><th colspan="5">BUILDING SUB AREA DETAILS</th></tr><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect.</th></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>12750</td><td>1.00</td><td>12750</td></tr><tr><td>SLB</td><td>SLB</td><td>12750</td><td>0.00</td><td>0</td></tr><tr><td>OPF</td><td>OPEN PORCH</td><td>450</td><td>0.25</td><td>113</td></tr><tr><td>GLA:</td><td>12,750</td><td>25,950</td><td></td><td>12,863</td></tr></table> | BUILDING SUB AREA DETAILS | | | | | ID | Description | Area | Adj. | Effect. | FFF | FST FLR FIN | 12750 | 1.00 | 12750 | SLB | SLB | 12750 | 0.00 | 0 | OPF | OPEN PORCH | 450 | 0.25 | 113 | GLA: | 12,750 | 25,950 | | 12,863 |
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| FFF | FST FLR FIN | 12750 | 1.00 | 12750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SLB | SLB | 12750 | 0.00 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OPF | OPEN PORCH | 450 | 0.25 | 113 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | <table><tr><th colspan="2">2024 BASE YEAR BUILDING VALUATION</th></tr><tr><td>Market Cost New:</td><td>\$ 1,139,790</td></tr><tr><td>Year Built:</td><td>1989</td></tr><tr><td>Condition For Age:</td><td>EXCELLENT 6 %</td></tr><tr><td>Physical:</td><td></td></tr><tr><td>Functional:</td><td></td></tr><tr><td>Economic:</td><td></td></tr><tr><td>Temporary:</td><td></td></tr><tr><td>Total Depreciation:</td><td>6 %</td></tr><tr><td>Building Value:</td><td>\$ 1,071,400</td></tr></table> | 2024 BASE YEAR BUILDING VALUATION | | Market Cost New: | \$ 1,139,790 | Year Built: | 1989 | Condition For Age: | EXCELLENT 6 % | Physical: | | Functional: | | Economic: | | Temporary: | | Total Depreciation: | 6 % | Building Value: | \$ 1,071,400 | | | | | | | | | | |
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| Year Built: | 1989 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Condition For Age: | EXCELLENT 6 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Physical: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Functional: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Economic: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Temporary: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Depreciation: | 6 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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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:

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