



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**

**NAI** Norwood Group

Commercial Real Estate Services, Worldwide

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# 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.

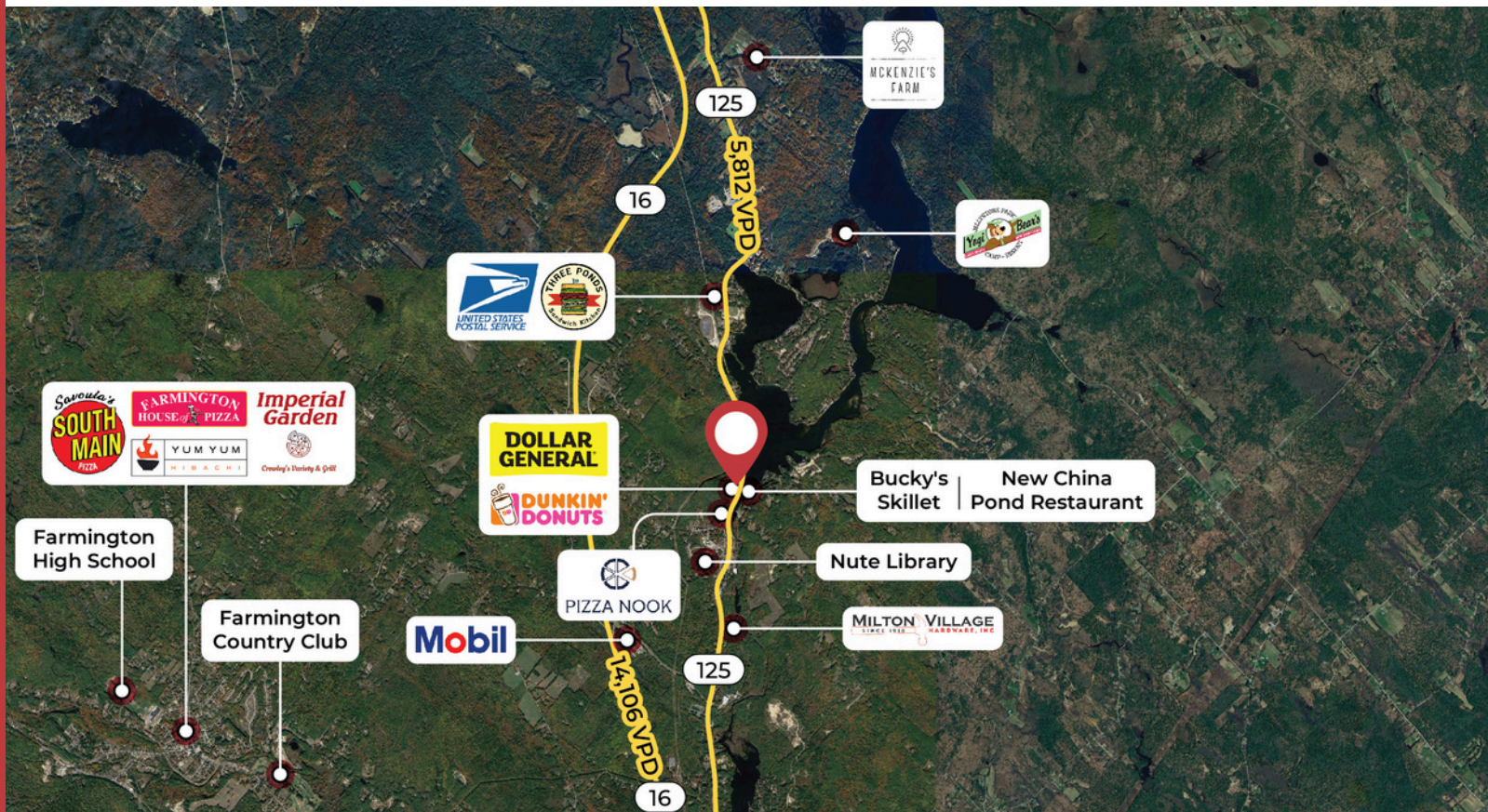
Located directly on Milton Road (Route 125) with excellent signage and exposure, the property offers ample parking, beautifully maintained grounds, and stunning water views of Milton Pond. With immediate availability and direct access to Milton Three Ponds, public beach access, and a nearby boat launch, 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**

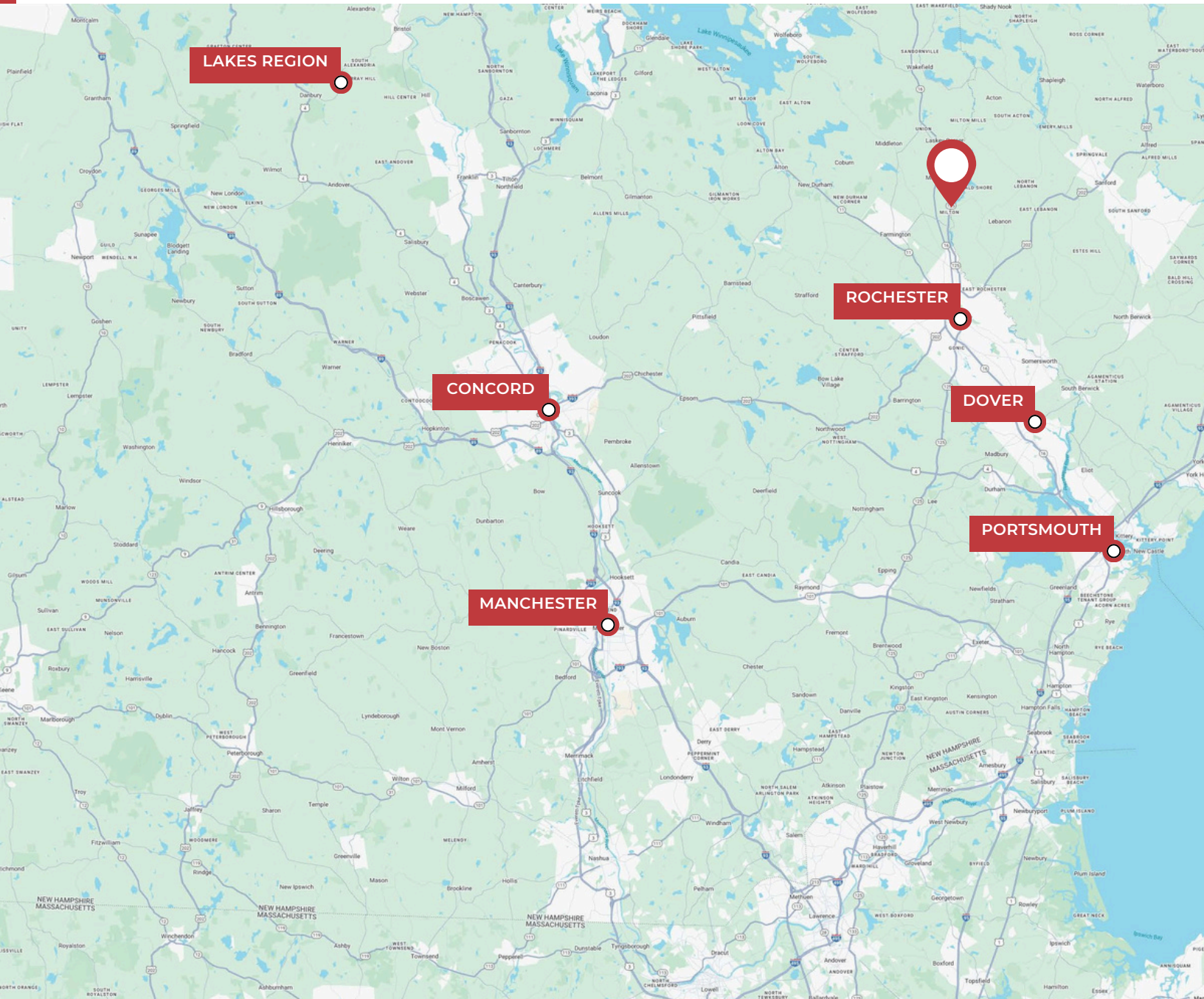
PER CAPITA INCOME



**\$277,887**

MEDIAN NET WORTH

# MAP LOCATOR



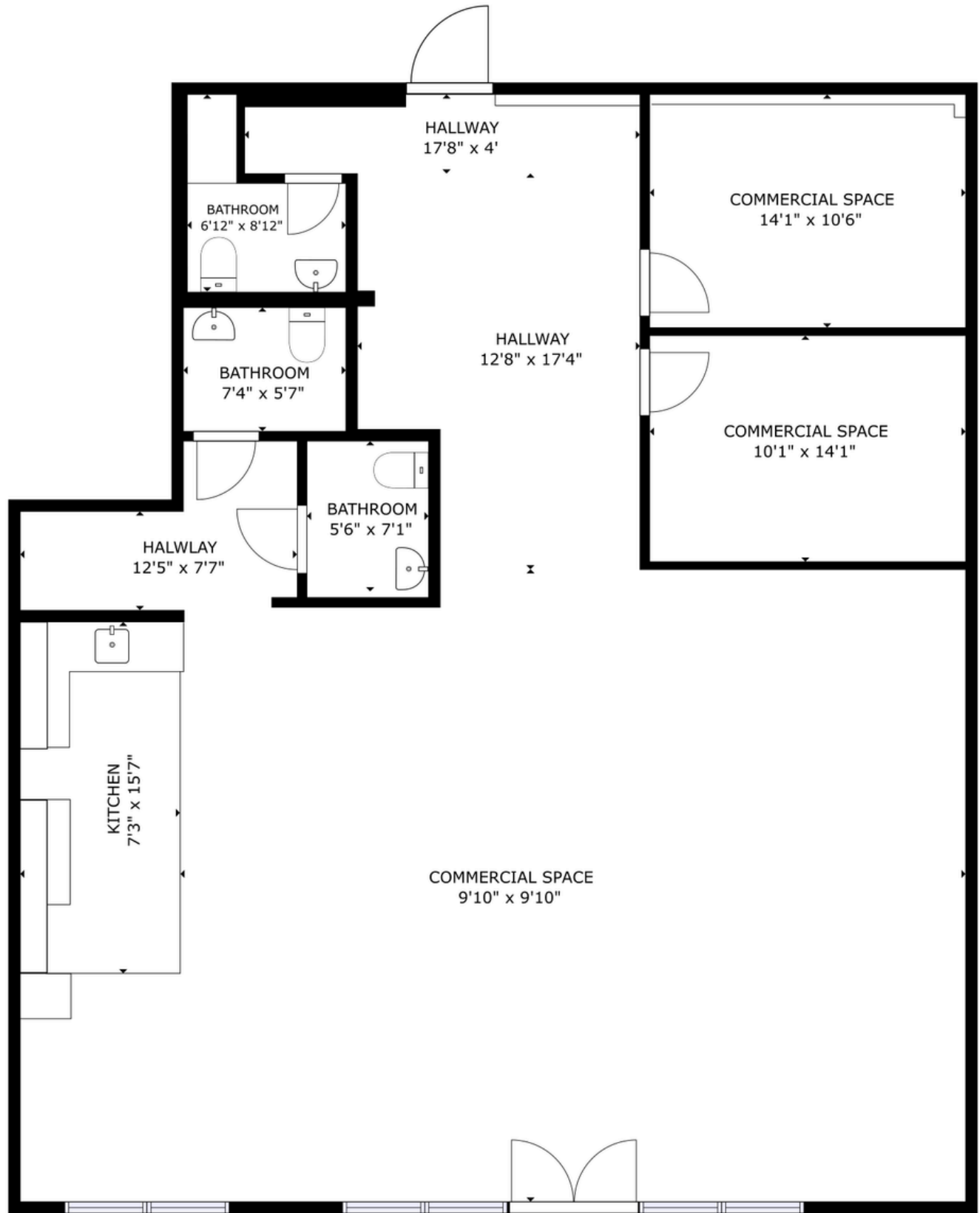
## DRIVE TIMES TO:

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

# PHOTOS




# FLOOR PLAN

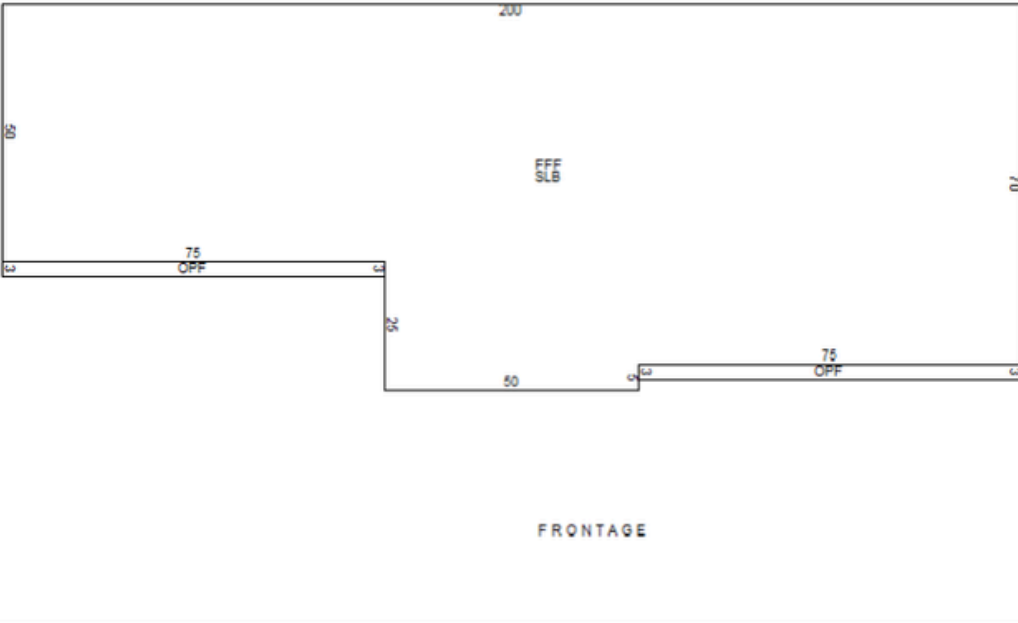




# TAX CARD, CONT.

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				
	<b>DELPHI REALTY GROUP XIII, LLC</b>  476 ALFRED ST  BIDDEFORD, ME 04005	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>WATER/SEWER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	WATER/SEWER	% 100	Model: <b>1.00 STORY FRAME COMMERCIAL</b> Roof: <b>GABLE OR HIP/ASPHALT</b> Ext: <b>ABOVE AVG/STONE VENEER</b> Int: <b>DRYWALL</b> Floor: <b>CONCRETE</b> Heat: <b>GAS/FA DUCTED</b> Bedrooms: Baths: <b>AVERAGE</b> Extra Kitchens: Fireplaces: A/C: <b>Yes 100.00 %</b> Generators: Quality: <b>A1 AVG+10</b> Com. Wall: <b>WOOD, 12 FT.</b> <b>1.0000</b> Size Adj: <b>0.8220</b> Base Rate: <b>CSM 98.00</b> Bldg. Rate: <b>0.9042</b> Sq. Foot Cost: <b>\$ 88.61</b>
	District	Percentage					
	WATER/SEWER	% 100					
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,					
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			
<b>GLA:</b>	<b>12,750</b>	<b>25,950</b>		<b>12,863</b>			
2024 BASE YEAR BUILDING VALUATION							
Market Cost New:				<b>\$ 1,139,790</b>			
Year Built:				<b>1989</b>			
Condition For Age:	<b>EXCELLENT</b>			<b>6 %</b>			
Physical:							
Functional:							
Economic:							
Temporary:							
Total Depreciation:				<b>6 %</b>			
Building Value:				<b>\$ 1,071,400</b>			



# 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.

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PRESENTED BY:

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