






Turnkey Mixed-Use Investment in Milford's Iconic Oval

99 Union Sq, Milford, NH 03055



\$600,000

Property features:

-  Fully Leased
-  High Foot Traffic
-  Prime Location
-  River Views
-  Mixed-Use



About:

Located in the heart of Milford's iconic Oval—officially known as Union Square—this fully leased mixed-use building offers an exceptional investment opportunity in one of southern New Hampshire's most vibrant town centers. The 3,226± square-foot property features two established retail tenants on the ground level and a residential apartment on the second floor, ensuring steady cash flow from a diverse tenant base.

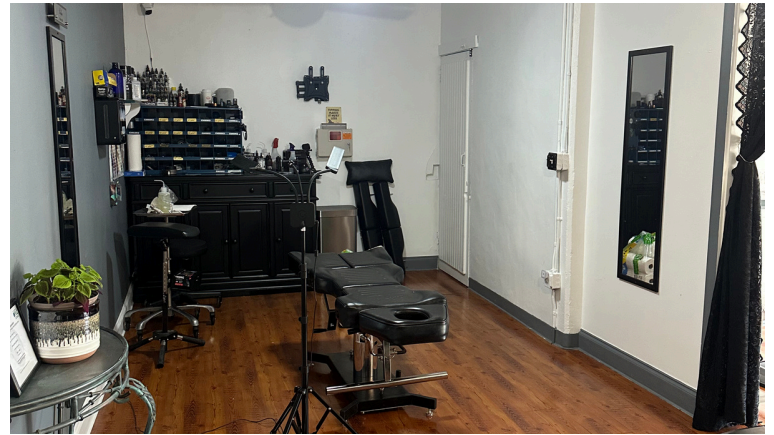
The Milford Oval serves as the community's central hub, situated at the intersection of Routes 13 and 101A, with the scenic Souhegan River and historic Pillsbury Bandstand just steps away. This high-visibility location benefits from strong pedestrian activity and proximity to local shops, restaurants, parks, and municipal services.

With its classic mixed-use layout, prime downtown location, and solid tenant history, 99 Union Square is a turnkey investment opportunity in one of New Hampshire's most desirable small-town commercial markets.

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Property Information:



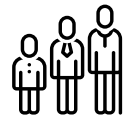
Population

1 mile: 1,102
3 miles: 2,295
5 miles: 6,644



Median Income

1 mile: \$98,469
3 miles: \$105,481
5 miles: \$109,803



Median Age

1 mile: 44 years
3 miles: 43 years
5 miles: 43 years

PROPERTY TYPE // Retail/Multi-Family

BUILDING SIZE // 3,226 SF

VPD // 12,500

WATER/SEWER // Municipal

LAND SIZE // 0.05 Acres

Advisors -



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