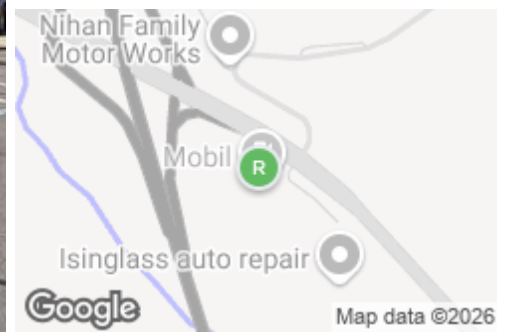


## Drive-Thru Coffee/Cafe Opportunity

4 Commerce Way, Milton, NH, 03851

Retail: Gas Station For Lease

Prepared on May 24, 2026



### Listing Details | Retail For Lease

Suite	-	Expenses	-
Secondary Uses	<b>Hospitality</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>1,788 SF</b>	Days On Market	<b>3 days</b>
Min Div/Max Contig	<b>1,788 SF</b>	Date Listed	<b>5/21/2026</b>
Asking Rate	<b>\$18.00 Annual/SF</b>	Last Modified	<b>5/24/2026</b>
Monthly Rate	<b>\$2,682</b>	Listing ID	<b>44931541</b>
Lease Type	<b>NNN</b>	Parking Spaces	-

### Property Details

Building Class	-	Floors	<b>1</b>
Property Type	<b>Retail</b>	Year Built	<b>2019</b>
Sub Type	<b>Gas Station</b>	Primary Construction	-
Zoning	<b>IND/COMM</b>	Occupancy Type	<b>Single Tenant</b>
Building Status	<b>Existing</b>	Parcels	<b>000045000076000001</b>
Building Size	<b>5,106 SF</b>	Legal Owner	-
Land Size	<b>3.65 Acres / 158,994 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Strafford</b>

### Description

This is a leased suite opportunity, not a full building lease or convenience store operation. The available space is approximately 1,788 +/- SF, representing roughly one-third of a larger gas station/convenience store building. The existing convenience store occupies the remainder of the building and will continue operating as a separate tenant.

The available suite is equipped with a commercial kitchen and its own drive-thru window, purpose-built for a coffee cafe or quick-service concept. The opportunity is to operate a drive-thru cafe alongside the existing c-store. The two uses complement each other well, and the co-tenancy with an active gas station delivers a built-in daily customer flow.

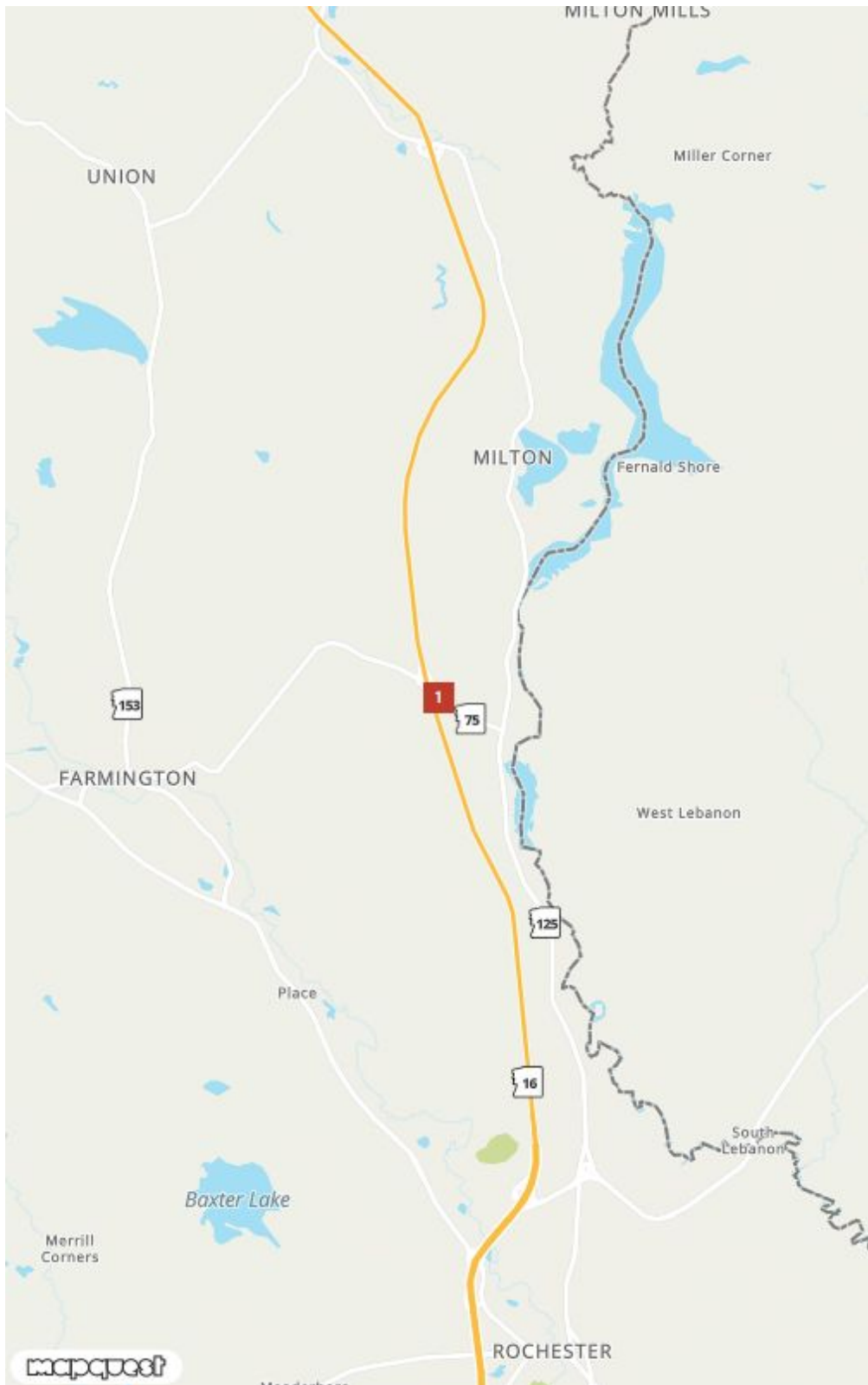
Ideal for franchise operators such as Dunkin', Aroma Joe's, or independent specialty coffee concepts looking for a turnkey drive-thru location with strong commuter and tourist traffic.

### Contact



**Patrick Frazer**  
603-781-9069  
patrickfrazer@kw.com

# Report for 4 Commerce Way, ...



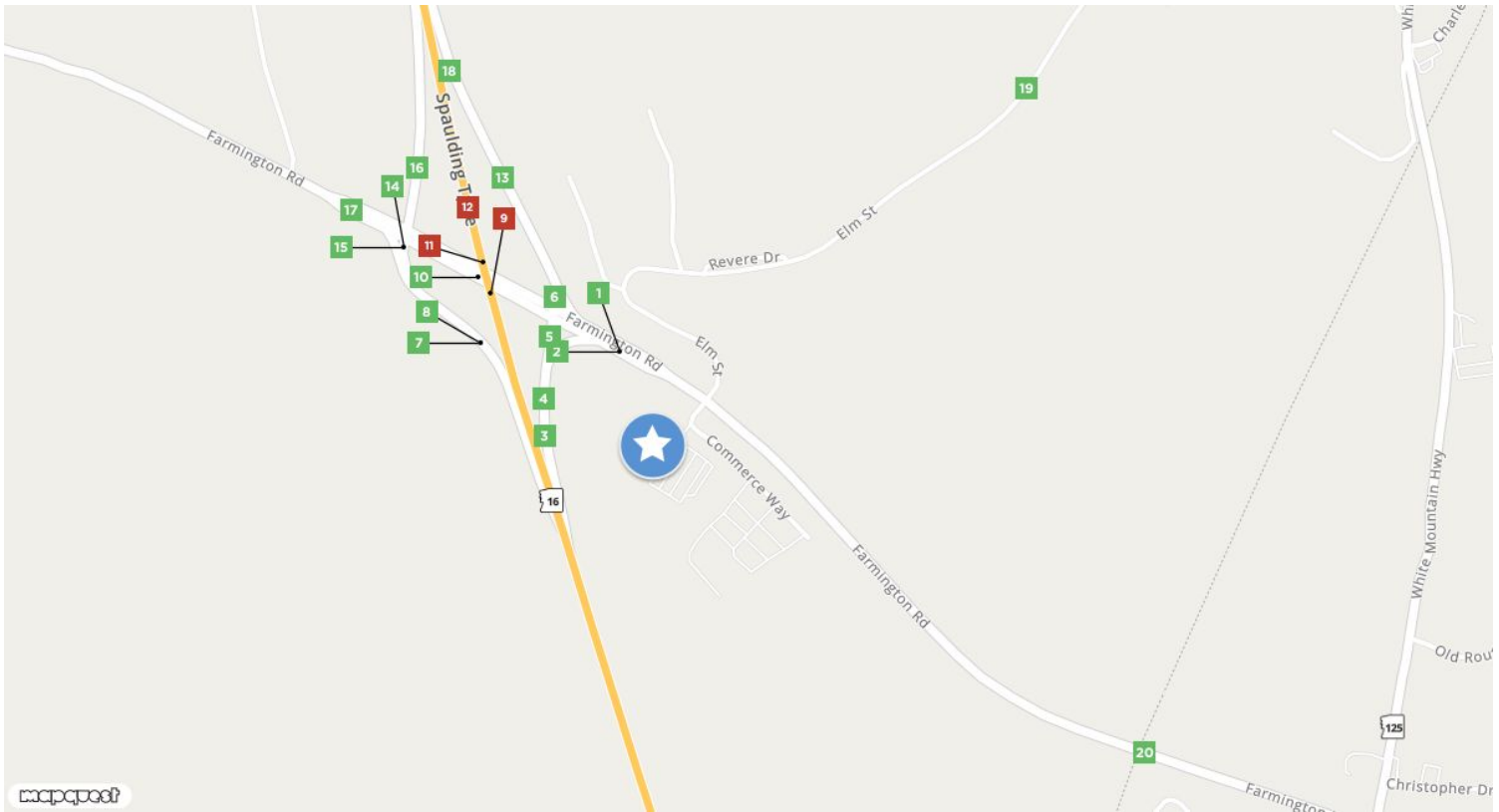
1



4 Commerce Way  
Milton, NH 03851



## Traffic Counts



<b>Farmington Road</b> <span style="background-color: #28a745; color: white; padding: 2px;">1</span> Elm St Year: 2018      3,576	<b>Farmington Road</b> <span style="background-color: #28a745; color: white; padding: 2px;">2</span> Elm St Year: 2019      3,391	<b>Farmington Rd</b> <span style="background-color: #28a745; color: white; padding: 2px;">3</span> Commerce Way Year: 2019      1,958	<span style="background-color: #28a745; color: white; padding: 2px;">4</span> Commerce Way Year: 2024      2,061 Year: 2022      1,997 Year: 2021      1,969	<span style="background-color: #28a745; color: white; padding: 2px;">5</span> Farmington Rd Year: 2024      1,031 Year: 2020      887 Year: 2019      1,000
<span style="background-color: #28a745; color: white; padding: 2px;">6</span> Spaulding Tpk Year: 2024      263 Year: 2022      255 Year: 2020      226	<span style="background-color: #28a745; color: white; padding: 2px;">7</span> Farmington Rd Year: 2022      2,115 Year: 2019      17,060	<span style="background-color: #28a745; color: white; padding: 2px;">8</span> Farmington Rd Year: 2024      2,183 Year: 2021      2,086 Year: 2018      14,523	<b>Spaulding Turnpike</b> <span style="background-color: #dc3545; color: white; padding: 2px;">9</span> Spaulding Turnpike Year: 2024      14,765	<span style="background-color: #28a745; color: white; padding: 2px;">10</span> Farmington Rd Spaulding Tpk Year: 2020      3,072
<b>Spaulding Turnpike</b> <span style="background-color: #dc3545; color: white; padding: 2px;">11</span> Spaulding Turnpike Year: 2024      14,765	<b>Spaulding Turnpike</b> <span style="background-color: #dc3545; color: white; padding: 2px;">12</span> Spaulding Turnpike Year: 2024      14,765	<span style="background-color: #28a745; color: white; padding: 2px;">13</span> Evergreen Valley Rd Year: 2024      526 Year: 2022      509 Year: 2021      502	<span style="background-color: #28a745; color: white; padding: 2px;">14</span> Farmington Rd Spaulding Tpk Year: 2018      1,938	<span style="background-color: #28a745; color: white; padding: 2px;">15</span> Spaulding Tpk SB Exit 17 Spaulding Tpk Year: 2020      1,879 Year: 2019      2,074
<span style="background-color: #28a745; color: white; padding: 2px;">16</span> Farmington Rd Year: 2024      526 Year: 2021      502 Year: 2020      452	<span style="background-color: #28a745; color: white; padding: 2px;">17</span> Farmington Road Evergreen Valley Rd Year: 2022      3,653 Year: 2021      3,121 Year: 2010      2,900	<span style="background-color: #28a745; color: white; padding: 2px;">18</span> Farmington Rd Evergreen Valley Rd Year: 2019      499	<span style="background-color: #28a745; color: white; padding: 2px;">19</span> Elm St Revere Dr Year: 2020      503	<span style="background-color: #28a745; color: white; padding: 2px;">20</span> Farmington Road Old Milton Rd Year: 2022      3,653 Year: 2021      3,410 Year: 2010      3,700