



LEASE

Milford Square Shopping Center

138-140 SOUTH MAIN STREET

Milford, MA 01757

PRESENTED BY:

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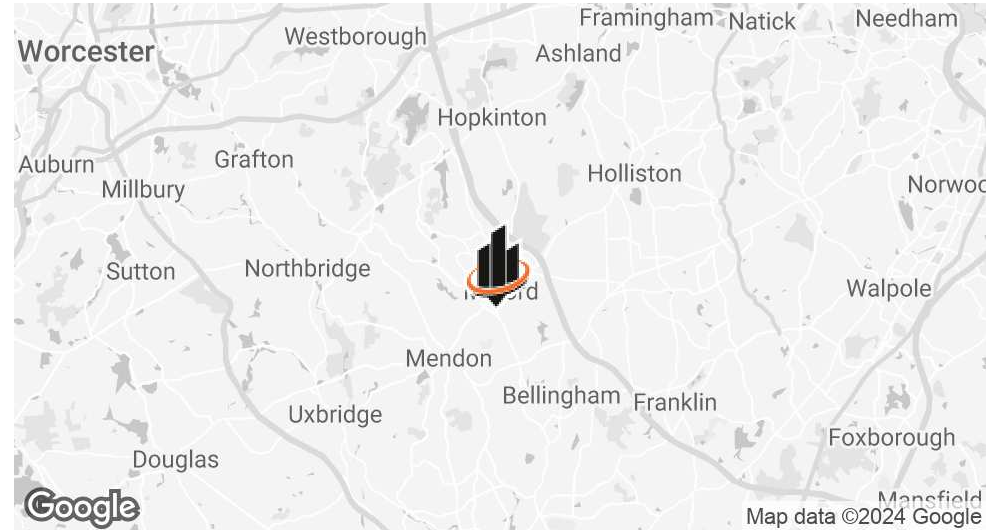
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Please Call For Details
BUILDING SIZE:	50,205 SF
AVAILABLE SF:	3,556 - 5,300 SF
LOT SIZE:	7.86 Acres
YEAR BUILT:	1988
RENOVATED:	2023
ZONING:	CC - Highway Commercial

PROPERTY OVERVIEW

Exciting new opportunities available at Milford Square. Spaces available from 3,500± SF to 8,800± SF that can accommodate a variety of uses including: retail, education, recreational, medical, office, flex and more!

Milford Square is prominently situated on Route 140 (South Main Street), and is located 1 mile south of the commercial center of Milford. The property consists of four single-story retail buildings totaling 50,025 SF. The center is also approximately 4 miles from Route 495 (Exit 46 or Exit 48).

PROPERTY HIGHLIGHTS

- Over 118,000± annual visitors; 21,000± employees work within a 3 mile radius of the site.
- Impressive parking ratio of over 6.8 spaces per 1,000 SF.
- The property consists of four single-story retail buildings totaling 50,025 SF.
- Existing tenants in the center include: RMV Metrowest (Coming 2025!) Homefield Credit Union, Honey Dew Donuts, AT&T, The Garden Restaurant, ConnectEd & Inspired, Blend Salon & Co., Performing Arts Center & more.

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LEASE SPACES

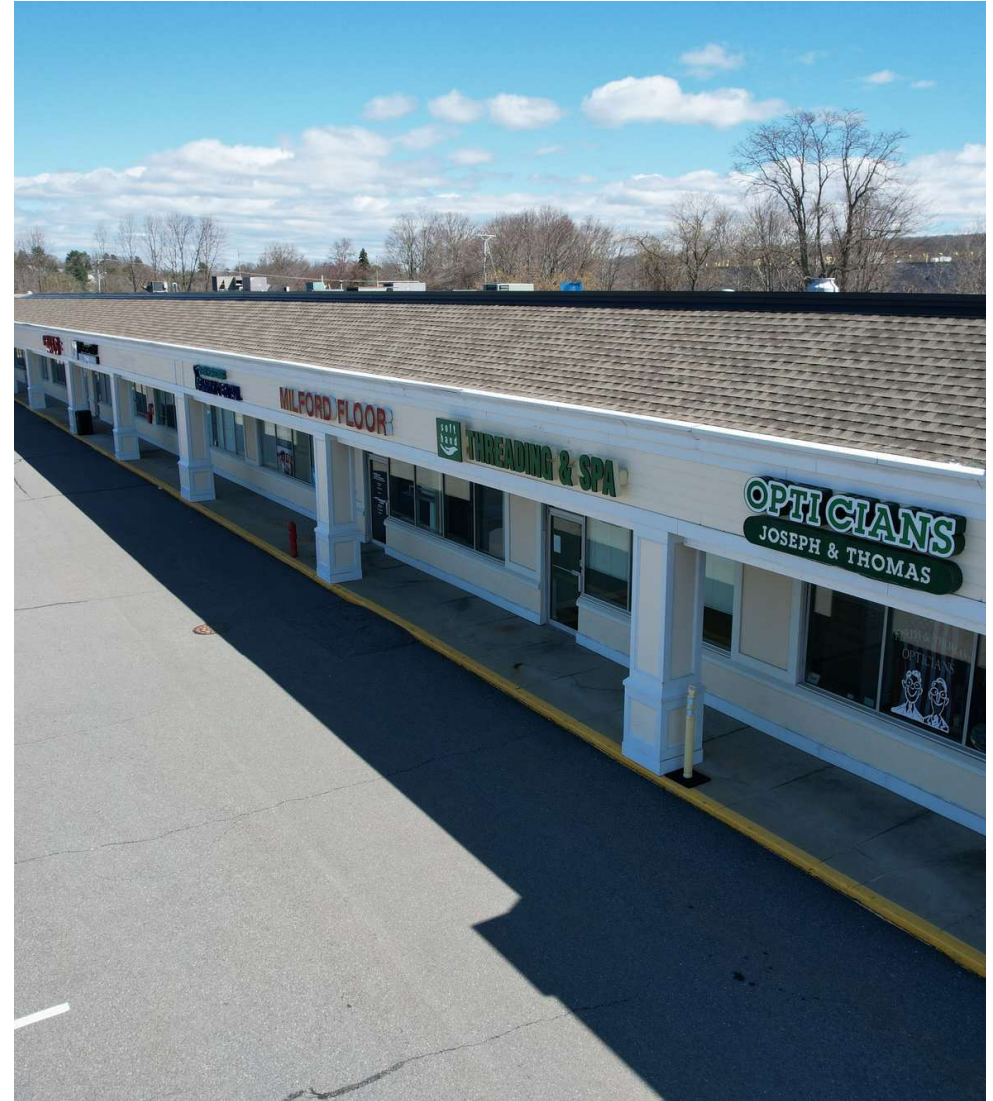
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,500 - 8,800 SF	LEASE RATE:	Please Call For Details

AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
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Unit 1A	3,556 SF	End cap unit. Includes open area as well as perimeter offices. This space can be combined with Suite 1B for a combined total of 8,800± square feet.
Unit 1B	5,300 SF	This space can be combined with Suite 1A for a combined total of 8,800± square feet and includes a kitchen area.
Unit 4	4,000 SF	Prominent in-line center location within the center.



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CENTER PLAN & AVAILABLE SPACES



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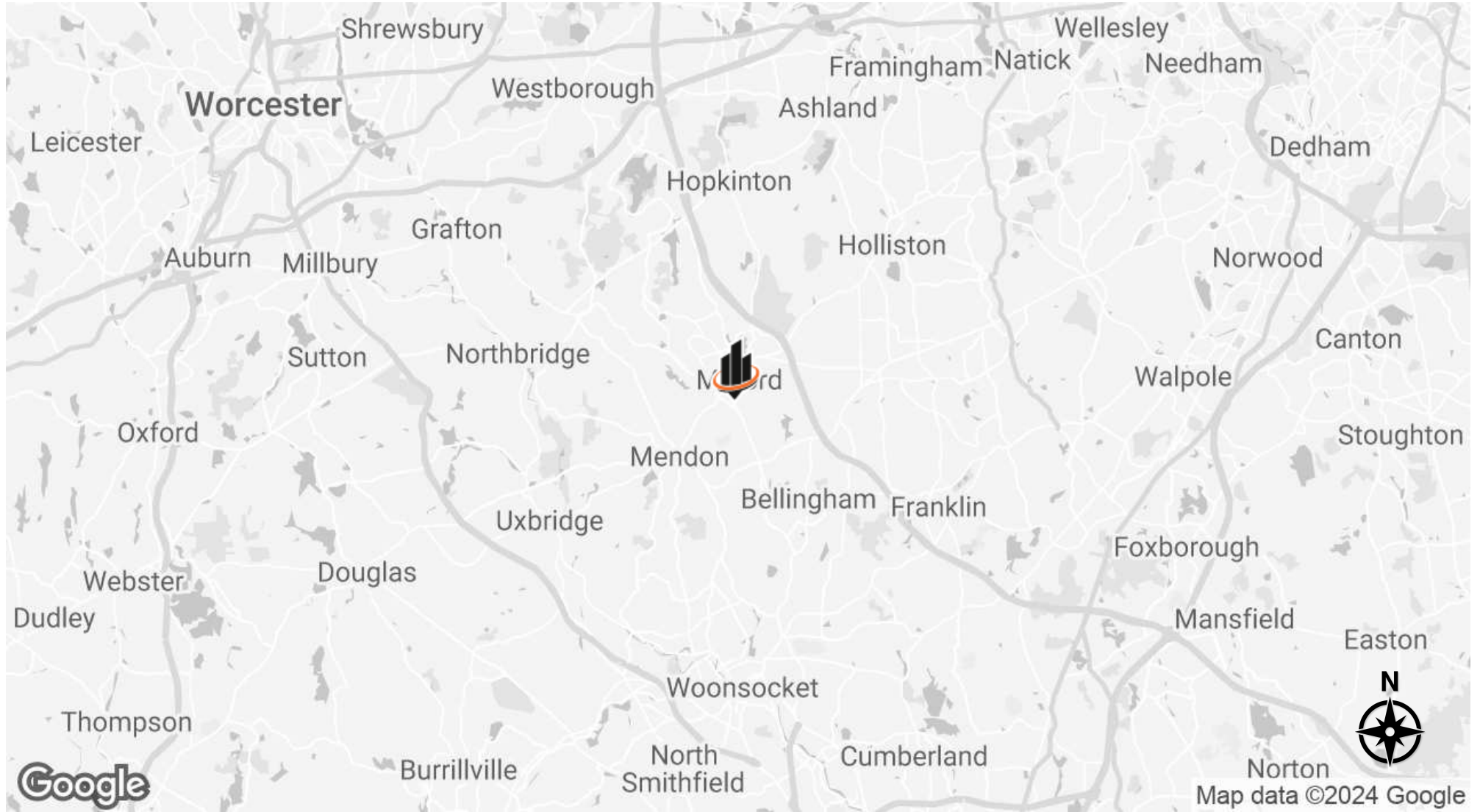
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

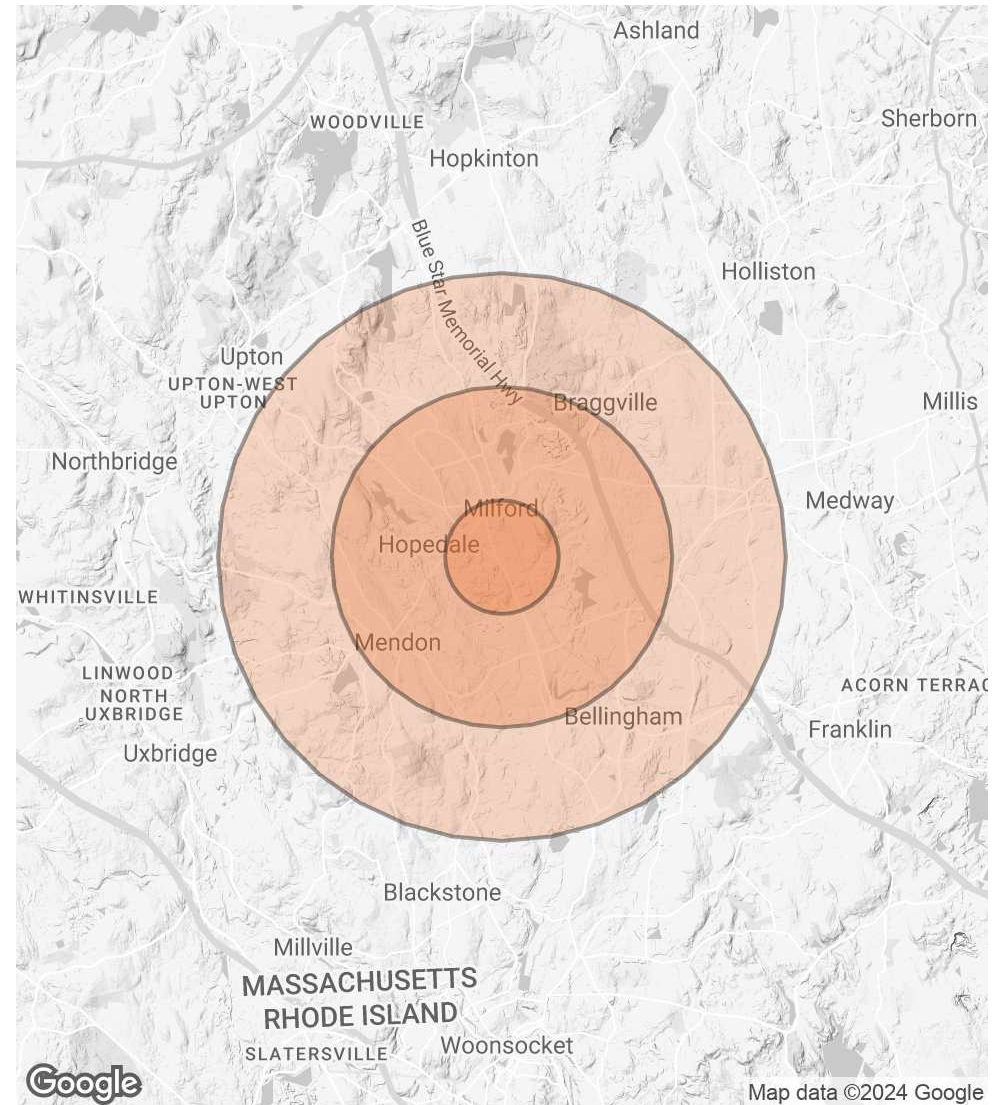
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,335	39,426	69,530
AVERAGE AGE	39.1	40.4	40.9
AVERAGE AGE (MALE)	36.0	38.8	39.6
AVERAGE AGE (FEMALE)	40.0	42.2	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,536	15,426	26,558
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$78,997	\$102,479	\$121,050
AVERAGE HOUSE VALUE	\$328,910	\$339,073	\$380,399

* Demographic data derived from 2020 ACS - US Census



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