



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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Bedford, NH 03110
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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

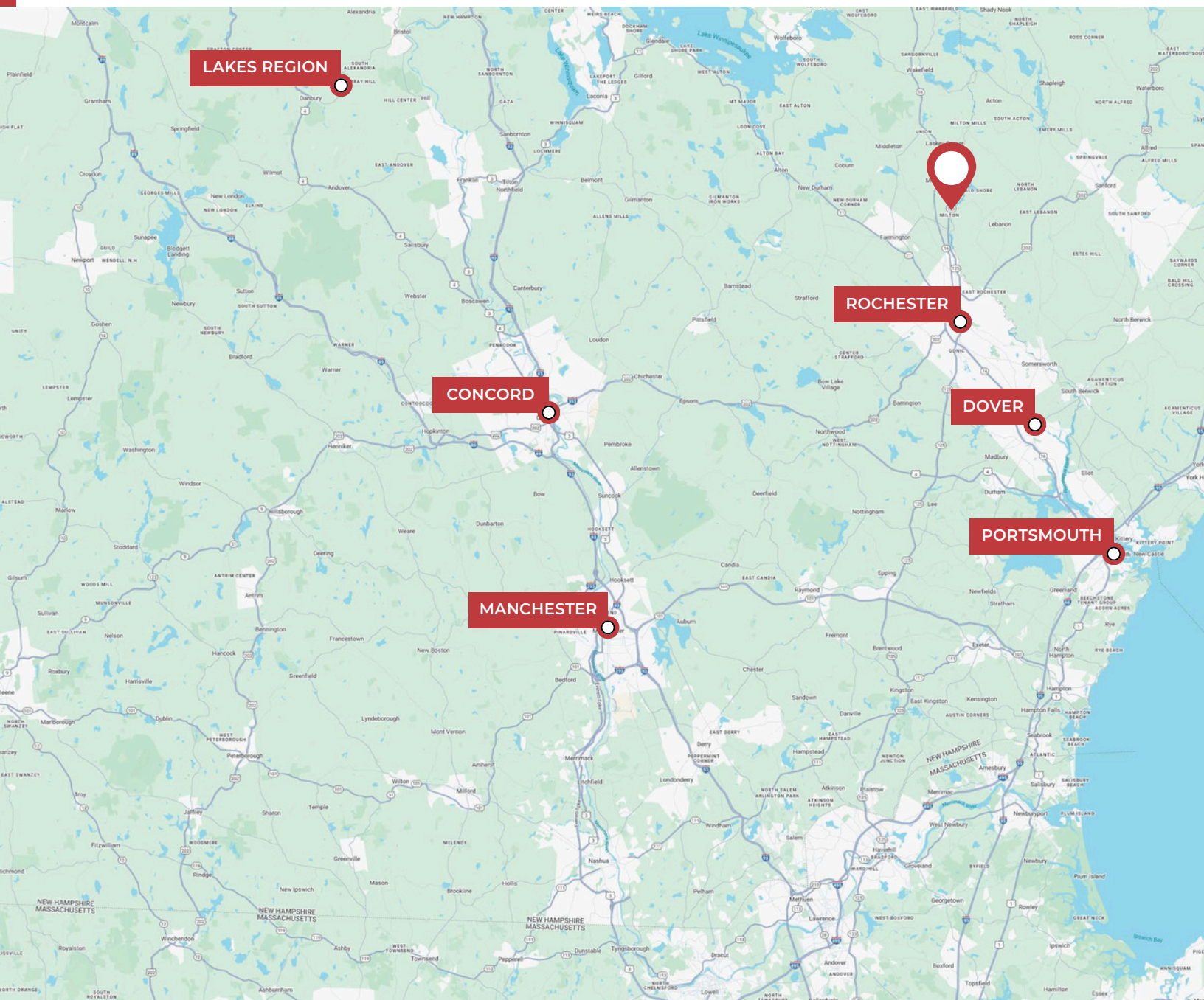
INCOME (10 MILE)


\$88,088
 MEDIAN HH INCOME


\$43,789
 PER CAPITA INCOME


\$277,887
 MEDIAN NET WORTH

MAP LOCATOR



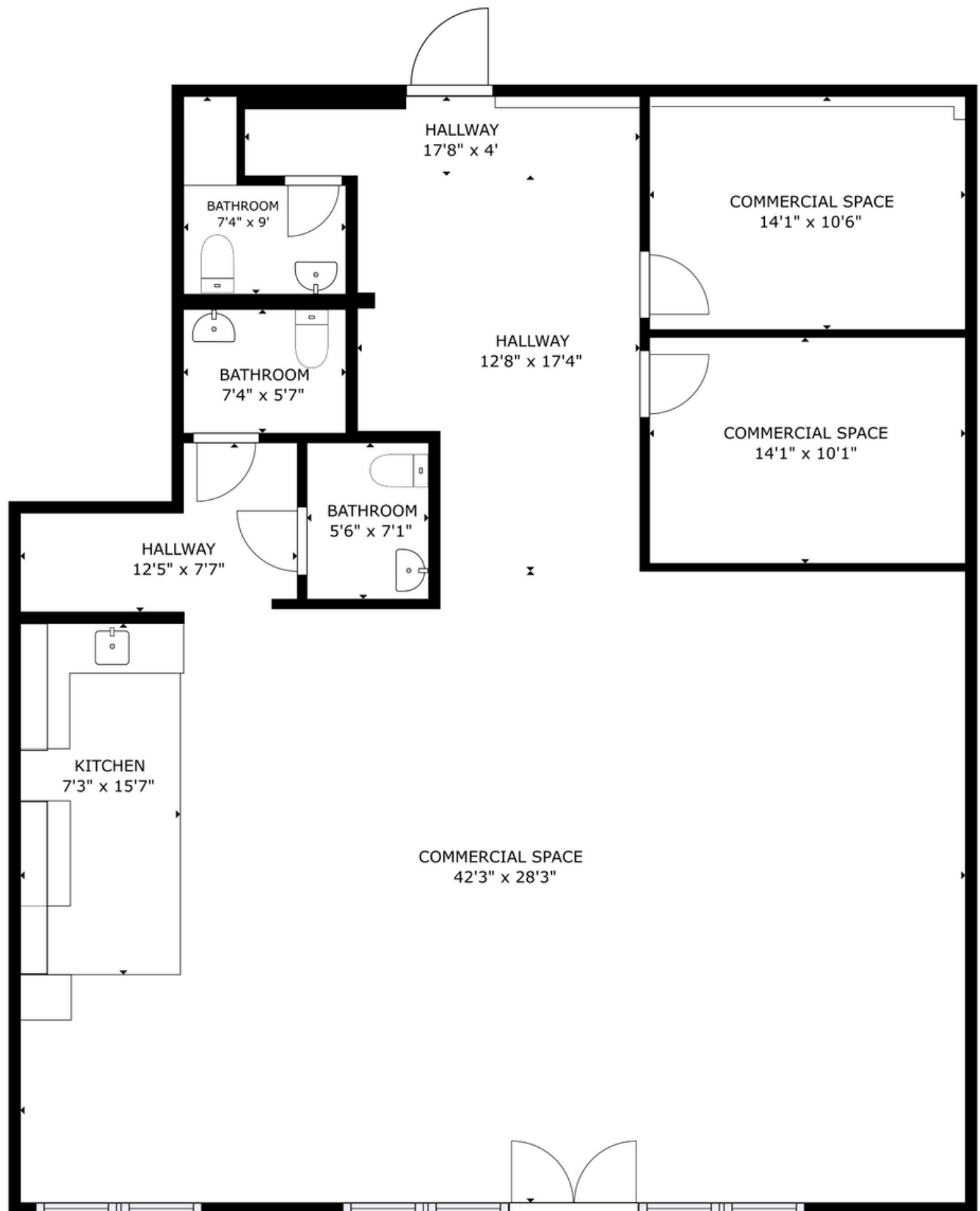
DRIVE TIMES TO:

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

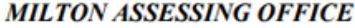


FLOOR PLAN



TAX CARD

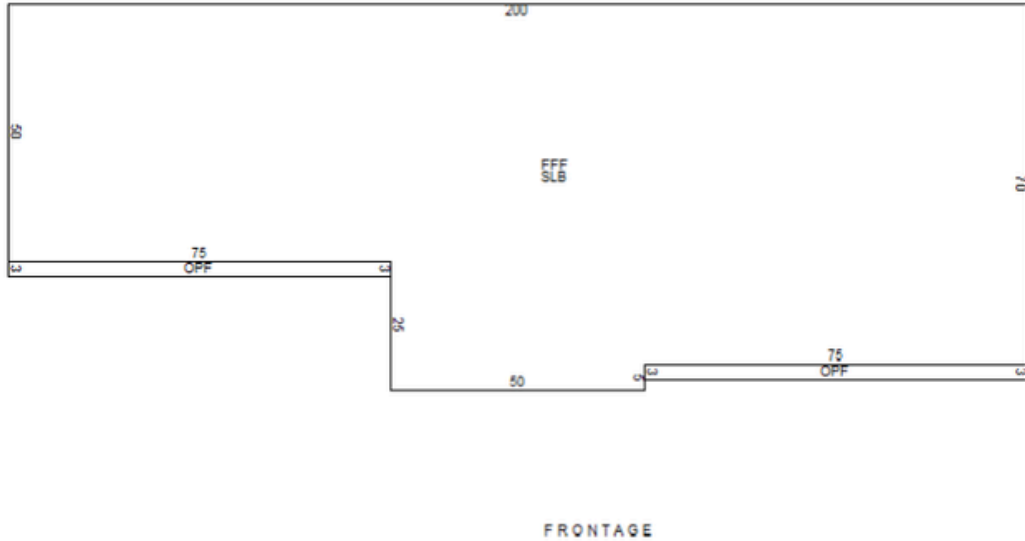
Map: 000042 Lot: 000125 Sub: 000000 Card: 1 of 1 585 WHITE MOUNTAIN HWY MILTON Printed: 06/02/2025

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 I	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 CONSTRUCTIO												
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		PARCEL TOTAL TAXABLE VALUE						
PAVING	10,920	65 x 168	61	3.25	60	12,989								
LIGHTS-PKG LOT/SINGL	5		100	1,700.00	100	8,500		Year	Building					
DRIVE UP WINDOW	1		100	20,000.00	100	20,000		2023	\$ 782,100					
						61,500			Features					
									Land					
								2024	\$ 1,071,400					
									\$ 51,500					
									\$ 79,400					
									Parcel Total: \$ 913,000					
								2025	\$ 1,071,400					
									\$ 61,500					
									\$ 183,700					
									Parcel Total: \$ 1,316,600					
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																																				
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	476 ALFRED ST		Bedrooms: Baths: AVERAGE																																								
	BIDDEFORD, ME 04005		Extra Kitchens: Fireplaces:																																								
	PERMITS		A/C: Yes 100.00 % Generators:																																								
	Date	Project Type	Notes	Quality: A1 AVG+10																																							
	03/13/25	PLUMBING	REMODEL OF INTERIOR DRAINS AND	Com. Wall: WOOD, 12 FT. 1.0000																																							
	02/28/25	ELECTRICAL	DUNKIN REMODEL. WIRE FOR DUNKI	Size Adj: 0.8220 Base Rate: CSM 98.00																																							
	01/29/25	SIGN	1 NEW EXTERNALLY ILLUMINATED W	Bldg. Rate: 0.9042																																							
12/19/24	BUILDING	FOOTINGS FOR A NEW MENU AND CA	Sq. Foot Cost: \$ 88.61																																								
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,																																									
<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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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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