

Highly Visible End-Cap Opportunity

Retail Space Available For Lease

601 Nashua Street, Milford, NH



Property Information

Address:	601 Nashua Street Milford, NH 03055
Total SF:	78,358 +/- SF
Land Area:	12.45 acres
Parking Spaces:	435
Available:	Pad Building 3,370 +/- SF
Parking Ratio:	5.59 per 1,000 SF
Frontage:	Approx. 700 feet along Route 101A (Nashua St.)
Traffic Count:	25,000 +/- VPD
Year Built:	2005

Trade Area Demographics

	3 Miles	5 Miles	7 Miles
Population (Est):	16,795	34,263	66,863
Average HH Income:	\$80,945	\$95,115	\$94,498



Milford Commons is a 78,358 +/- square foot shopping center anchored by Ocean State Job Lot and located at the intersection of Route 101 and Nashua Street in the southern New Hampshire community of Milford. This property offers a 3,370 +/- SF end-cap opportunity. Milford Commons features excellent visibility, ideal light controlled access from Route 101A, and is strategically positioned in the region's main thoroughfare with traffic counts of more than 25,000 vehicles per day. Co-tenants include Ocean State Job Lot, Dollar Tree, McDonald's, and Zoo Health Club. Milford Commons is also centrally located just 17 miles south of Manchester and 12 miles north of Nashua, two of the state's most populous communities.

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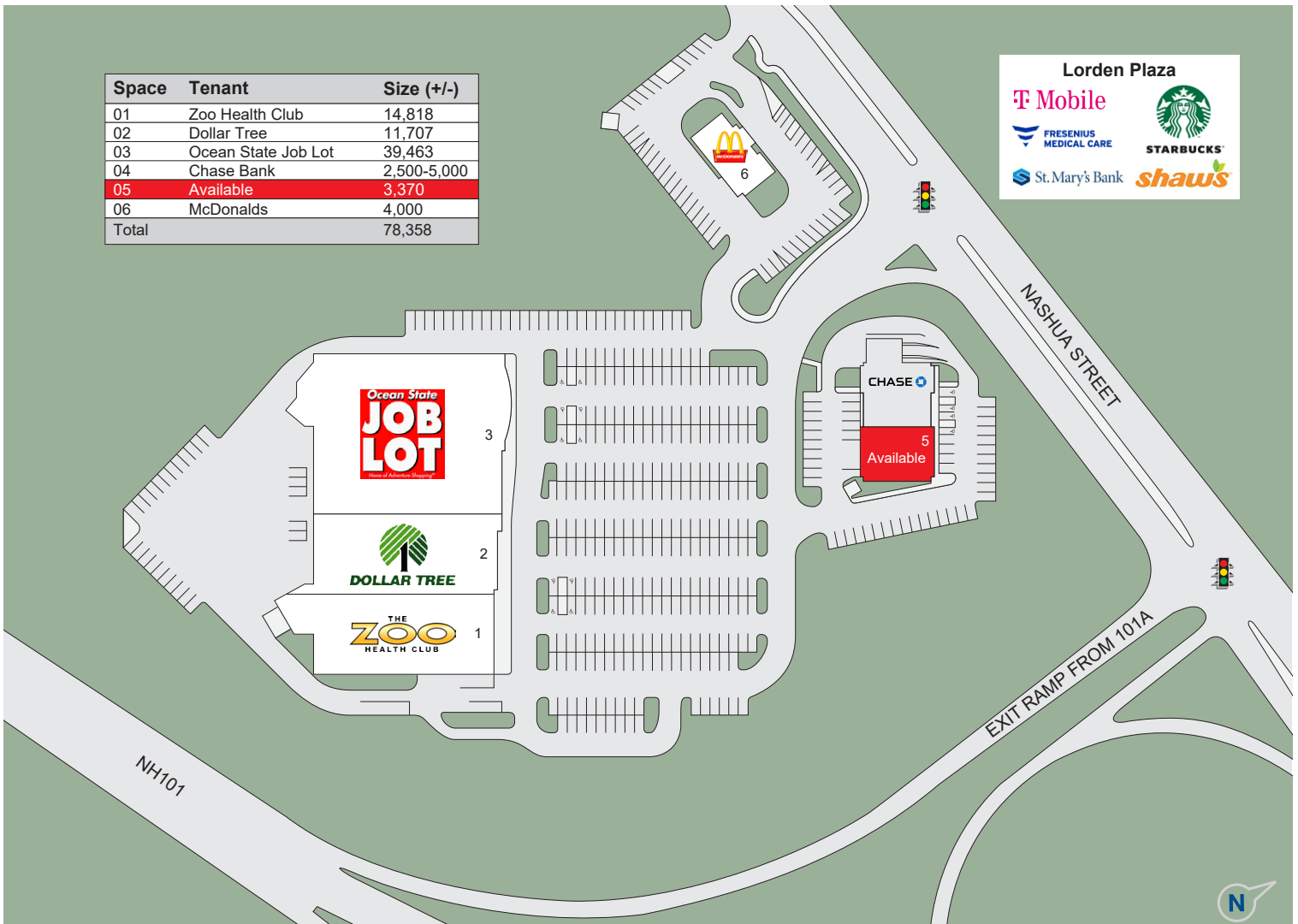
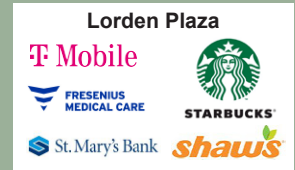
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Space	Tenant	Size (+/-)
01	Zoo Health Club	14,818
02	Dollar Tree	11,707
03	Ocean State Job Lot	39,463
04	Chase Bank	2,500-5,000
05	Available	3,370
06	McDonalds	4,000
Total		78,358



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