

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Lorden's Plaza

614 Nashua St, Milford , NH 03055

Exclusively Represented By:

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OFFERING MEMORANDUM

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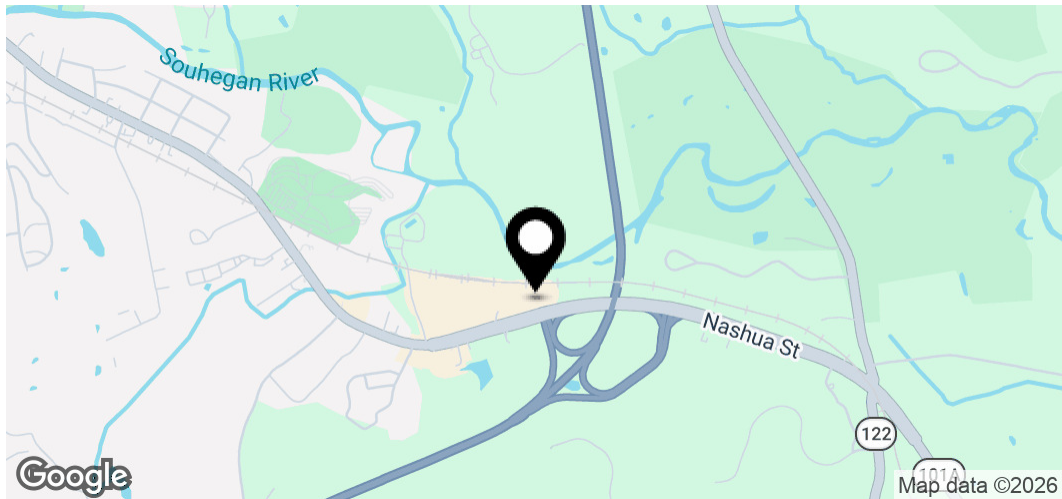


Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$15 SF/yr
Lease Type	NNN \$6
GSF	18,000 SF
Anchor Tenants	Shaws Supermarket
Year Built	1989

Property Overview

An exceptional retail opportunity at 614 Nashua South in Milford, offering a well-appointed storefront with expansive glazing and flexible interior space. The property presents an efficient layout easily adapted for specialty retail, service-oriented uses, or boutique dining concepts. Strong curb appeal is enhanced by visible signage and convenient parking directly adjacent to the building, ensuring effortless customer access. The structure’s clean finishes and thoughtful lighting create an inviting environment ready for immediate occupancy. With utilities such as central AC/heat, public water & sewer, tenants can focus on operations without delay. This space is ideal for retailers seeking a professional presence with turnkey readiness in a dedicated commercial location.

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Property Description

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Location Description

The property's convenient location just off the highway provides easy access for both local and out-of-town visitors. This accessibility makes it an ideal destination for retailers looking to attract a wide customer base. Whether shoppers are passing through or specifically seeking out the area, the property's proximity to the highway ensures that it is easily accessible and visible, making it an attractive choice for retailers seeking high visibility and foot traffic.

Property Highlights

- Visibility along Nashua South with prominent storefront exposure
- Flexible interior layout primed for retail or service tenants
- Adjacent customer parking simplifies shopper access
- Inviting glass façade enhances natural light
- Commercial zoning, ideal for specialty or lifestyle tenants
- Professional signage opportunity facing Nashua Street
- Immediate occupancy available for ready-to-lease tenants
- ADA-compliant bathroom facilities
- Central AC/heat
- Public water & sewer

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Lease Spaces

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Lease Information

Lease Type:	NNN \$6	Lease Term:	3-10 year
Total Space:	1,200 - 3,600 SF	Lease Rate:	\$15 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit 2 AB&C	Available	3,600 SF	NNN \$6	\$15.00 SF/yr	Two shared ADA bathroom's Excellent natural lighting Open layout 10'8" to truss
Unit 6	Available	1,200 SF	NNN \$6	\$15.00 SF/yr	ADA bathroom Excellent natural lighting Ideal for an office use with two separate rooms Move in ready
Unit 12 AB	Available	2,400 SF	NNN \$6	\$15.00 SF/yr	ADA bathroom/ second bathroom can be installed - currently capped Excellent natural lighting Mop sink Open layout

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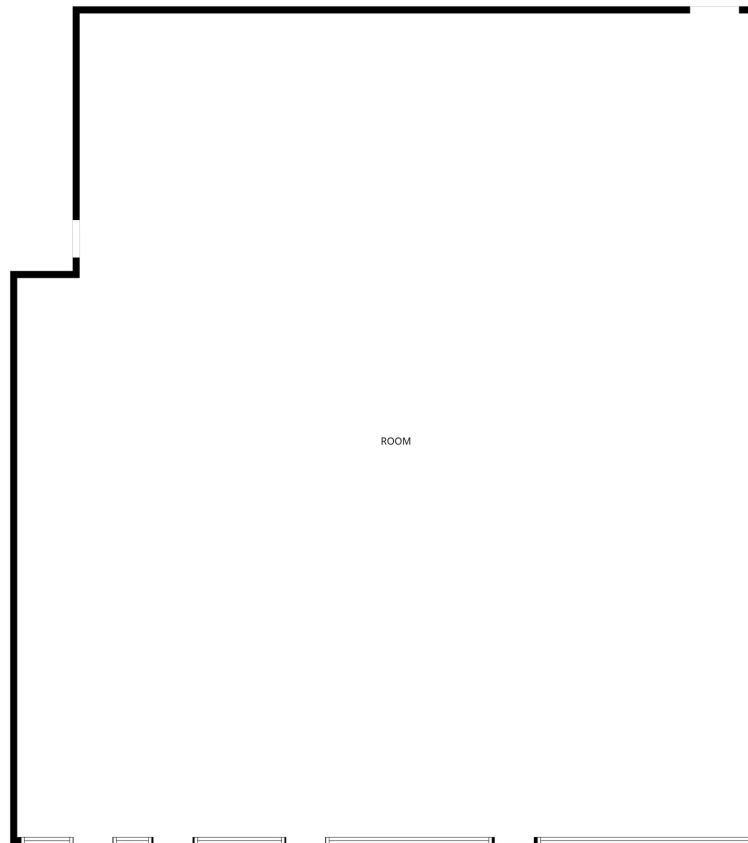
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Floor Plan - Unit 2 AB&C

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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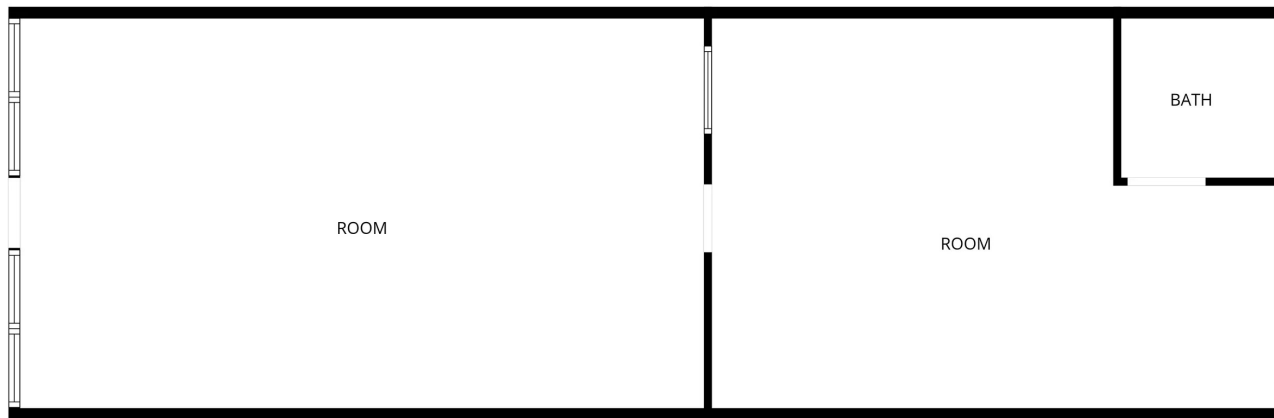
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Floor Plan - Unit 6

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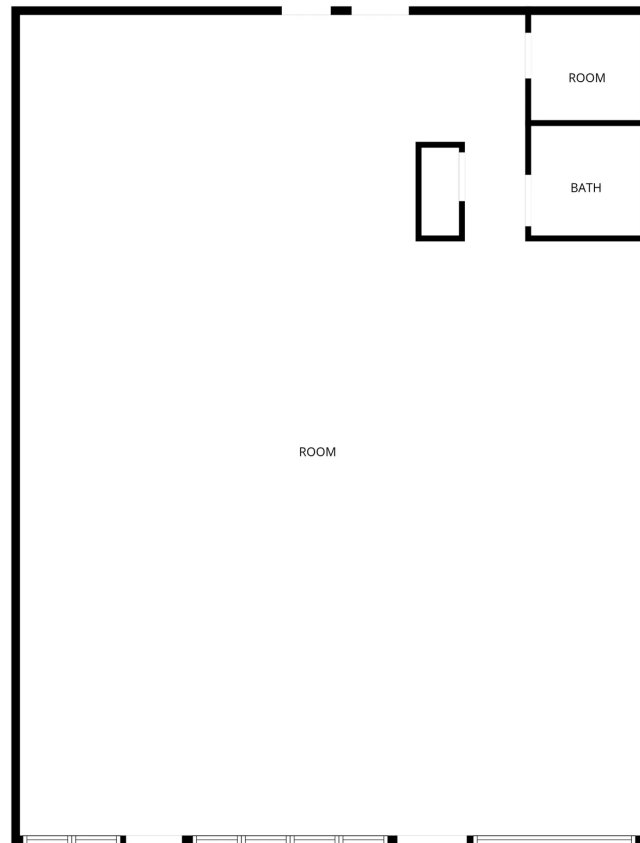
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Floor Plan - Unit 12 AB

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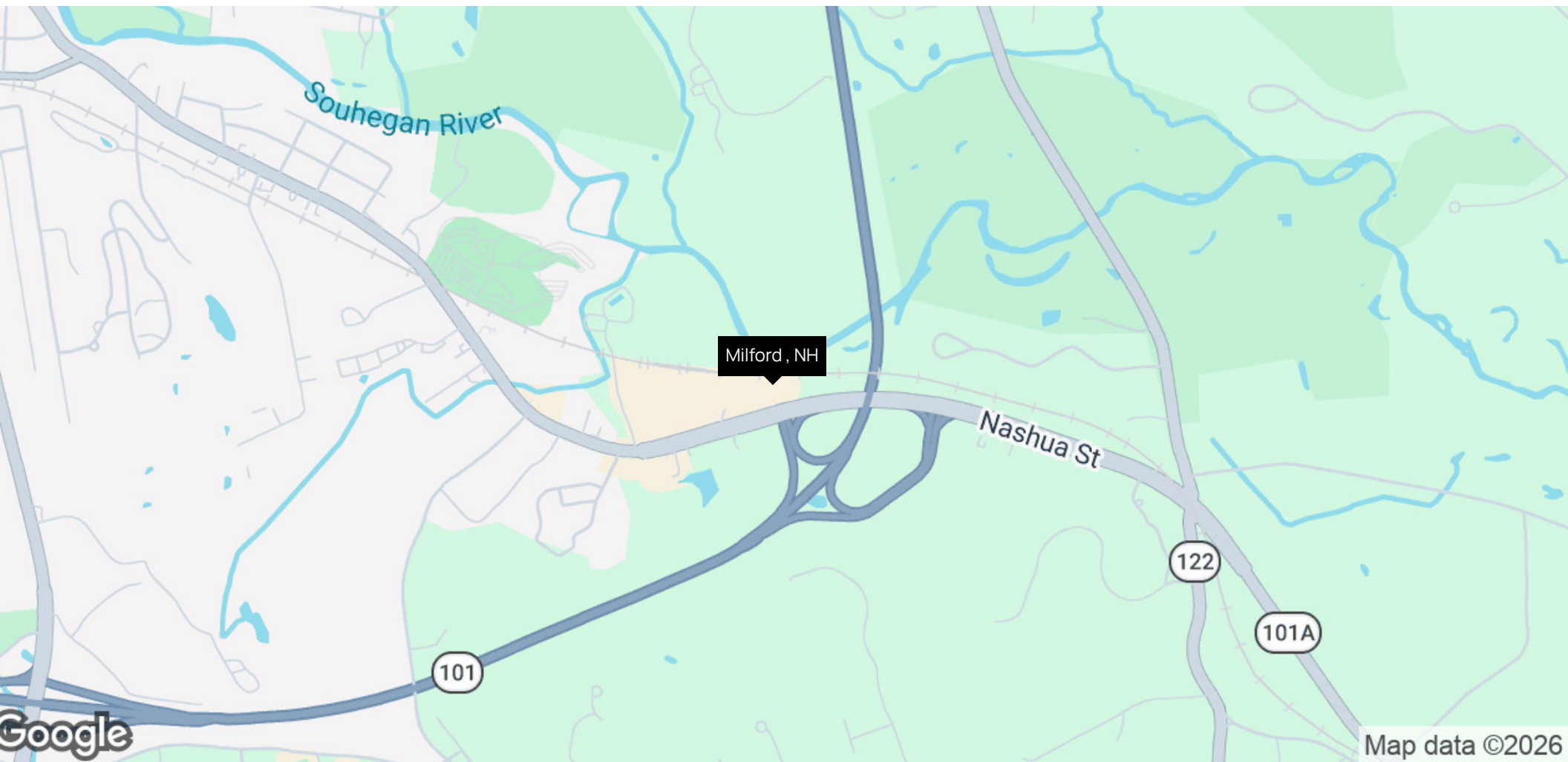
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Location Information

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Regional Map

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Demographics

Section 3

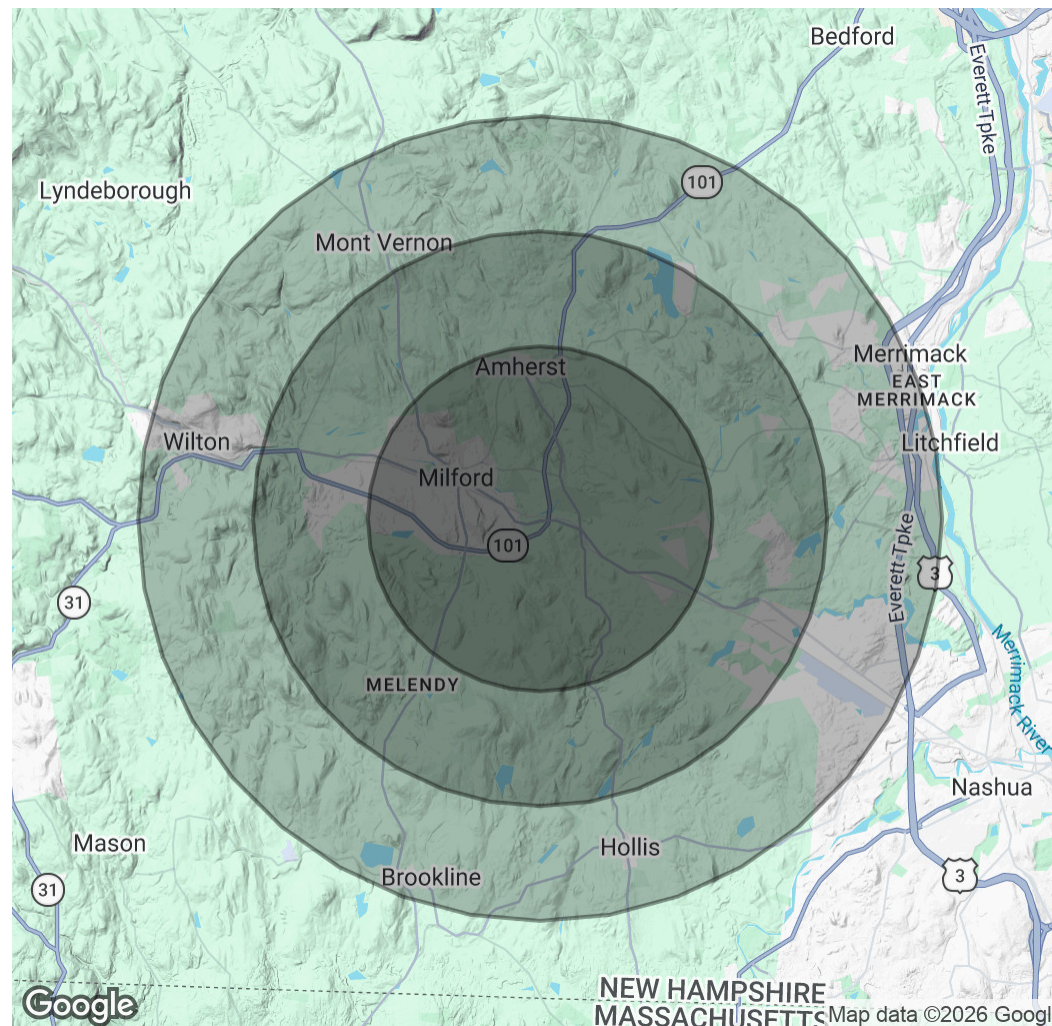
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	17,574	37,088	71,191
Average Age	43.3	41.9	42.1
Average Age (Male)	42.3	41.3	41.7
Average Age (Female)	44.2	42.3	42.5

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	7,178	14,084	27,164
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$136,642	\$152,041	\$153,744
Average House Value	\$423,837	\$473,165	\$475,382

2023 American Community Survey (ACS)



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Meet The Team

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