

Mall Area Retail

160 WESTERN AVENUE | SO. PORTLAND



**11,025± SF
Available Now**

***Excellent visibility
Ample parking***

For further information &
to see this property contact:

Mark Malone, CCIM
(207) 773-6000 direct
(207) 358-7912 direct fax
mark@malonecb.com

FOR LEASE

Where: 160 Western Avenue

- < ¼ mile north of Gorham Road
- ½ mile north of I-295 Exit 3
- 1¼± mile south of Maine Turnpike Exit 46
- < 1½ mile south of Congress Street (Route 22)

Sq Footage: 11,025± SF

Site: 1.3± acres

Frontage: 400± feet

Parking: 42± spaces (plus expanded parking in the rear of building)



Commercial and Investment Real Estate

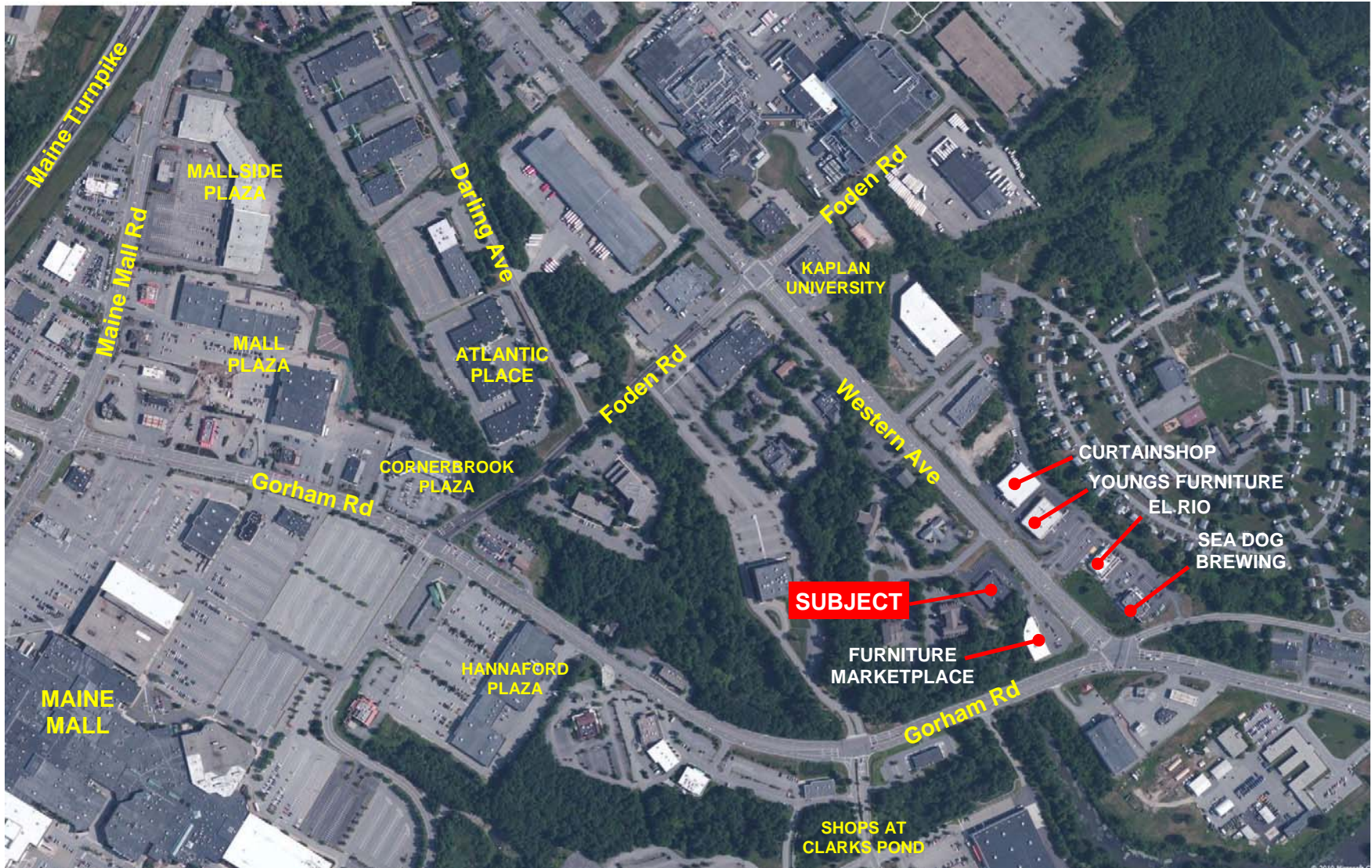
Malone Commercial Brokers, Inc.
5 Moulton Street
Portland, Maine 04101

(207) 772-2422
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PROPERTY SUMMARY

ADDRESS:	160 Western Avenue So. Portland, ME 04106
LANDLORD:	Jonathan B. Young et al
ZONE:	CCRT (Transitional Central & Regional Commercial District)
USE:	Retail or office
SITE SIZE:	1.3± acres
SITE DIMENSIONS:	400 x 289 x 288±'
FRONTAGE:	400±'
BUILDING SQ FOOTAGE:	11,025± SF
PARKING:	42± spaces (expanded parking in rear of building)
UTILITIES:	Public water, sewer, natural gas





This particular segment of the relatively short Western Avenue corridor is heavily traveled and includes retail, office and service businesses along with both residential areas and industrial businesses. Western Avenue runs from the intersection with Gorham Road up to the Skyway Drive/Jetport Boulevard intersection (approx. 1¼ miles long).

BUILDING SUMMARY

BUILDING SIZE:	11,025± SF
STORIES:	1
BUILT:	1995
BLDG DIMENSIONS:	105' x 105'
FOUNDATION:	Concrete slab
EXTERIOR:	Stucco/Masonry
ROOF:	Flat
INTERIOR FINISH:	Drywall/sheetrock
CEILINGS:	16±'
FLOORING:	Carpet
RESTROOMS:	2
HANDICAPPED ACCESS:	Yes
LOADING/UNLOADING:	Loading dock and (1) 7' x 7' overhead door in shipping area
ELECTRICAL:	Abundant 200 amp supply
HVAC:	Gas-fired forced hot air Rooftop units for central A/C
SECURITY:	ADT
SPRINKLER:	Wet
SIGNAGE:	Building signage and pylon signage at road

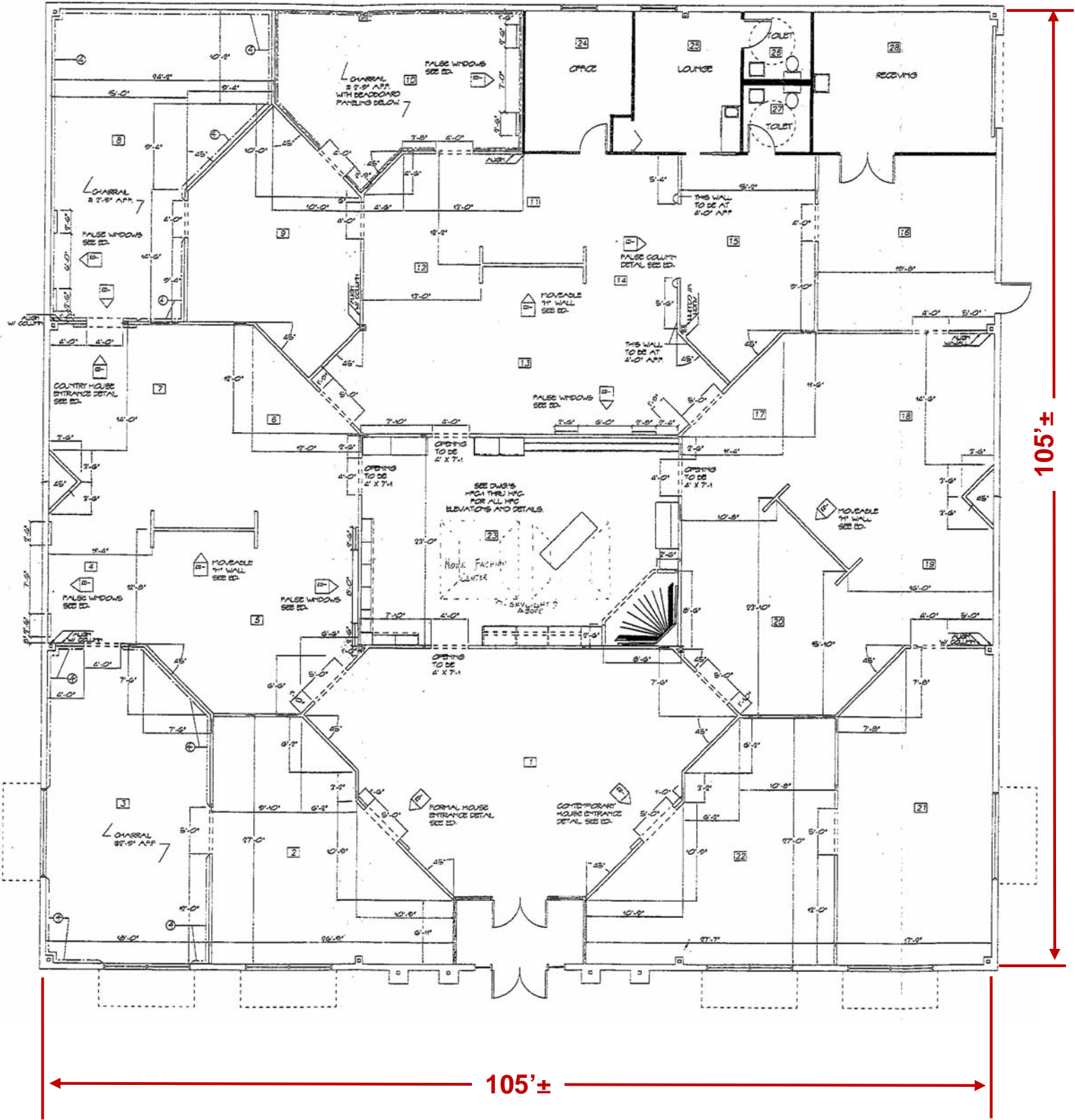
LEASE SUMMARY

AVAILABLE SPACE:	11,025± SF
SUBDIVIDABLE:	No
LEASE RATE:	\$15.00 PSF Triple Net (NNN)
NNN CHARGES:	\$2.35 PSF estimated Includes: Real Estate Taxes, Water, Sewer, Snow Removal, Landscaping
BROKER:	Mark Malone, CCIM (207) 773-6000 direct (207) 358-7912 direct fax mark@malonecb.com

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BUILDING PLAN

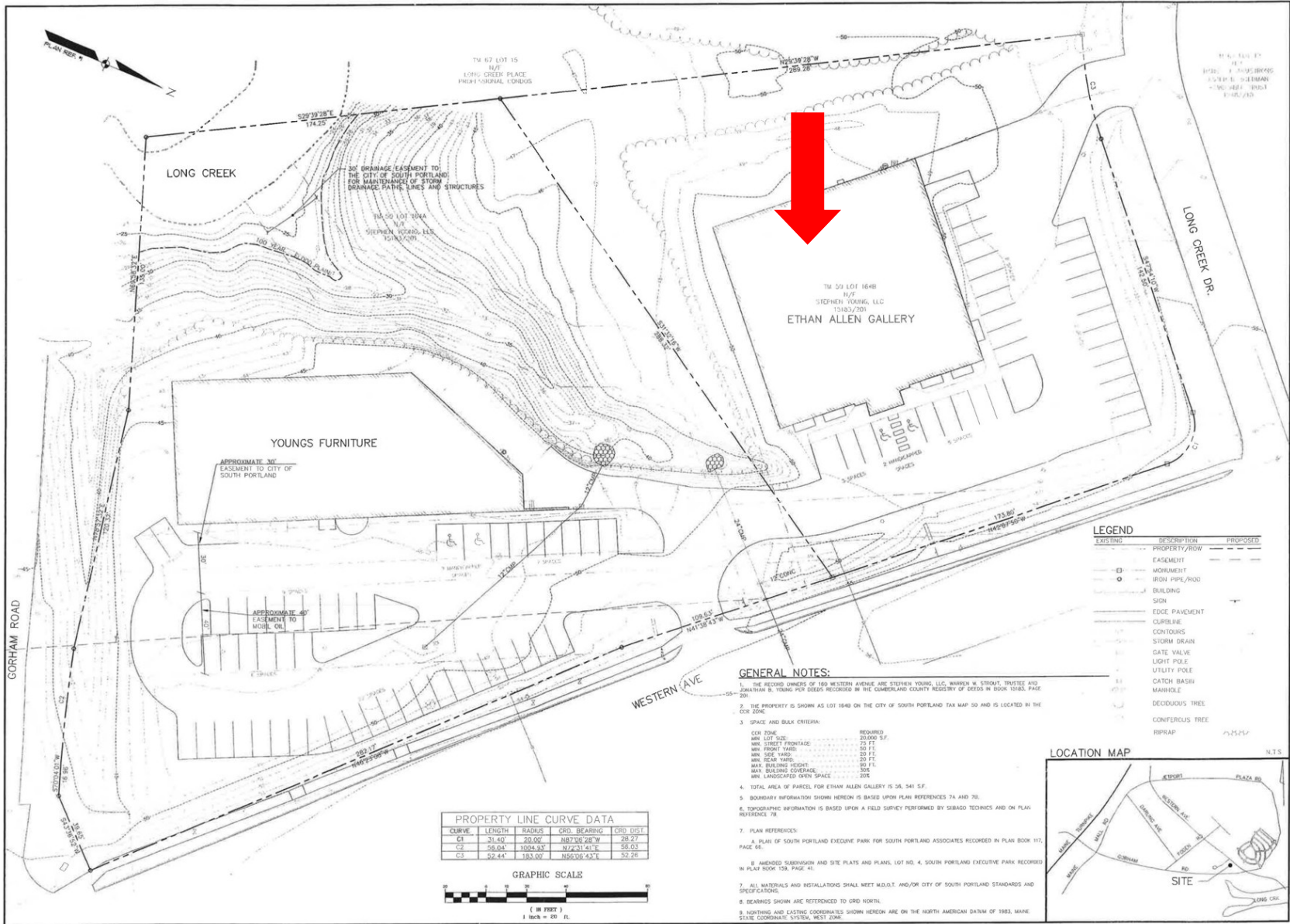


EXISTING CONFIGURATION INCLUDES:

- kitchen/break
- showroom
- room
- office area
shipping area



SITE PLAN



NO.	DATE	BY	REVISION
1	02-27-2025	SY	PRELIMINARY PROPOSAL
2	03-11-2025	SY	AMENDED PROPOSAL
3	03-11-2025	SY	FINAL DESIGN

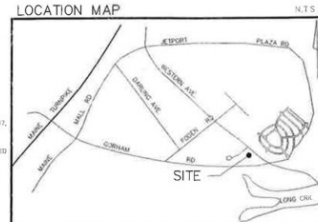
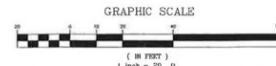
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	- - - - -
---	EASEMENT	- - - - -
—○—	MORUMENT	- - - - -
—○—	IRON PIPE/ROD	- - - - -
—	BUILDING	- - - - -
—	SIGN	- - - - -
—	EDGE PAVEMENT	- - - - -
—	CURBLINE	- - - - -
—	CONTOURS	- - - - -
—	STORM DRAIN	- - - - -
—	GATE VALVE	- - - - -
—	LIGHT POLE	- - - - -
—	UTILITY POLE	- - - - -
—	CATCH BASIN	- - - - -
—	MANHOLE	- - - - -
—	DECIDUOUS TREE	- - - - -
—	CONIFEROUS TREE	- - - - -
—	RIPRAP	- - - - -

- GENERAL NOTES:**
- THE RECORD OWNERS OF 160 WESTERN AVENUE ARE STEPHEN YOUNG, LLC, WARREN W. STROUT, TRUSTEE AND JOHNAN B. YOUNG FOR DEEDS RECORDED IN THE GUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 10185, PAGE 201.
 - THE PROPERTY IS SHOWN AS LOT 1640 ON THE CITY OF SOUTH PORTLAND TAX MAP 50 AND IS LOCATED IN THE ECR ZONE.
 - SPACE AND BULK CRITERIA:
 ECR ZONE REQUIRED
 MIN. LOT SIZE 20,000 S.F.
 MIN. STREET FRONTAGE 75 FT.
 MIN. FRONT YARD 50 FT.
 MIN. SIDE YARD 50 FT.
 MIN. REAR YARD 30 FT.
 MIN. BUILDING HEIGHT 8 FT.
 MAX. BUILDING COVERAGE 30%
 MIN. LANDSCAPED OPEN SPACE 5%
 - TOTAL AREA OF PARCEL FOR ETHAN ALLEN GALLERY IS 36,341 S.F.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCES 7A AND 7B.
 - TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS AND ON PLAN REFERENCE 7B.

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	31.60'	70.00'	S107°28'28"W	28.23'
C2	58.04'	1504.93'	S72°23'41"E	58.03'
C3	62.44'	183.07'	N56°08'43"E	52.26'



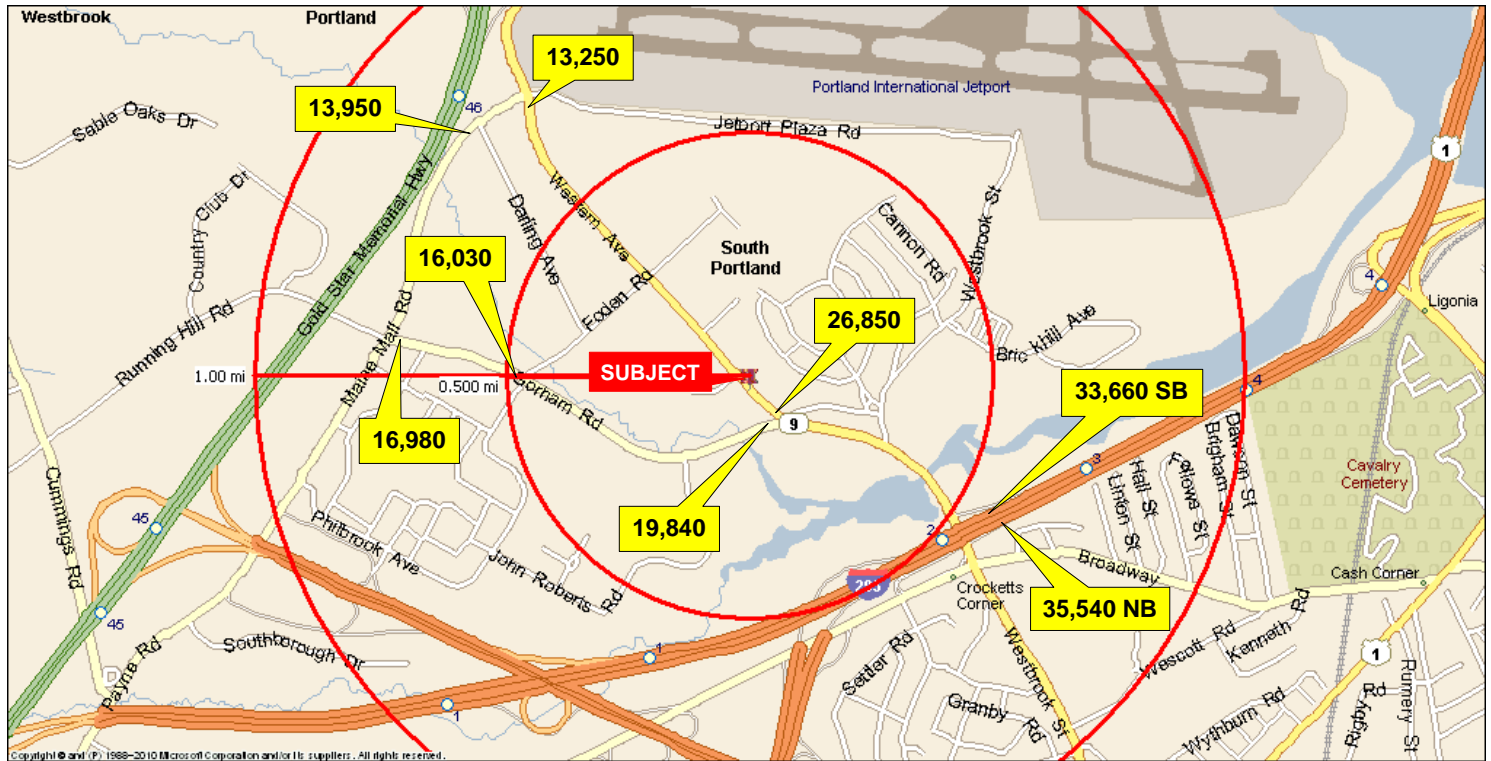
Sebago Technics
 Engineering, Architecture & Construction
 160 WESTERN AVENUE, SUITE 100
 SOUTH PORTLAND, MAINE 04106
 TEL: (207) 884-2727
 FAX: (207) 884-2727

EXISTING CONDITIONS PLAN
 160 WESTERN AVENUE
 SOUTH PORTLAND, MAINE
 STEPHEN YOUNG, LLC
 160 WESTERN AVENUE, SUITE 100
 SOUTH PORTLAND, ME 04106
 9445PEC-2025.dwg, TAB 02

DATE	SCALE
11-18-08	1"=20'

SHEET 1 OF 4

TRAFFIC COUNTS



Annual Average Daily Traffic (AADT) counts shown in yellow boxes.

Source: Traffic Volume Counts, 2011 Annual Report, published April 2012, Maine Dept of Transportation, Traffic Engineering Div, Cumberland County.

AREA STATISTICS

	RADIUS		
	3 mile	5 mile	7 mile
2012 Population	40,261	115,553	146,308
2012 Households	17,936	51,693	64,069
2012 Median Household Income	\$ 46,981	\$ 46,318	\$ 50,506
2012 Median Age	36.4	38.5	39.9

Source: U.S. Census Bureau, Census 2010 Summary, ESRI 2012 Forecast



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