

# FOR LEASE | FREESTANDING RESTAURANT

611 CIVIC CENTER DRIVE, AUGUSTA, ME 04330



## PROPERTY DETAILS

- 1,718± SF restaurant space formerly occupied by Doc Hollandaise
- Located at the corner of the new Route 3/Civic Center Drive intersection traffic signal with access off three roads
- 18,000 cars per day AADT 2014
- Easy access to I-95 via Exits 112 and 113
- Area businesses include MaineGeneral Medical Center, Augusta Civic Center, Planet Fitness, Skowhegan Savings, Tractor Supply and many more
- \$1,500/month NNN

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OWNER	Bale, LLC
ASSESSORS REFERENCE	Map 80 Lot 9, 9B, 9C
REGISTRY OF DEEDS	Book 10971, Page 74
BUILDING SIZE	1,718± SF
LOT SIZE	1.94± AC
STORIES	Two (2)
YEAR BUILT	1973
HEAT	Oil/electric baseboard
FRONTAGE	400'± on Old Belgrade Road, 257'± on Civic Center Drive & 160' on Bog Road
ZONING	RV - Permitted uses include retail, convenience stores, gas stations and restaurants
TRAFFIC COUNTS	18,000 cars/day AADT 2014
LEASE RATE	\$1,500/month NNN
NNN EXPENSES	\$3.52/SF (Est)

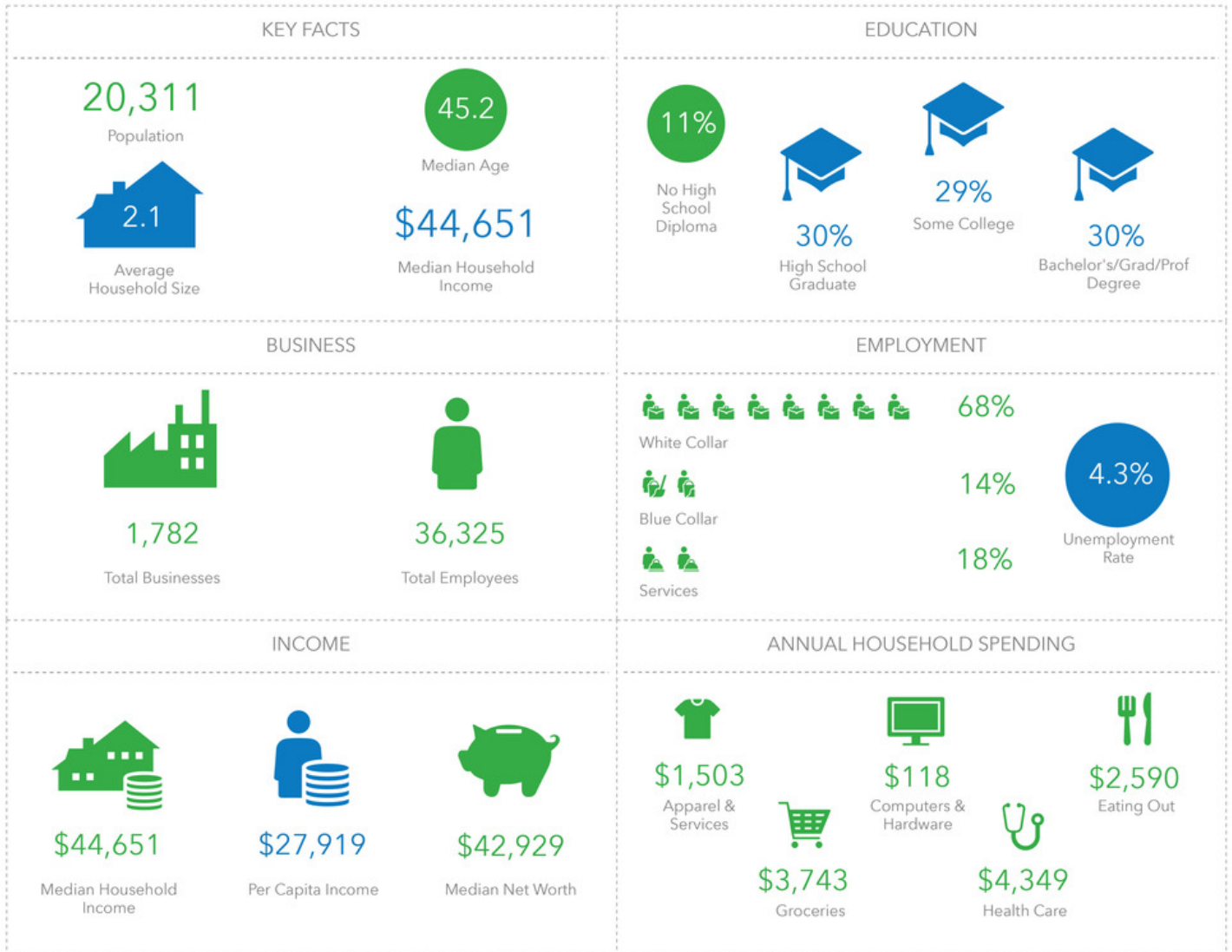


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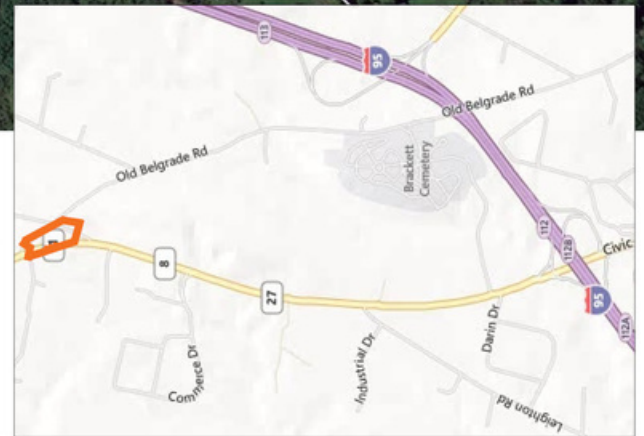
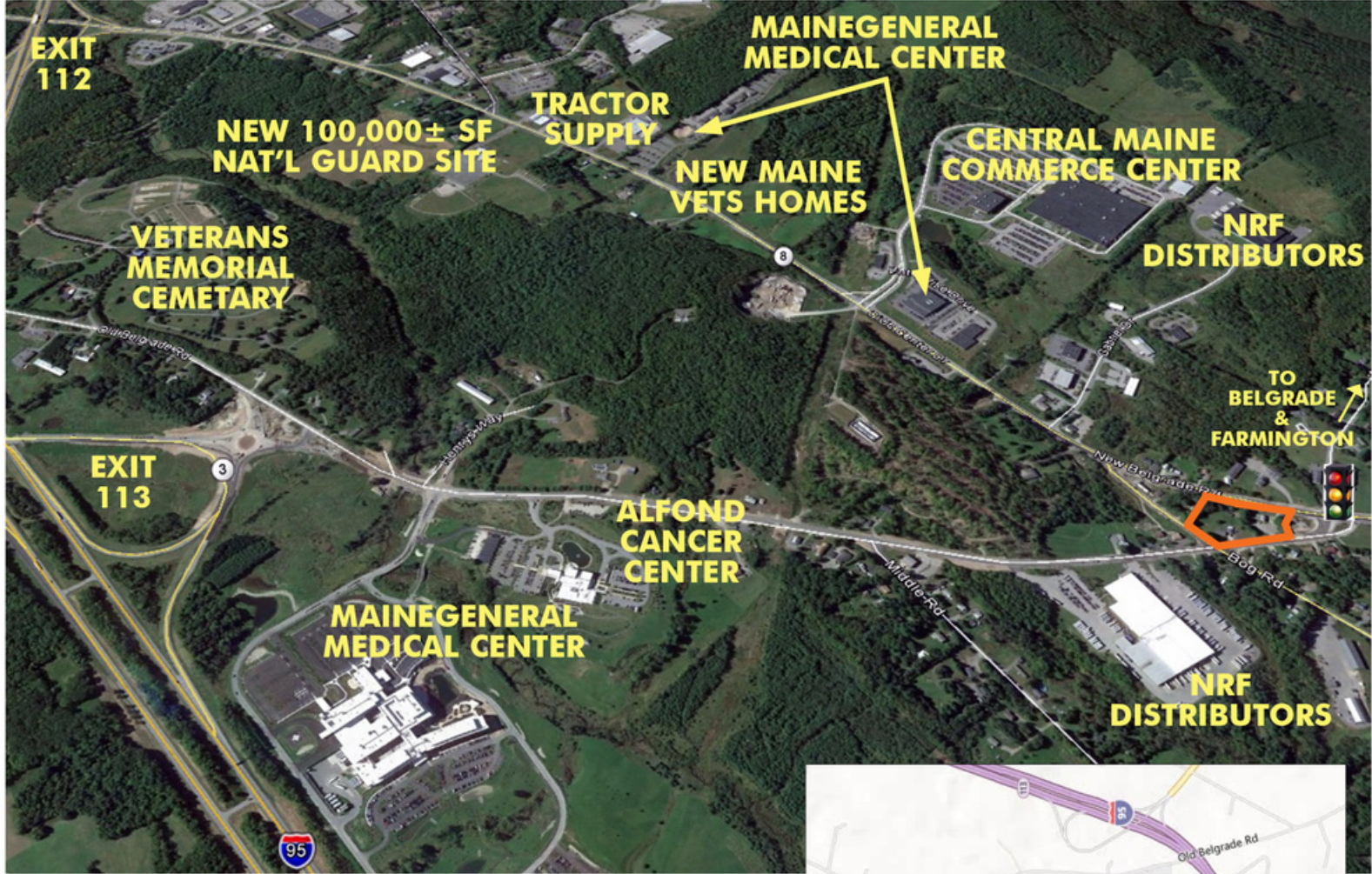


## DEMOGRAPHICS



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## CONTACT US



**NICK LUCAS**  
Associate Broker  
+1 207.553.1792 D  
+1 207.557.3513 C  
nlucas@boulos.com

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