

FOR LEASE | WESTERN AVENUE CROSSING

209 WESTERN AVENUE, UNIT E, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- 1,470± SF in-line retail/salon unit
- Highly visible retail center situated close to the intersection of Gorham Road and Western Avenue in South Portland
- Located minutes from the Maine Mall, Portland International Jetport, the Maine Turnpike and in between two exits of I-295
- Ample on-site parking
- Join Moe's Original BBQ, Thai Poms Restaurant, Modern Nails, North Atlantic Montessori School, Miracle Ear and Maine Solutions Federal Credit Union



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PROPERTY DETAILS

OWNER	Raphael, LP
CENTER SIZE	15,900± SF
AVAILABLE SPACE	1,470± SF
PARKING	Ample, on-site paved parking
HVAC	Central HVAC - Gas
UTILITIES	Municipal water/sewer
ZONING	CCRT - Transitional Central and Regional Commercial District
CENTER TENANTS	Moe's Original BBQ, Thai Poms Restaurant, Modern Nails, North Atlantic Montessori School, Miracle Ear and Maine Solutions Federal Credit Union
SIGNAGE	Roadside Pylon and unit entrance
CAM	\$5.17/SF (Est.)
RE TAX	\$2.45/SF (Est.)
LEASE RATE	\$20.00/SF NNN

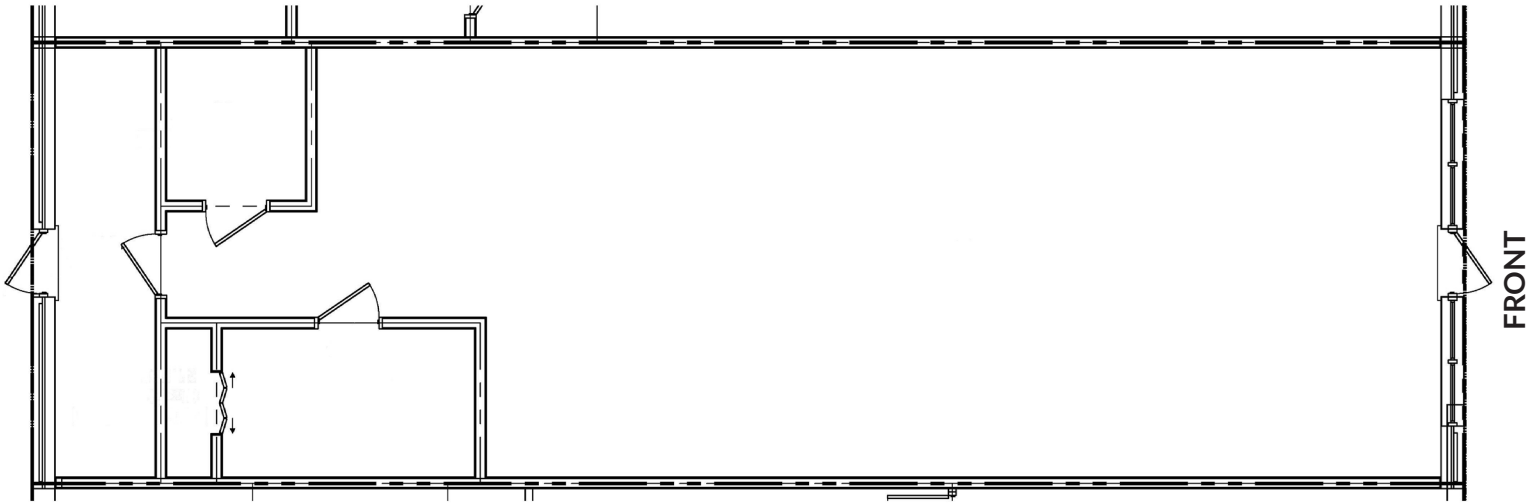


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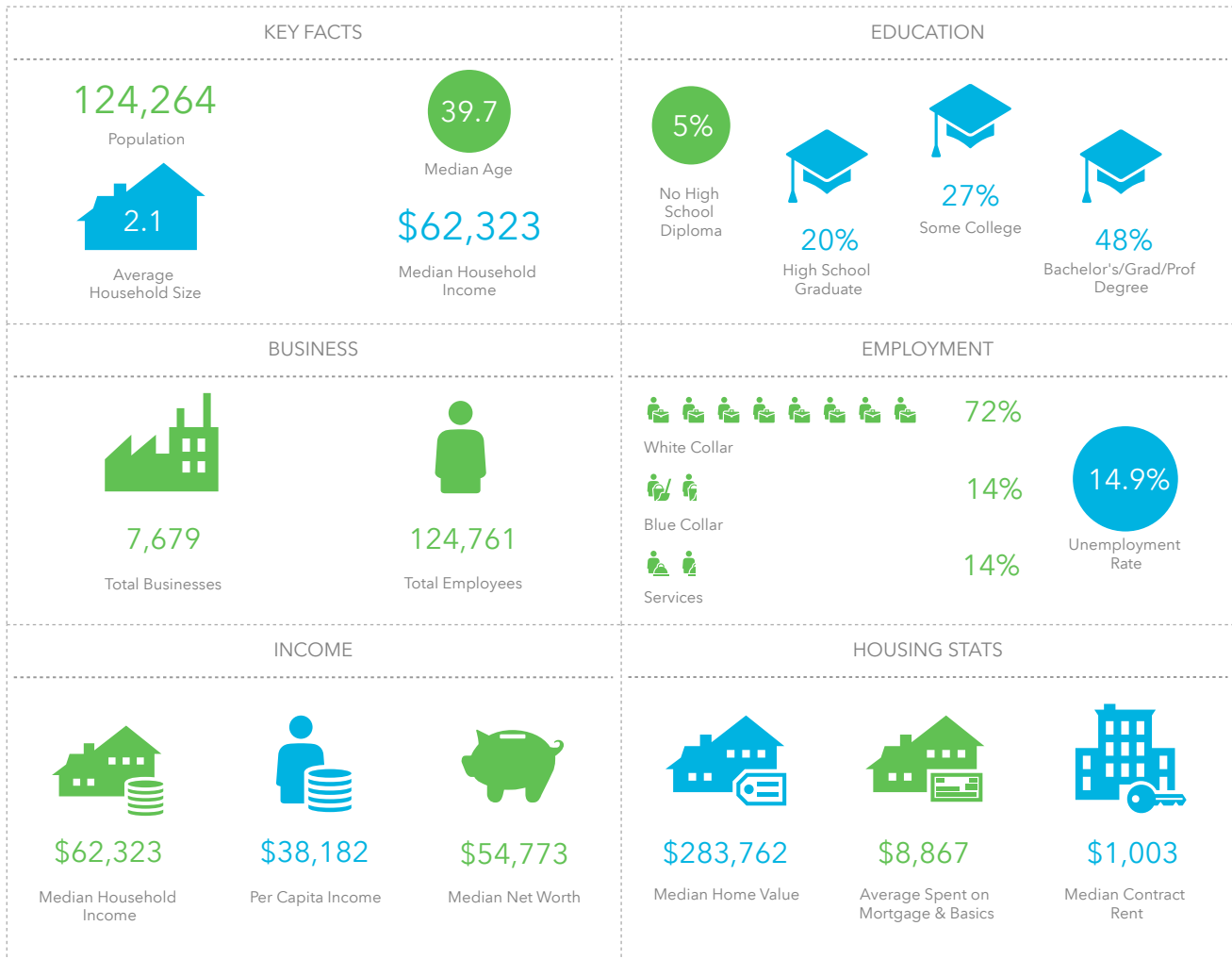
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FLOOR PLAN



DEMOGRAPHICS



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