

# FOR LEASE | PRIME RETAIL SPACE

60 WESTERN AVENUE, AUGUSTA, ME 04330



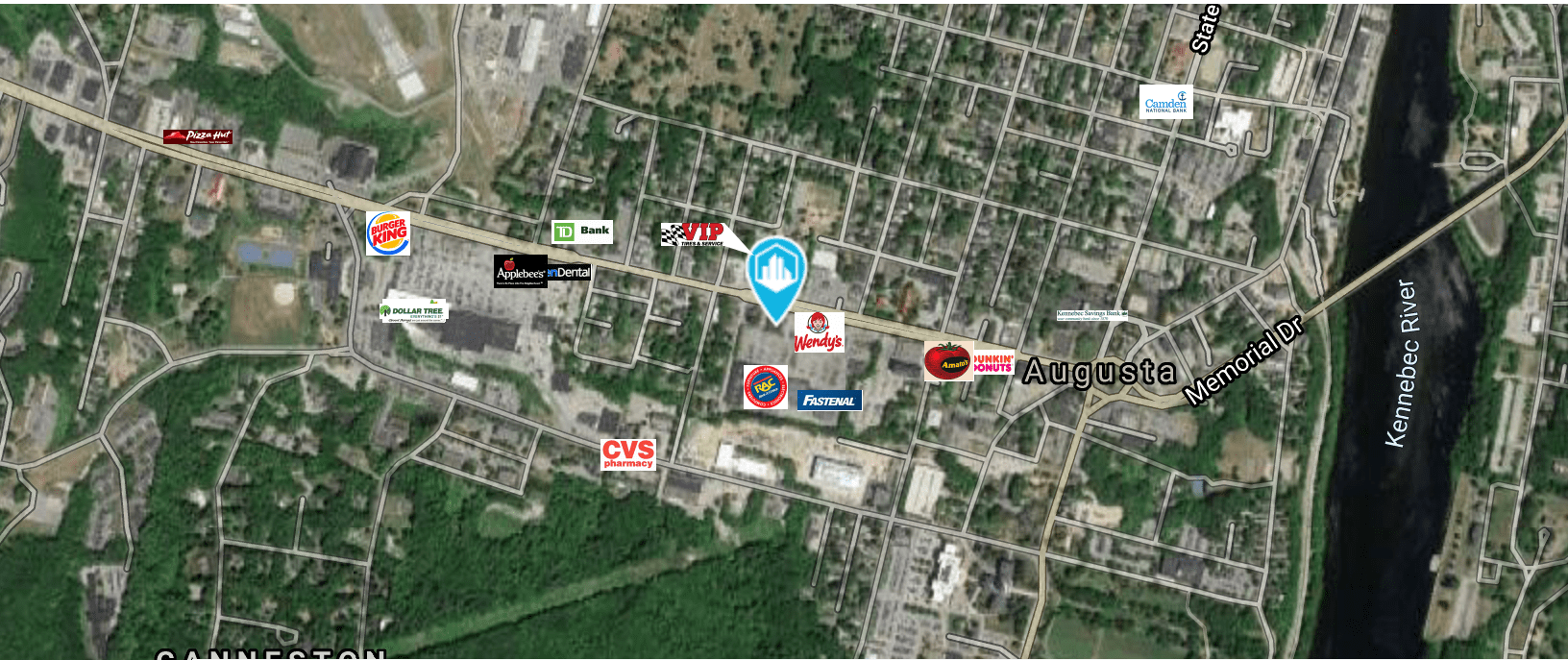
## PROPERTY DETAILS

1,500± SF of Prime Retail Space

- Excellent location with high visibility from Western Avenue
- Located in the front of the Augusta Plaza
- Ample on-site parking in common with other tenants
- Traffic count: 17,750 AADT
- Area businesses include; Aspen Dental, Applebee's, Shaw's, Dollar Tree, Burger King, Pizza Hut, Wendy's, VIP Tire and Services, and CVS.
- \$18.00/sf NNN

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OWNER OF RECORD	Augusta Plaza Associates, LLC	HVAC	Forced Hot Air
ASSESSORS REFERENCE	27/195/1	UTILITIES	Municipal water/sewer
BUILDING SIZE	5,120± SF	ZONING	CB - Local Business District
LOT SIZE	10± Acres	LEASE RATE	\$18.00/SF NNN
AVAILABLE SUITE	1,500± SF	CAMS	\$1.53/SF (Est.)
PARKING	Ample on-site parking in common	REAL ESTATE TAXES	\$2.10/SF

## CONTACT US



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