

FOR LEASE • RETAIL • MAINE MALL AREA

29 Western Ave, Unit 4 • South Portland, ME



1,054± SF RETAIL SPACE

- Excellent location with close proximity to the Maine Mall
- Join Big Fin Poke, Beauty Nails, Cosmo Prof, High North Wellness Connection, and Evergreen Chinese Restaurant
- High visibility with traffic counts of 27,670± cars/day on Western Ave (AADT, 2023)
- Ample on-site parking

LEASE RATE: \$23.00/SF NNN



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PROPERTY SUMMARY

29 Western Ave, Unit 4 • South Portland, ME



Site Info

OWNER:	Aim Western Ave LLC
DEED:	Book 31227, Page 328
ASSESSOR:	Map 50, Lot 170
LOT SIZE:	1.43± AC
SIGNAGE:	On building & at Pylon
PARKING:	Ample on-site
TRAFFIC COUNT:	27,670± cars/day (AADT, 2023)
ZONING:	WACC- Western Ave Commercial Corridor District



Building Info

BUILDING SIZE:	12,564± SF
AVAILABLE SPACE:	1,054± SF
YEAR BUILT:	1986
CONSTRUCTION:	Masonry
ELECTRICITY:	Separately metered
HVAC:	Forced hot air system, Central Air; natural gas
UTILITIES:	Municipal water & sewer
RESTROOM:	One (1)



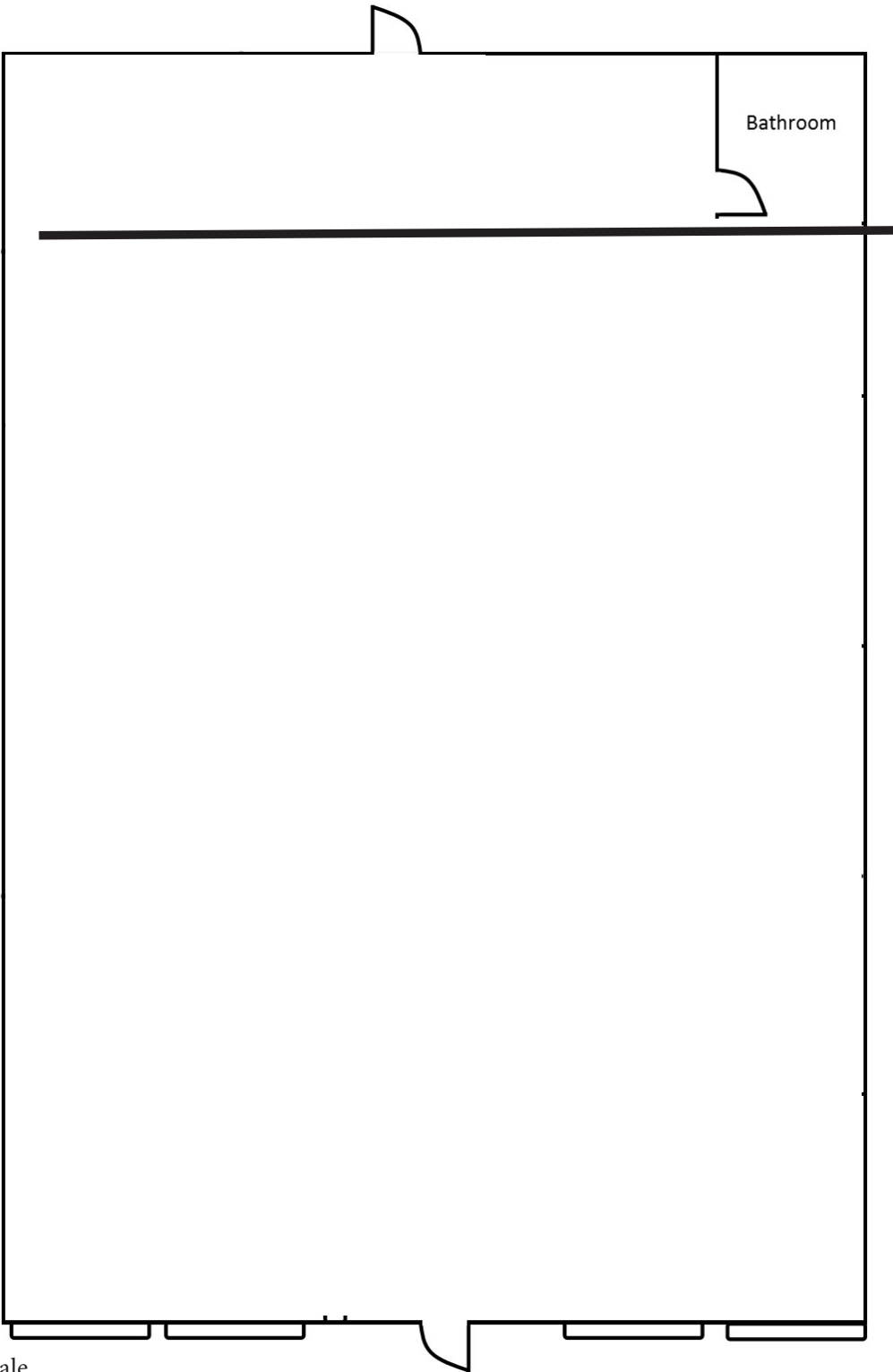
Current Tenants

- Big Fin Poke
- Beauty Nails
- Cosmo Prof
- High North Wellness Connection
- Evergreen Chinese Restaurant



FLOOR PLAN

29 Western Ave, Unit 4 • South Portland, ME



*Not drawn to scale



1-MILE DEMOGRAPHICS

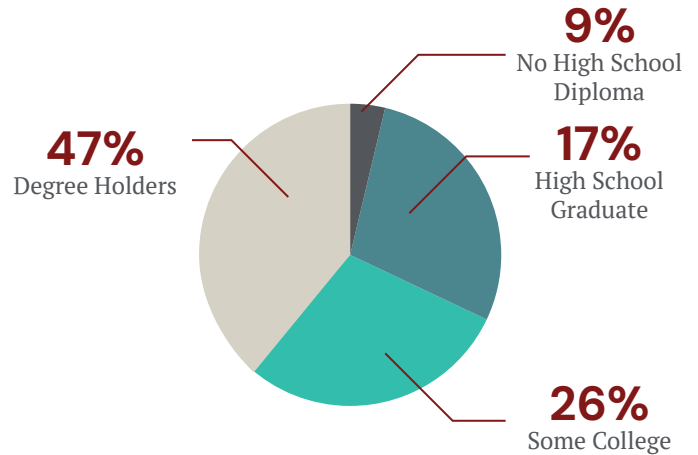
29 Western Ave, Unit 4 • South Portland, ME



619
Total Businesses

11,324
Total Employees

Education



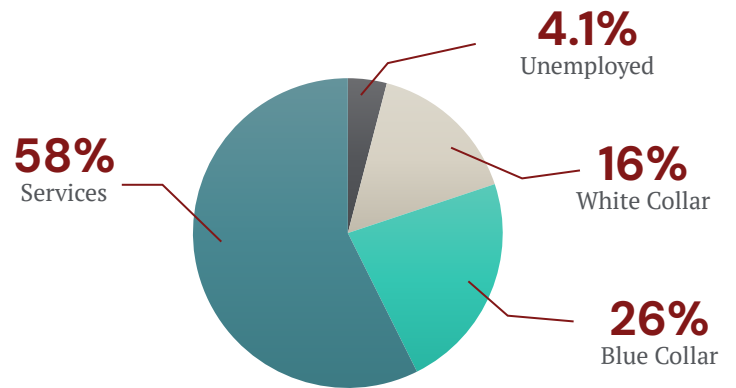
6,342
Population

2.3
Average Household Size

38.7
Average Age

\$79,319
Average Household Income

Employment



5-MILE DEMOGRAPHICS

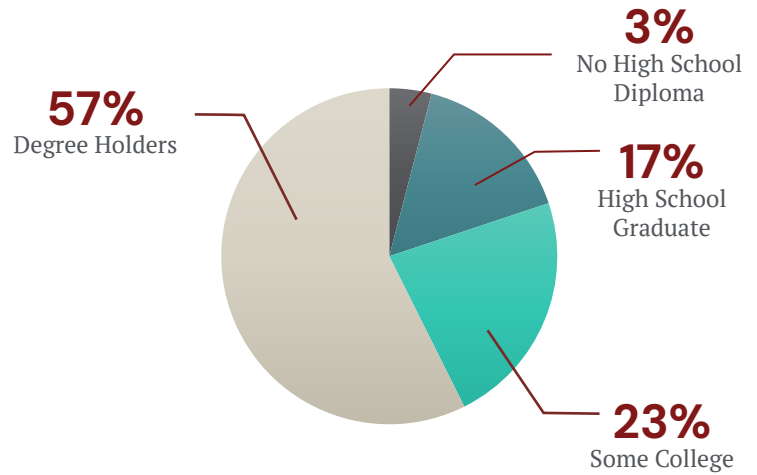
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8,631
Total Businesses

134,282
Total Employees

Education



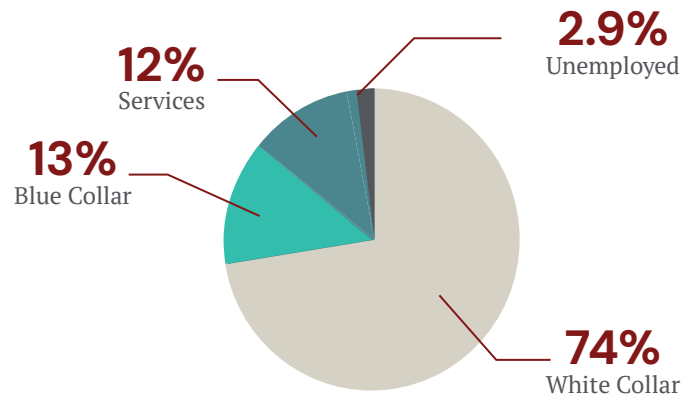
130,322
Population

2.1
Average Household Size

40.7
Average Age

\$94,041
Average Household Income

Employment



LOCATION MAP

29 Western Ave, Unit 4 • South Portland, ME



NEARBY

STAY



DINE



SHOP

THE MAINE MALL



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