FOR LEASE | PRIME RETAIL SPACE

295 FOREST AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- Ideal retail location within the bustling Hannaford shopping center on Forest Avenue
- 1,042± SF first-floor space offering an efficient layout, ideal for any retailer or small office user
- Strong visibility and signage opportunities along one of Portland's busiest commercial corridors
- Excellent accessibility with ample on-site parking and convenient access to Marginal Way and I-295

LEASE RATE: $2,250/Mo NNN

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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PROPERTY DETAILS

OWNER	Hannaford Bros Co
ASSESSOR'S REFERENCE	Map 34A, Block C, Lot 1
BUILDING SIZE	92,122± SF
AVAILABLE SPACE	1ST Floor - 1,042± SF
YEAR BUILT	1984
ELEVATOR	Yes
HVAC	Gas-fired HVAC
ZONING	B2 - Community Business
CENTER TENANTS	Hannaford, Dental Wellness of Maine, Aroma Joe's, Exciting Nails & Spa, Casco Bay Frames and Fairy Dog Mother
UTILITIES	Separately Metered Municipal water/sewer
SIGNAGE	Pylon signage available on Preble Street pylon (overlooking Back Bay) & Forest Avenue pylon
PARKING	On-site parking in common with other tenants
LEASE RATE	$2,250/Mo NNN
NNN EXPENSES	$5.37/SF (Est.)

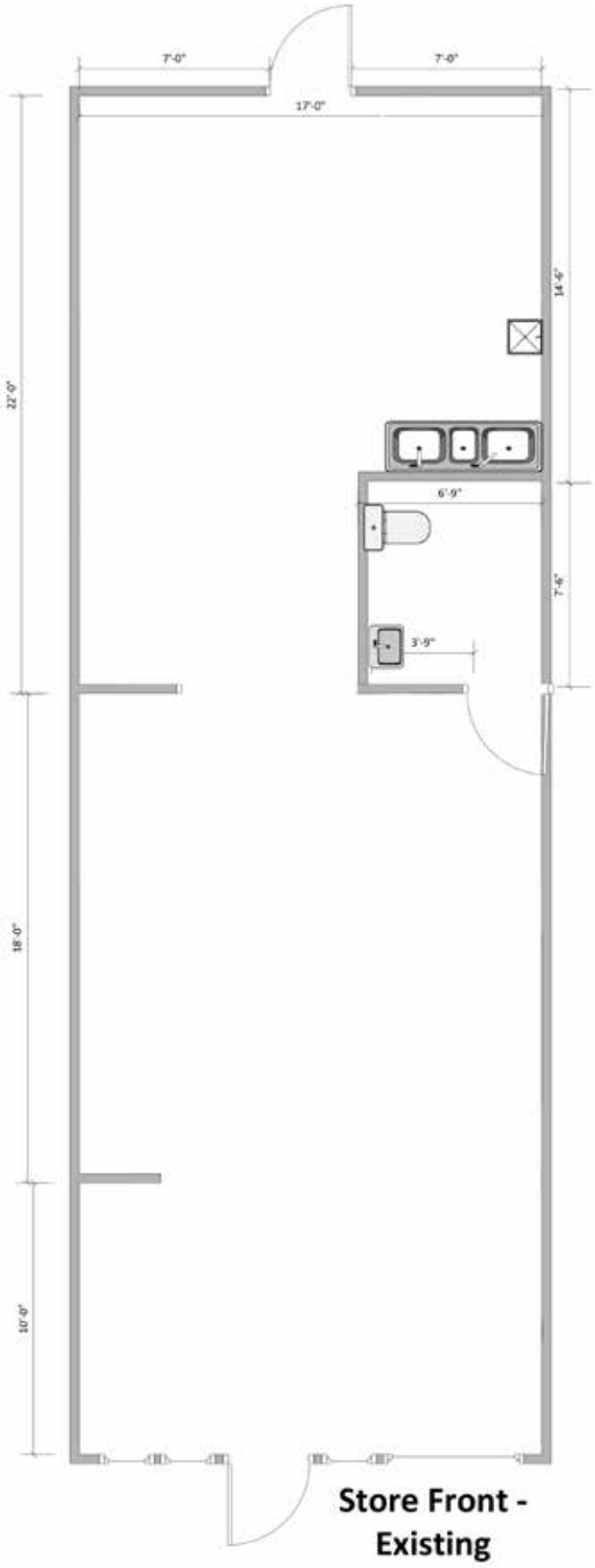








FLOOR PLANS



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.