FOR LEASE



NEW CONSTRUCTION RETAIL/ RESTAURANT OPPORTUNITY

50 MAINE MALL ROAD, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- 2,384± SF – 4,768± SF available for lease. Located directly off Maine Mall Road near I-95 and adjacent to the Home2 Suites by Hilton, a 111 key hotel.
- Less than a 5-minute drive to The Maine Mall.
- Outstanding national co-tenants, including Target, Nordstrom Rack, Burlington, Dick's, and Macy's.
- Strong visibility with pylon/on-building signage opportunities and great access via I-95 and I-295.
- Ideal for restaurant, café, coffee, fitness studio, boutique retail, or service-based users. Part of the suite is currently stubbed with infrastructure for a restaurant user.
- Lease Rate: $25.00-$30.00/SF NNN

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

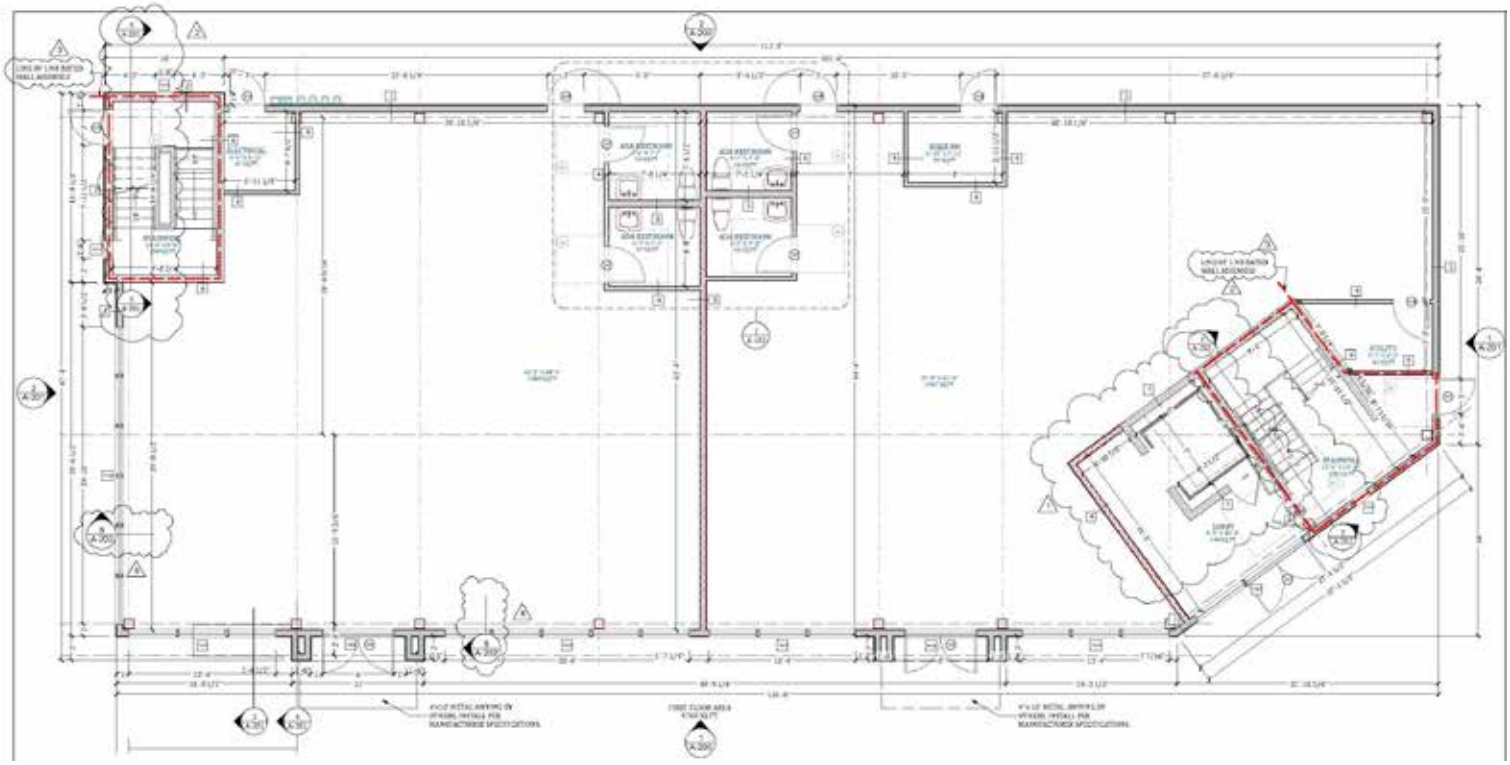
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PROPERTY DETAILS

OWNER	New Gen Ventures, LLC
BUILDING SIZE	9,650± SF
AVAILABLE SPACE	2,384± SF – 4,768± SF
SUITE 1 & 2 SIZE	4,768± SF
MINIMUM DIVISIBLE	2,384± SF
AVAILABILITY	Immediate
ASSESSOR'S REFERENCE	048/010
DEED REFERENCE	33003/0297
ZONING	Central and Regional Commercial District (CCR)
LOT SIZE	3.33± Acres
LOT FRONTAGE	235±' of frontage on Maine Mall Road
TRAFFIC COUNT	16,290 (AADT, 2022)
YEAR BUILT	2024/2025
NUMBER OF STORIES	Two (2)
HEATING & COOLING	Geothermal Heating System
UTILITIES	Municipal Water & Sewer
SPRINKLERS	Wet System
RESTROOMS	Two (2) ADA Restrooms
PARKING	On-Site
AREA BUSINESSES	Target, Staples, Best Buy, D'Angelo's, Aroma Joe's, Longhorn Steakhouse
LEASE RATE	$25.00-$30.00/SF NNN

FLOOR PLAN



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