



375 RIVERSIDE STREET IN PORTLAND

offers an exceptional opportunity now available for lease with impressive exterior renovations to be completed summer 2026. Ideally situated just a mile from Exit 48 of I-95 and the vibrant Rock Row Development, this property boasts un-matched accessibility and visibility.

With an impressive traffic count of 18,300 AADT (2019) and approximately 300 feet of prominent road frontage, this location offers outstanding retail visibility along one of Portland's busiest corridors. Don't miss this chance to position your business in a dynamic market with incredible potential.

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375 RIVERSIDE STREET | PORTLAND | MAINE | 04103
EXCEPTIONAL RETAIL | OFFICE | FOR LEASE



**LOCATED IN HEAVILY TRAVELED AREA OF PORTLAND
OFFERING UNPARRALLED VISIBILITY & ACCESSIBILITY**

SPECIFICATIONS



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OWNERSHIP:

The property is owned by BE Holdings, LLC

PROPERTY FEATURES

YEAR BUILT:	1989; Renovated 1995 and 2026
ZONING:	B4
UTILITIES:	Public water; private septic; 3 Phase 120V electric
BUILDING SIZE:	121,839+/- sf
ACREAGE:	2.797+/- acres

LEASE DETAILS



Substantial exterior renovations and upgrades done to building in Summer of 2026.

SUITE:	A—First Floor
SQUARE FOOTAGE:	3,102+/- SF
LEASE RATE:	\$16.00-\$19.00 PSF NNN
SUITE:	B—First Floor
SQUARE FOOTAGE:	4,209+/- SF
LEASE RATE:	\$16.00-\$19.00 PSF NNN
SUITE:	A & B—First Floor
SQUARE FOOTAGE:	7,311+/- SF
LEASE RATE:	\$16.00-\$19.00 PSF NNN
NNN:	Estimated at \$5.85 PSF



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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

Ideally situated just a mile from Exit 48 of I-95 and the vibrant Rock Row Development, this property boasts un-matched accessibility and visibility. With an impressive traffic count of 18,300 AADT (2019) and approximately 300 feet of prominent road frontage, this location offers outstanding retail visibility along one of Portland's busiest corridors. The flexible layout options cater to a diverse array of retail users, allowing businesses to find the perfect fit for their needs. Join a thriving community of strong local and national brands, including Home Depot, Berlin City Toyota, Empeople Credit Union, REI, and Chick-fil-A, in this rapidly growing area of Greater Portland. Don't miss this chance to position your business in a dynamic market with incredible potential.

POPULATION:	69,911 (2025)
AVERAGE GROWTH:	2.2% (2020-2025)
HOUSEHOLDS:	32,965 (2020-2024)
MEDIAN HOME VALUE:	\$ 489,600 (2020-2024)
MEDIAN INCOME:	\$ 79,540 (Household)
MEDIAN AGE:	37.8 Years
LAND AREA:	21.54+/- Miles

Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.

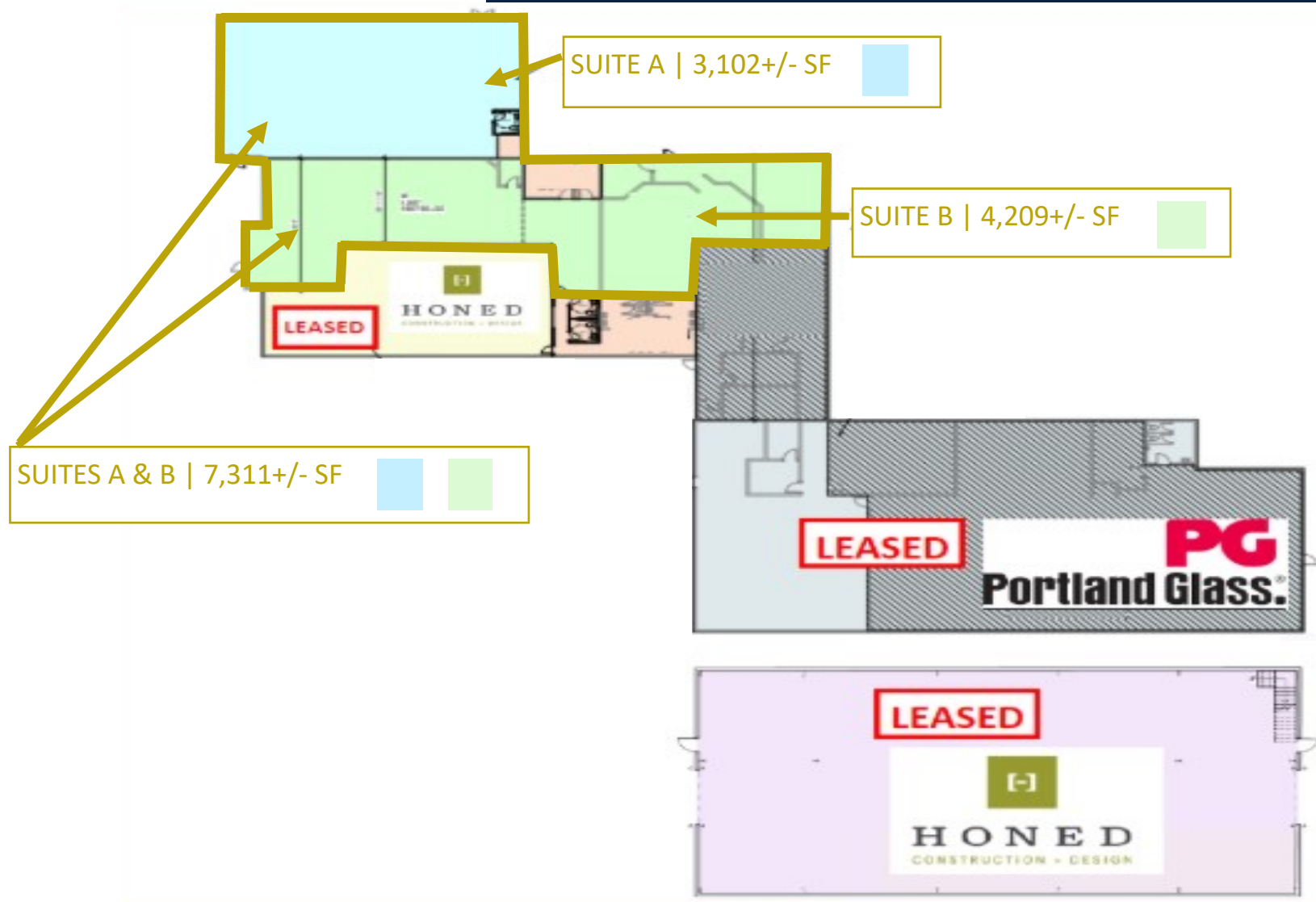


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DIVISION PLAN

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EXTERIOR PHOTOGRAPHS

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INTERIOR PHOTOGRAPHS

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PHOTOGRAPHS OF EXISTING RETAIL SPACE
SEE NEXT PAGE FOR VIRTUAL RENDERINGS
OF POSSIBLE NEW RETAIL SPACEA



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VIRTUAL RENDERINGS

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AERIAL PHOTOGRAPH

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LOCAL TENANT MIX

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LEASING CONTACTS

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LEASING REPRESENTATIVES



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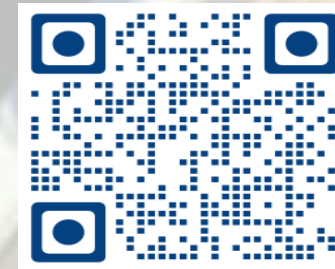
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