FOR LEASE | RETAIL / OFFICE SPACE

225 WESTERN AVENUE, AUGUSTA, ME 04330





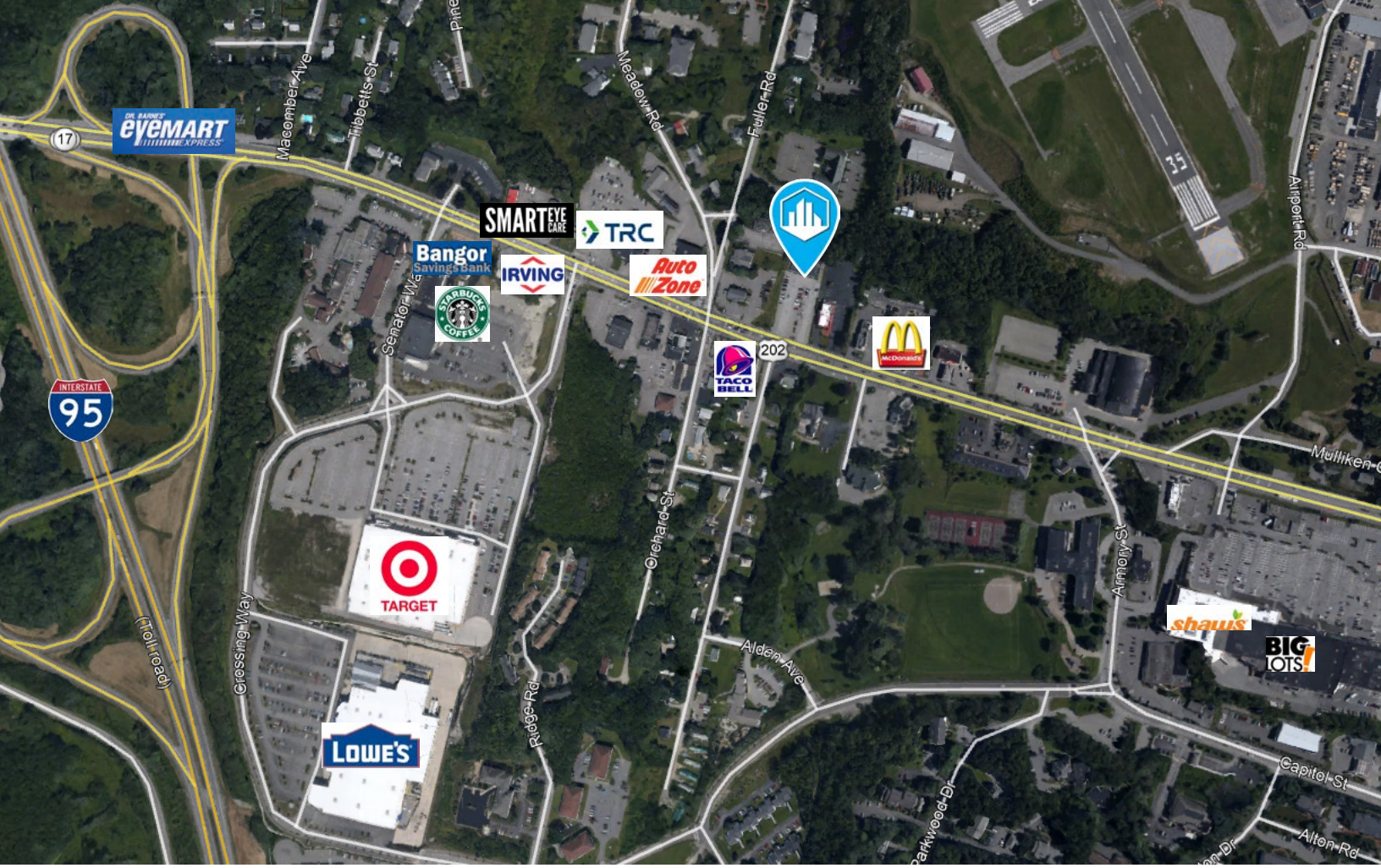
PROPERTY HIGHLIGHTS

- 1,000± SF retail/office space
- Excellent location with high visibility from Western Avenue
- 20,536 AADT traffic count (2023)
- Located directly off Exit 109 of the Maine Turnpike
- In close proximity to the Maine State House
- Area businesses include Starbucks, Bangor Savings Bank, Irving, Five Guys, Men's Warehouse, State of Maine offices, AutoZone, and Northeast Bank

LEASE RATE: $18.00/SF NNN

THE BOULOS COMPANY

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



PROPERTY DETAILS

OWNER	J & R Associates, LLC
MAP/LOT	22/13
BOOK/PAGE	8757/294
BUILDING SIZE	8,000± SF
LOT SIZE	1.04± Acres
AVAILABLE SPACE	1,000± SF
AVAILABILITY DATE	Immediately
YEAR BUILT	1987
HEATING/ COOLING	Natural gas, forced air heat
STORIES	One (1)
ZONING	CC - Regional Business
PARKING	77 on-site spaces in common with other tenants
UTILITIES	Municipal water & sewer
LEASE RATE	$18.00/SF NNN





CONTACT

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