FOR SALE/LEASE

UNSURPASSED VISIBILITY, LOCATION, & CURB APPEAL

130 WESTERN AVENUE, SOUTH PORTLAND, ME 04106

PRICE IMPROVED!

EXPANDED PARKING!





PROPERTY HIGHLIGHTS

- 20,700± SF building, divisible to 5,000± SF
- Located on the corner of Gorham Road and Western Avenue near the Maine Mall
- Strategically positioned on the corner at a lighted intersection
- Traffic counts average total 32,000± vehicles per day
- Freestanding roadside pylon sign
- Newer roof & HVAC, building in excellent condition
- Close to I-95, I-295 and the Portland Jetport
- A wide variety of permitted commercial uses

Sale Price: ~~$4,950,000~~ $3,995,000

Lease Rate: $18.00 - $26.00/SF NNN

THE BOULOS COMPANY

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

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PROPERTY HIGHLIGHTS

OWNER OF RECORD:	130 Western Avenue, LLC
DEED REFERENCE:	35190 / 240
ASSESSOR'S REFERENCE:	Map 050, Block 164A
SPACE AVAILABLE:	5,000± SF - 20,700± SF
BUILDING SIZE:	20,700± SF (Two Stories)
YEAR BUILT:	1987
LAND SIZE:	2.0± AC
PARKING:	57-61 spaces possible — see broker for details
TRAFFIC COUNT:	32,000± AADT
ZONING:	WACC - Western Avenue Commercial Corridor
UTILITIES:	Public water and sewer
HVAC:	Gas-fired, forced air
BUILDING HEIGHT:	28'±
SPRINKLERS:	Yes, fully sprinklered
ELEVATOR:	Yes
LOADING DOCK:	One (1)
AREA BUSINESSES:	Home Depot, Jordan's Furniture, Hannaford, Harbor Freight, TJ Maxx, Buffalo Wild Wings, Olive Garden, Macy's, Best Buy, Dick's Sporting Goods, Guitar Center, DSW and many more
SALE PRICE:	$3,995,000
LEASE RATE:	$26/SF NNN Ground Floor $18/SF NNN Upper Floor

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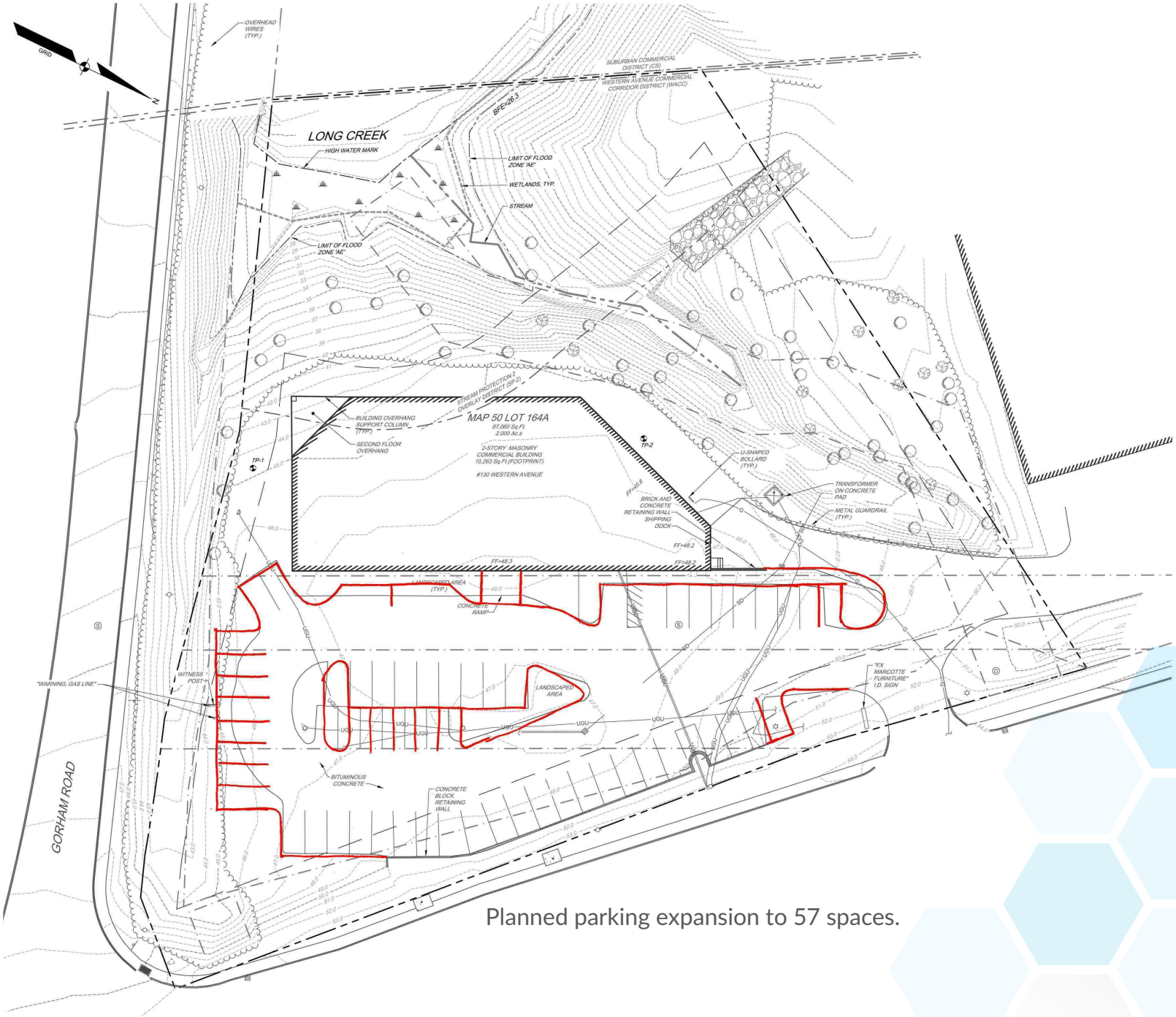


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SITE PLAN

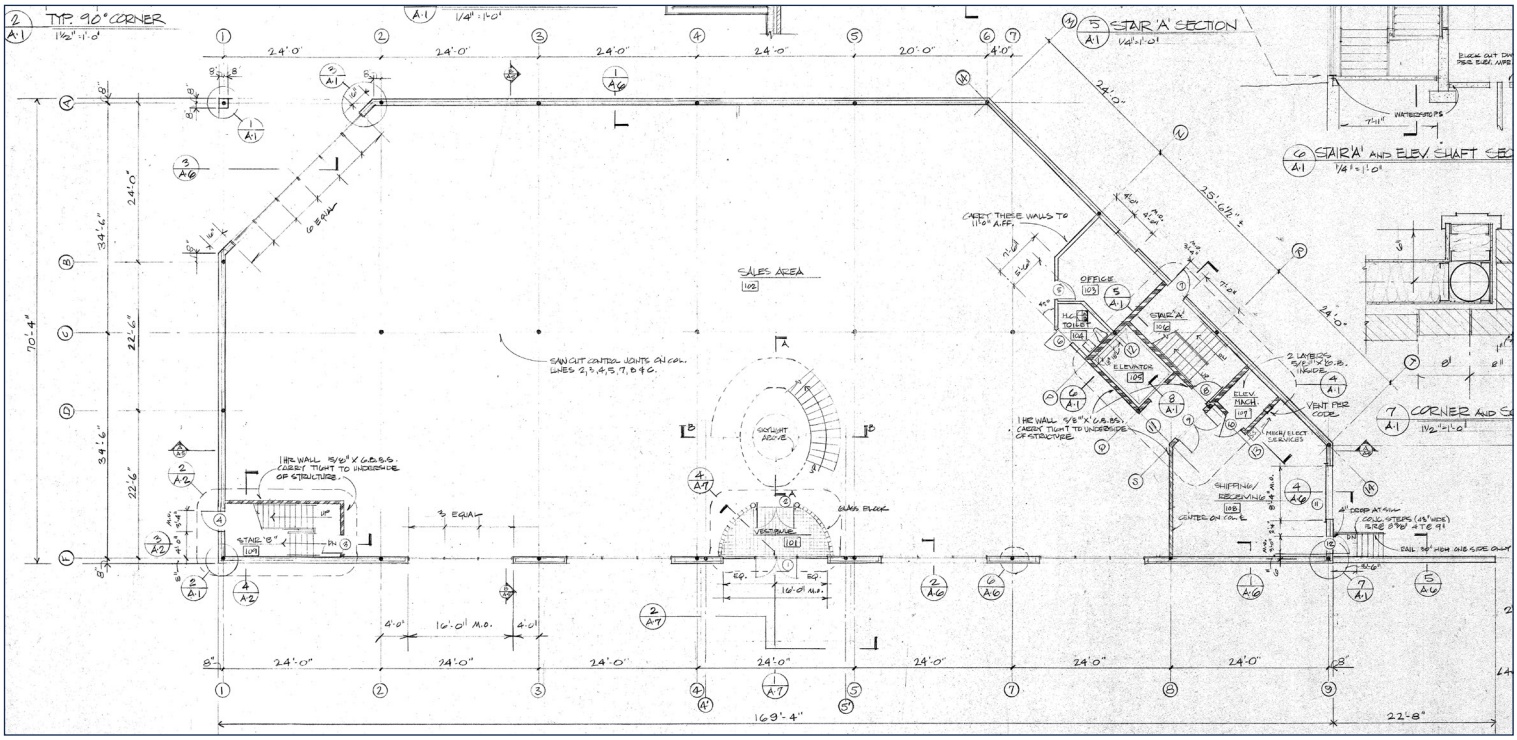


Planned parking expansion to 57 spaces.

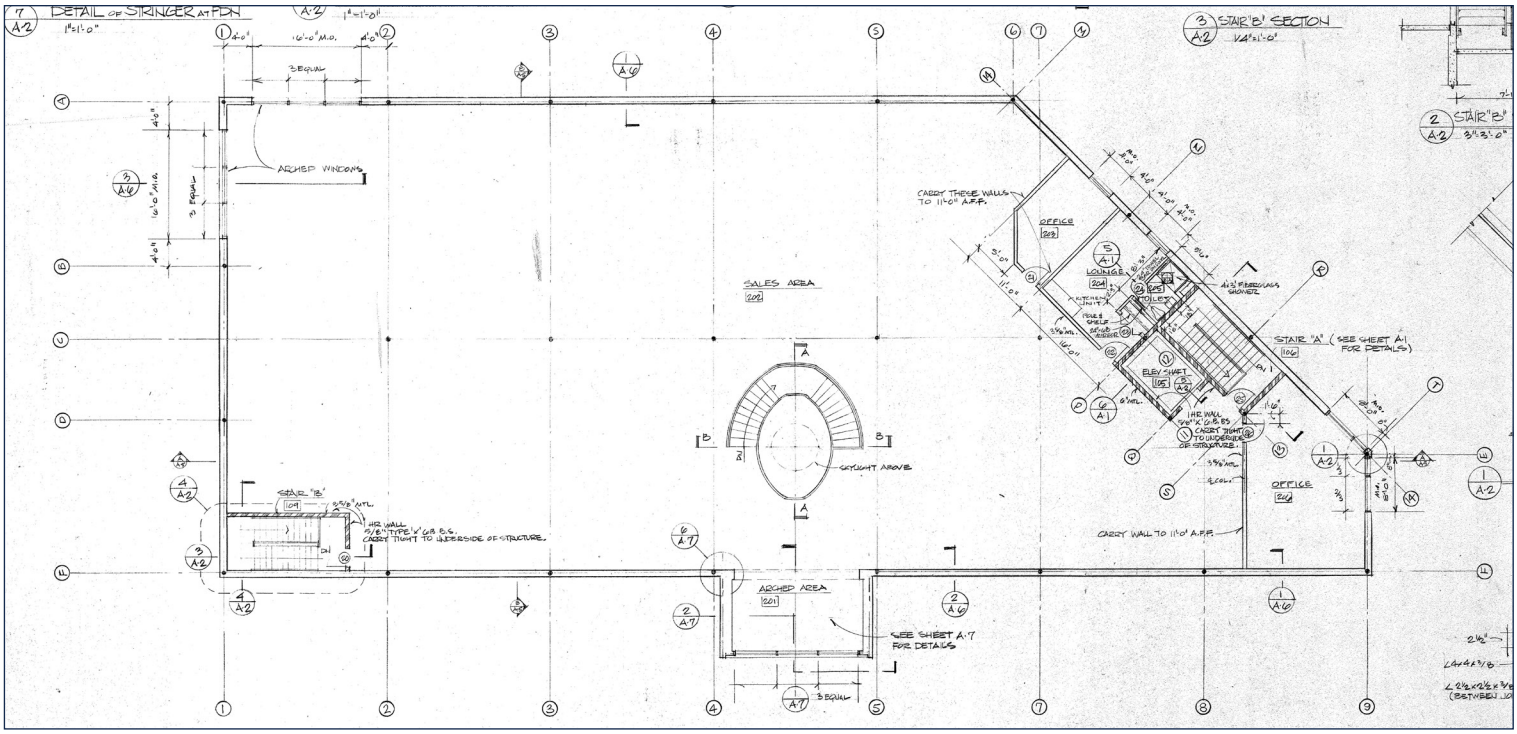
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1ST FLOOR PLAN



2ND FLOOR PLAN



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DEMOGRAPHICS

	1 mile	5 miles	10 miles
KEY FACTS			
Population	5,237	126,015	198,012
Median Age	32.6	40.5	42.5
Average Household Size	2.3	2.1	2.2
Median Household Income	$59,603	$76,308	$81,967
EDUCATION			
No High School Diploma	6%	3%	3%
High School Graduate	26%	18%	18%
Some College	28%	23%	24%
Bachelor's/Grad/Pr of Degree	41%	56%	56%
BUSINESS			
Total Businesses	622	7,999	10,429
Total Employees	12,297	135,399	161,050
EMPLOYMENT			
White Collar	50.4%	71.5%	71.6%
Blue Collar	18.4%	14.1%	15.0%
Services	31.2%	14.4%	13.5%
Unemployment Rate	4.5%	3.4%	3.2%
INCOME			
Median Household Income	$59,603	$76,308	$81,967
Per Capita Income	$34,009	$50,436	$53,761
Median Net Worth	$34,083	$120,252	$192,965

2023 Households By Income (Esri)

1 mile

The largest group: $50,000 - $74,999 (24.6%)
The smallest group: $200,000+ (3.5%)

Indicator ▲	Value	Diff
<$15,000	8.3%	+0.8%
$15,000 - $24,999	5.9%	+0.8%
$25,000 - $34,999	4.8%	-0.6%
$35,000 - $49,999	18.8%	+9.8%
$50,000 - $74,999	24.6%	+8.3%
$75,000 - $99,999	19.3%	+3.7%
$100,000 - $149,999	9.9%	-7.1%
$150,000 - $199,999	4.9%	-4.4%
$200,000+	3.5%	-11.4%

Bars show deviation from Cumberland County

2023 Households By Income (Esri)

5 miles

The largest group: $50,000 - $74,999 (16.6%)
The smallest group: $25,000 - $34,999 (6.1%)

Indicator ▲	Value	Diff
<$15,000	10.1%	+2.6%
$15,000 - $24,999	6.2%	+1.1%
$25,000 - $34,999	6.1%	+0.7%
$35,000 - $49,999	9.8%	+0.8%
$50,000 - $74,999	16.6%	+0.3%
$75,000 - $99,999	16.1%	+0.5%
$100,000 - $149,999	15.4%	-1.6%
$150,000 - $199,999	7.9%	-1.4%
$200,000+	11.7%	-3.2%

Bars show deviation from Cumberland County

2023 Households By Income (Esri)

10 miles

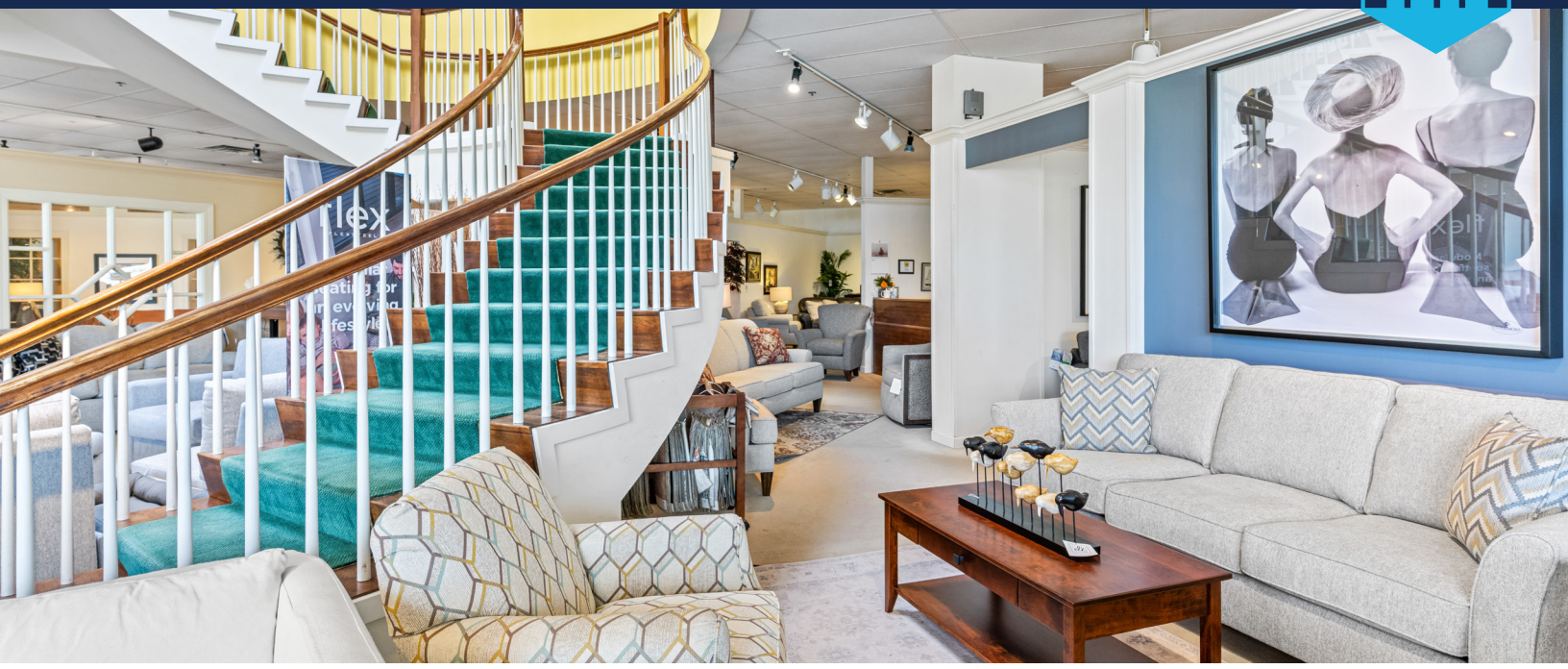
The largest group: $100,000 - $149,999 (16.2%)
The smallest group: $25,000 - $34,999 (5.4%)

Indicator ▲	Value	Diff
<$15,000	8.6%	+1.1%
$15,000 - $24,999	5.5%	+0.4%
$25,000 - $34,999	5.4%	0
$35,000 - $49,999	9.1%	+0.1%
$50,000 - $74,999	16.0%	-0.3%
$75,000 - $99,999	15.4%	-0.2%
$100,000 - $149,999	16.2%	-0.8%
$150,000 - $199,999	9.1%	-0.2%
$200,000+	14.6%	-0.3%

Bars show deviation from Cumberland County

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ZONING INFORMATION

Western Avenue Commercial Corridor (WACC): The purpose of the WACC district is to accommodate higher intensity commercial uses, while still serving the surrounding residential neighborhoods. Permitted uses include:

- Retail stores and business establishments.
- Financial services, including branch banks.
- Restaurants (no drive-through facilities).
- Professional offices and office complexes.
- Personal and business services.
- Child, Adult, or combined daycare centers.
- Lodging establishments
- Automotive repair services*
- Automotive filling stations*
- Car washes*
- Motor vehicle sales*

* Special Exception Uses

CONTACT US



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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.