

# FOR LEASE • RETAIL/MULTIPURPOSE

1041 Brighton Avenue • Portland, ME



**Mike Anderson**  
O 207.358.7028  
C 207.318.5969  
Mike@malonecb.com

## 2,429± SF END-CAP UNIT

- Highly visible location with traffic counts of 25,000± cars/day on Brighton Avenue across from Lowes.
- Close proximity to Rock Row in Westbrook and I-95.
- Large pylon and building signage.
- Roll-up door in the back for easy loading.
- Open concept space providing flexibility for a variety of uses.
- New ceiling and lighting throughout

**LEASE RATE: \$16.00/SF NNN**

# PROPERTY SUMMARY

## 1041 Brighton Avenue • Portland, ME



### Site Info

OWNER:	All-American Family, LLC
DEED:	Book 35806, Page 119
ASSESSOR:	Map 274, Lot 1
LOT SIZE:	2.3± AC
SIGNAGE:	On building and pylon sign
PARKING:	Ample on-site
ZONING:	B2 - Business Community



### Building Info

BUILDING SIZE:	23,477± SF
AVAILABLE SPACE:	Suite 1: 2,429± SF
YEAR BUILT:	1988
CONSTRUCTION:	Steel frame
ELECTRICITY:	Separately metered
HVAC:	Gas-fired, rooftop units
UTILITIES:	Municipal water/sewer
RESTROOM:	Two (2)



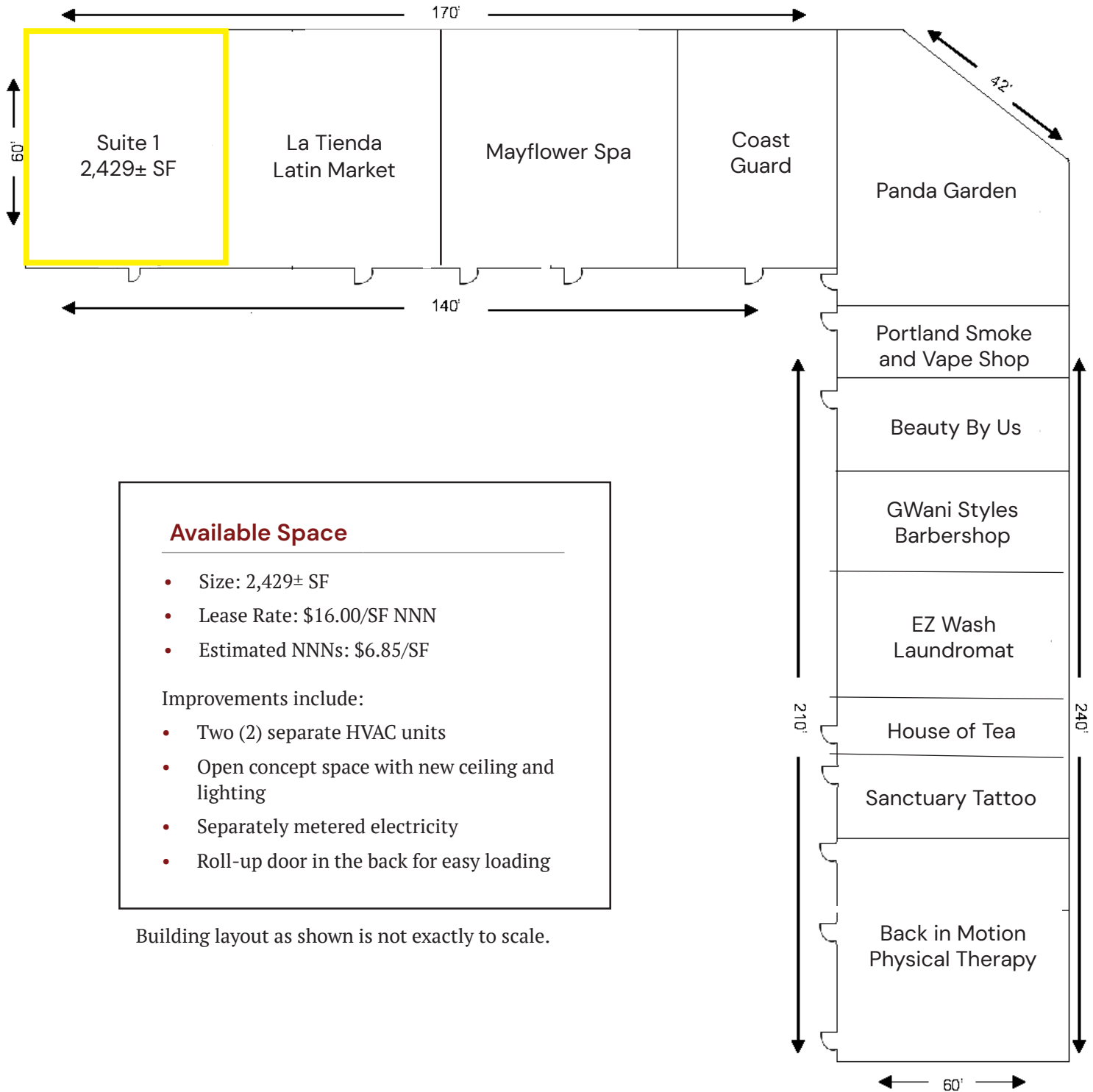
### Current Tenants

- House of Cards
- Portland Smoke & Vape
- Gwani Styles Barbershop
- US Coast Guard Recruiting Office
- Sanctuary Tattoo
- Mayflower Spa
- La Tienda Latin Market
- Panda Garden Chinese Restaurant
- EZ Wash Laundromat
- Back in Motion



# TENANT MIX FLOOR PLAN

1041 Brighton Avenue • Portland, ME



### Available Space

- Size: 2,429± SF
- Lease Rate: \$16.00/SF NNN
- Estimated NNNs: \$6.85/SF

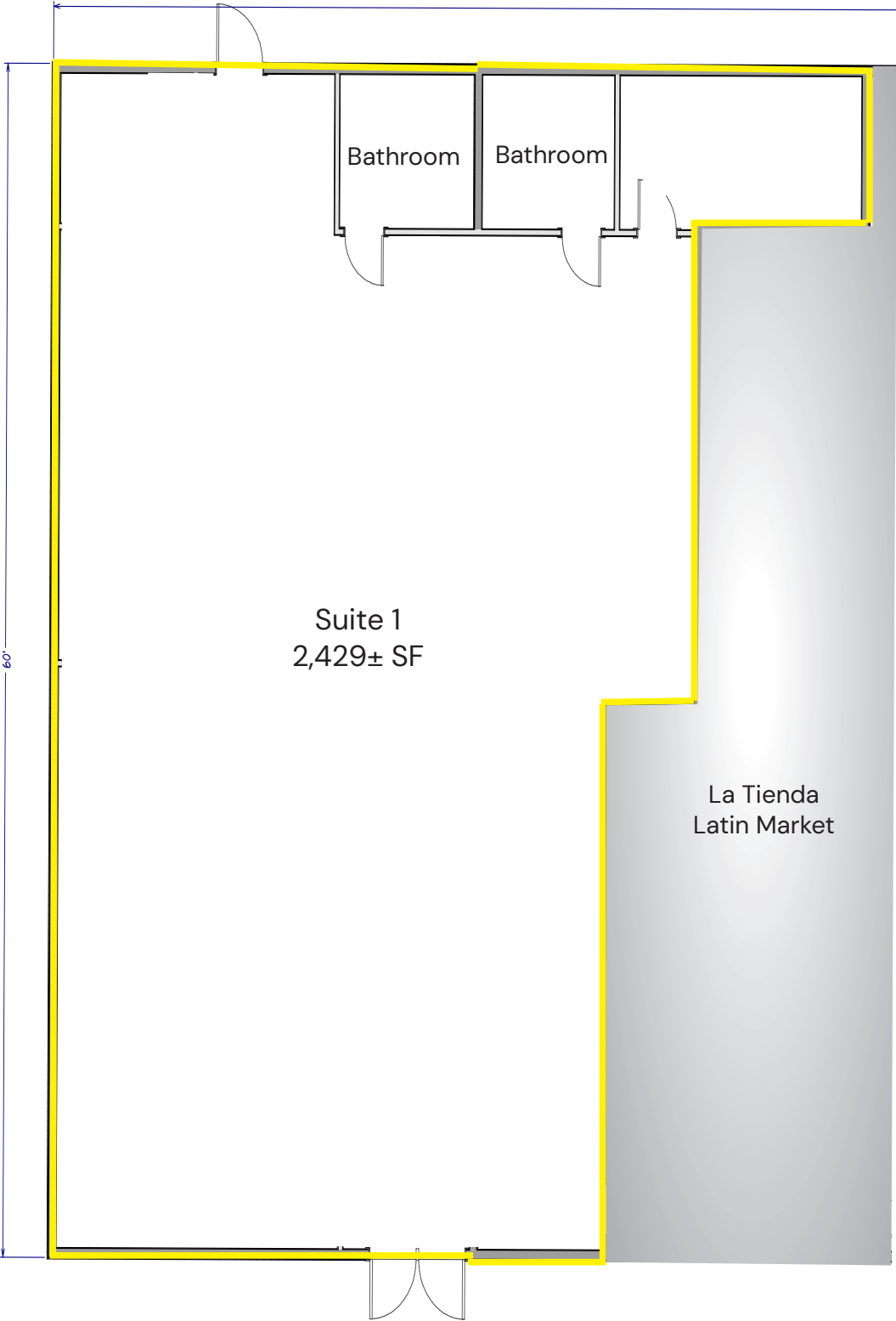
### Improvements include:

- Two (2) separate HVAC units
- Open concept space with new ceiling and lighting
- Separately metered electricity
- Roll-up door in the back for easy loading

Building layout as shown is not exactly to scale.

# SUITE 1 FLOOR PLAN

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# 5-MILE DEMOGRAPHICS

1041 Brighton Avenue • Portland, ME



123,191  
Population

57,042  
Homes

2.1  
Average Household Size

40  
Average Age



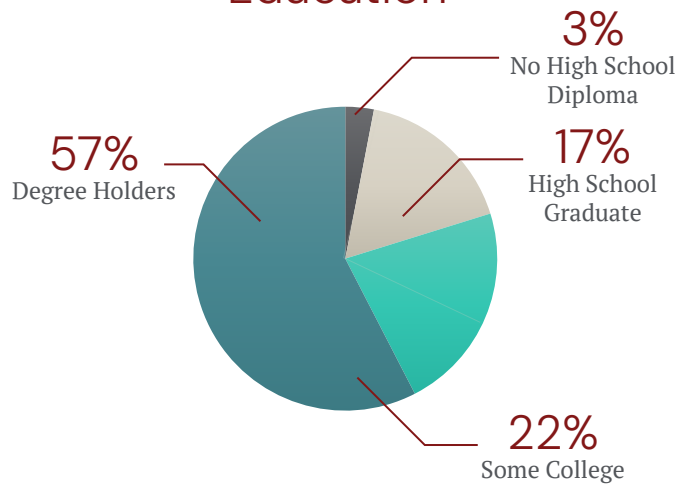
8,501  
Total Businesses

127,640  
Total Employees

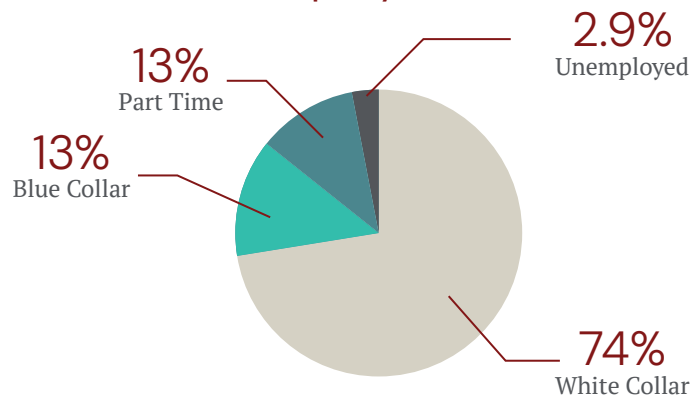


\$91,814  
Average Household  
Income

## Education



## Employment



# LOCATION MAP

1041 Brighton Avenue • Portland, ME



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