FOR LEASE

Retail Space

5,000 - 20,035± SF



730 Center Street, Auburn



Property Highlights

- *Excellent US Route 4 (Center Street) location*
- *Average Daily Traffic Count : ~23,000± cars*
- *Over 2 million visitors each year*

Property Description

We are pleased to offer two retail suites and up to a 5,000± SF retail pad site for lease at the Auburn Plaza. Suite 6 offers 8,500± SF and Suite 9 offers 20,035± SF of in-line retail space. This large retail center is located in Auburn's busiest retail corridor - Center Street/Route 4 - and offers excellent visibility and high traffic counts. Target has recently opened across the street, driving even more customers to the area. This area of Auburn is also surrounded by several colleges, hospitals and institutions. Join TJ Maxx, Harbor Freight Tools, Planet Fitness, Ocean State Job Lot, Flagship Cinemas, Books-A-Million, Maurice's, Bath & Body Works, Shoe Dept., and many more.

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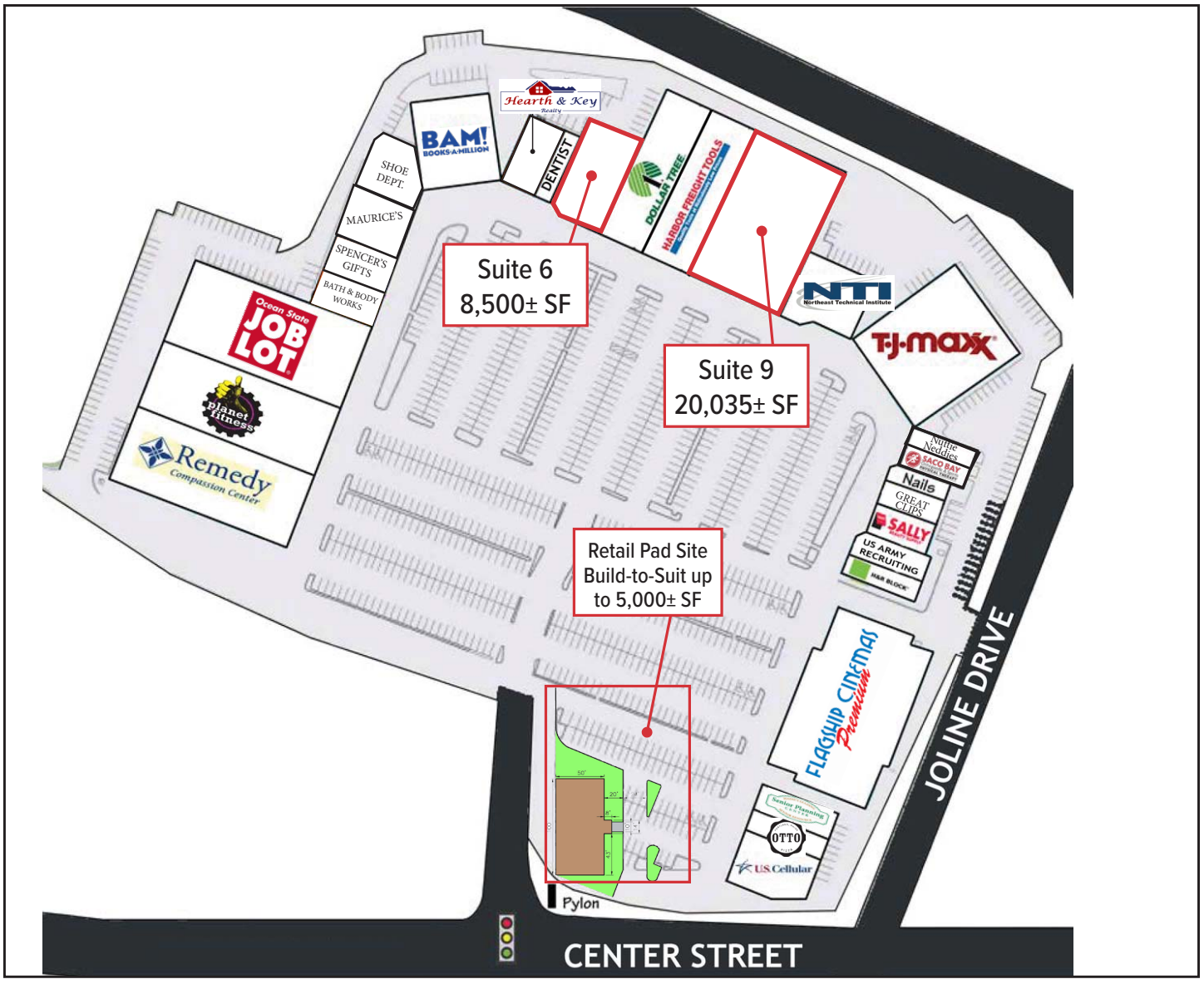
Auburn Plaza

Auburn Plaza has a total of 256,798± SF and sits on 23.96± acres of land and is well located on US Route 4 (Center Street) in the heart of the Lewiston/Auburn retail corridor - one of Maine's largest retail concentrations. Lewiston/Auburn is home to several colleges, hospitals which contribute to an average daily traffic count of over 23,000 cars.

Currently, Auburn Plaza is 95% occupied with a diverse collection of 23 tenants, of which, 88% are National and Regional operators.

Target recently opened across the street in the former Kmart location.

Auburn Plaza is home to four Investment Grade (IG) credit tenants making up 29% of the center: TJ Maxx (S&P Rated A+), Army Recruiting (S&P Rated BBB-), and Dollar Tree (S&P Rated BBB).



730 Center Street

Property Overview

Owner	Equity Venture Partners
Center Size	256,798± SF
Lot Size	23.96± acres
Assessor's Reference	Map 290, Lot 004
Available Spaces	Suite 6 : 8,500± SF Suite 9 : 20,035± SF Retail Pad Site - up to 5,000± SF
Zoning	General Business (GB)
Signage	Building facade and pylon sign along Center Street/Route 4
Traffic Counts	23,000± cars daily
Roof	Membrane
HVAC	Gas-fired rooftop units
Utilities	Municipal water & sewer
Parking	Ample, on-site

FOR LEASE : SEE BROKER





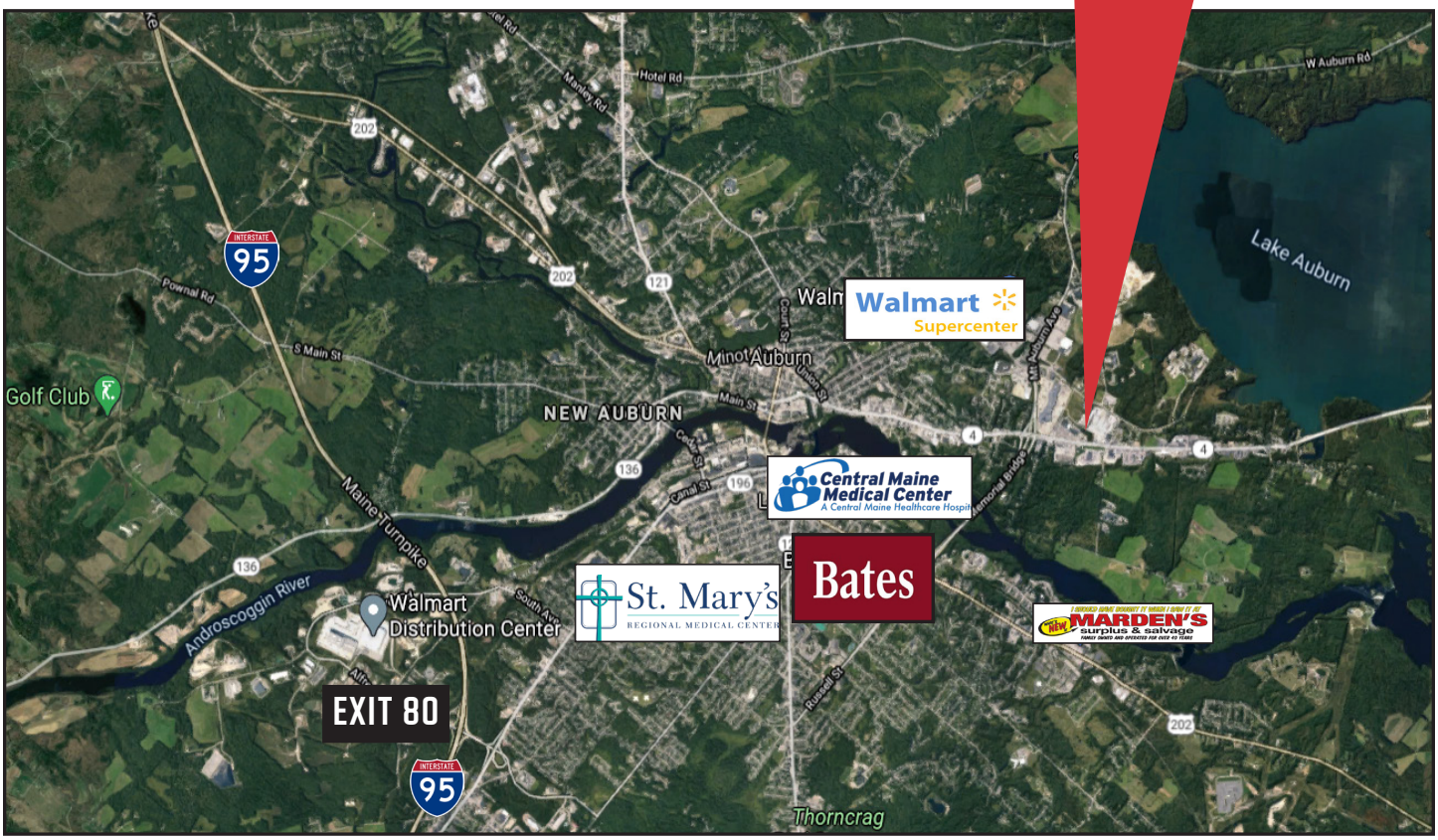
Current National Tenants

- Bath & Body Works
- Books-A-Million
- Dollar Tree
- Flagship Cinema
- Great Clips
- H&R Block
- Harbor Freight Tools
- Lumber Liquidators
- Maurice's
- Planet Fitness
- Sally Beauty
- Shoe Dept.
- T-Mobile
- T.J. Maxx



730 Center Street





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.