

CORNERBROOK PLAZA

343 GORHAM RD, SOUTH PORTLAND, ME

Retail storefront directly across from The Maine Mall

2,607	$32.50	NOW
SF AVAILABLE	/SF/YR NNN	AVAILABLE

FOR MORE INFORMATION, CONTACT



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CORE

OPPORTUNITY OVERVIEW

THE OPPORTUNITY

343 Gorham Road offers a move-in-ready ground-floor storefront, the former US Cellular store, directly across from The Maine Mall in Maine's busiest retail corridor. With a full-glass frontage, open floor plan, existing data cabling and an ADA restroom already in place, the space suits retail, medical, office or service users who want high visibility, 16,200 vehicles a day and quick access to I-95, I-295 and the Portland Jetport.

LOCATION HIGHLIGHTS

- **Across from The Maine Mall** — Maine's largest shopping center, ~140 stores
- **16,200 average daily traffic** with 666 ft of street frontage
- **Minutes to I-95 and I-295** with easy regional access
- **~2.8 miles to Portland International Jetport**
- **105 parking spaces** (2.83/1,000 SF) at the front door

IDEAL USES

Specialty retail, wireless or electronics stores and showrooms seeking Maine Mall shopper traffic, as well as medical and wellness practices, fitness studios, financial or insurance offices and training centers that value visibility, easy parking and highway access.

PORTLAND / SOUTH PORTLAND DEMOGRAPHICS

95,784	571,534	$93,062
COMBINED POPULATION	METRO POPULATION	METRO MEDIAN HH INCOME

	PORTLAND	SOUTH PORTLAND
Population	68,854	26,930
Median household income	$79,540	$86,838
Median home value	$489,600	$441,200
Median age	37.8	40.9
Employed residents	40,324	16,323

Source: U.S. Census Bureau, American Community Survey 2024 (via Data USA, Census Reporter). Metro = Portland–South Portland MSA.

LEASE DETAILS

UNIT	SIZE	RENT	TYPE	EST. CAM*
Unit 1	2,607 SF	$32.50 /SF/yr	NNN	$8.25 /SF/yr

*Estimated CAM, $/SF/year. SF = available square feet.

CENTER AT A GLANCE

37,000±	105	16,200	100%
BUILDING SF	PARKING SPACES	AVG DAILY TRAFFIC	OCCUPIED

PROPERTY DETAILS

PROPERTY

Shopping Center	Cornerbrook Plaza
Address	343 Gorham Rd, South Portland, ME 04106
Property Type	Retail
Building Size	37,000 ± SF
Year Built / Renovated	1984 / 2020
Units / Structures	9 units, 1 structure
Occupancy	100%
Key Tenants	Panera Bread, Talbots
Landlord	Zax LLC

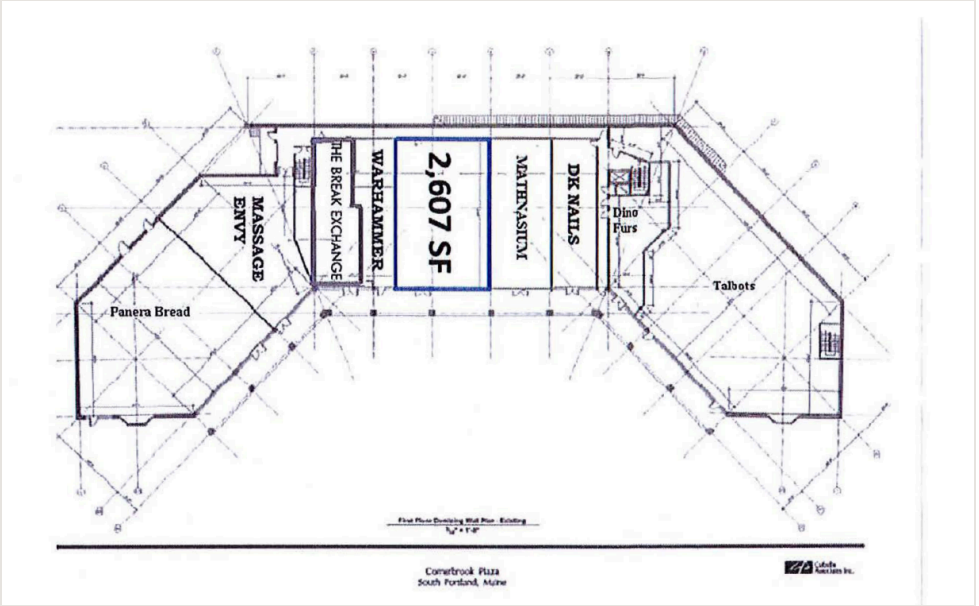
SITE & PLANNING

Zoning	CRC
Lot Size	4.82 ± acres
Parking	105 spaces · 2.83/1,000 SF
Flood Zone	No

RETAIL DETAILS

Street Frontage	666 ft
Average Daily Traffic	16,200
Shadow Anchor	The Maine Mall

SITE PLAN



Available unit highlighted · 2,607 SF between Warhammer and Mathnasium

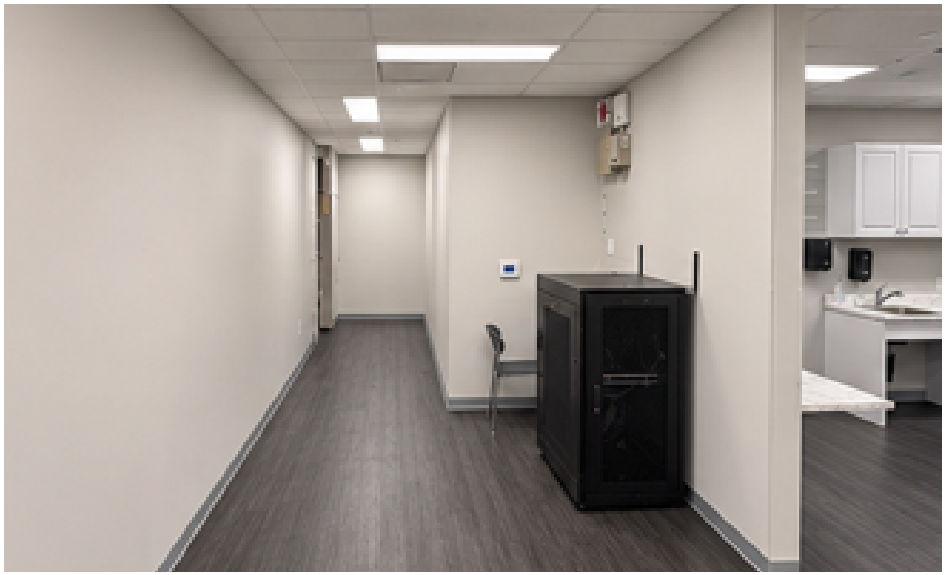


PROPERTY PHOTOS

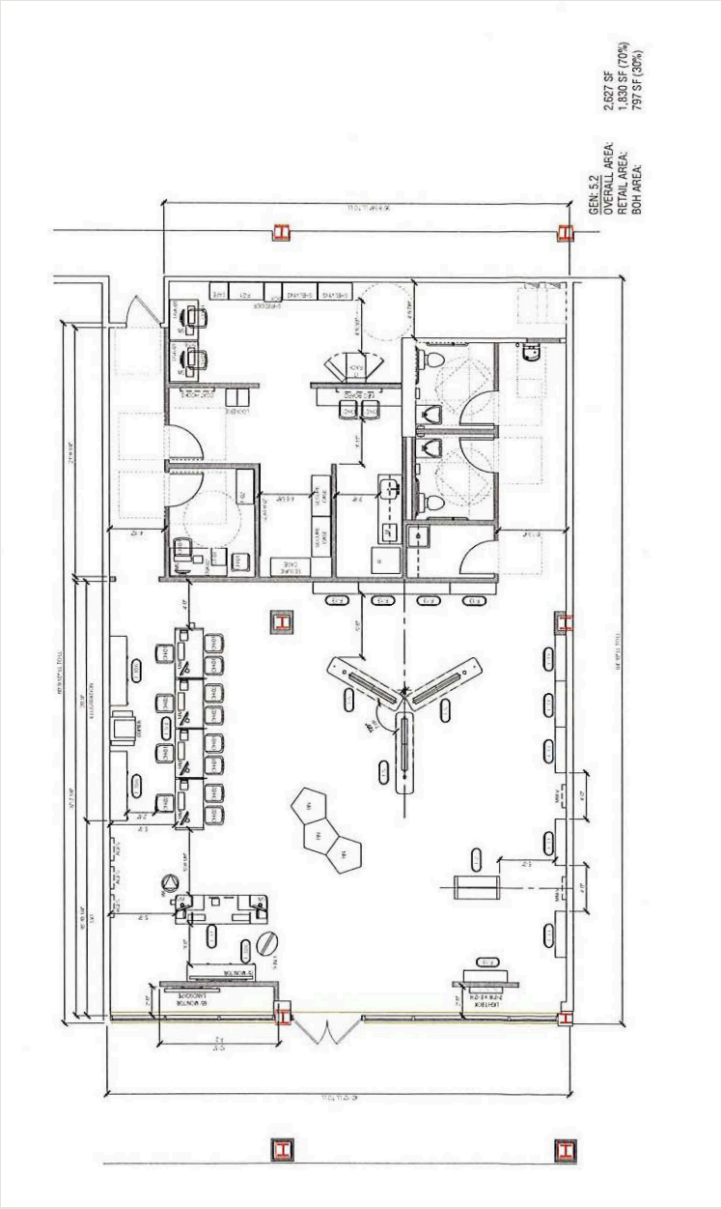








FLOOR PLAN



UNIT 1

2,607 SF

- **Open sales floor** with clear-span layout
- **Full-glass storefront** and double-door entry
- **ADA restroom** and back-of-house corridor
- **Existing data cabling** and track lighting
- **Rear exit** for deliveries and staff

Rent	$32.50 /SF/yr NNN
Est. CAM	$8.25 /SF/yr
Available	Immediately

343 GORHAM RD

SOUTH PORTLAND, ME 04106

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For Lease · 2,607 SF retail storefront in a 37,000 ± SF center
$32.50/SF/yr NNN · Available immediately

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Information herein is believed reliable but is not guaranteed and is subject to change or withdrawal without notice. Square footage, rents and traffic counts should be independently verified. Some photos are visual renderings for illustrative purposes and may not reflect current conditions.

