

FOR LEASE | LIVERMORE FALLS

72 MAIN STREET, LIVERMORE FALLS, MAINE



PROPERTY OVERVIEW

INDUSTRIAL, RETAIL & OFFICE

- Medical office, industrial and retail spaces available in the heart of the Business District.
- Central Plaza is located on busy Route 4 & 17 with 15,000+/- daily traffic count.
- Livermore Falls is strategically located to reach several of Maine's largest cities and over 200,000 potential customers.
- There is ample parking in the Plaza parking lot.



MAINE REALTY ADVISORS
MaineRealtyAdvisors.com
16 Casco Street
Portland, ME 04101

Contact Ben Spencer & Josh Soley
(207) 744-3084
Ben@MaineRealtyAdvisors.com
Josh@MaineRealtyAdvisors.com

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PROPERTY DETAILS

LEASE RATE

INDUSTRIAL	\$3.00 PSF
MEDICAL OFFICE	\$6.00 PSF
RETAIL	\$7.00 PSF

SQ. FOOTAGE

	21,800 SF
INDUSTRIAL	3,000-10,000 ± SF
MEDICAL OFFICE	4,000-8,000 ± SF
RETAIL	1,015 ± SF

LEASE TYPE

	NNN
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ESTIMATED CAM

	\$3.50 PSF
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ACREAGE

	2.47 Acres
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ZONING

	Commercial
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YEAR BUILT

	1960
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PARKING

	Paved, On-Site
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COOLING SYSTEM

	Central air
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HEAT SYSTEM

	Hot Water; Oil Fuel
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FLOORS

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FRONTAGE

	385 Feet on Main St
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INDUSTRIAL



RETAIL



MEDICAL OFFICE



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MAP



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CONTACT



BEN SPENCER

Sales Agent

(207) 744-3084 Ext 306

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ANDROSCOGGIN COUNTY DEMOGRAPHICS

POPULATION	108.3k
HIGHER EDUCATION	22.8%
MEDIAN AGE	40.7
MALE	49%
FEMALE	51%
MEDIAN HOUSEHOLD INCOME	\$53.51k
MEDIAN PROPERTY VALUE	\$153.5k



JOSH SOLEY

Principal

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