



Great Clips

PRICE REDUCED

FOR LEASE | **HIGH-VISIBILITY RETAIL SPACE**

410 CENTER STREET, SUITE 2, AUBURN, ME 04210



PROPERTY HIGHLIGHTS

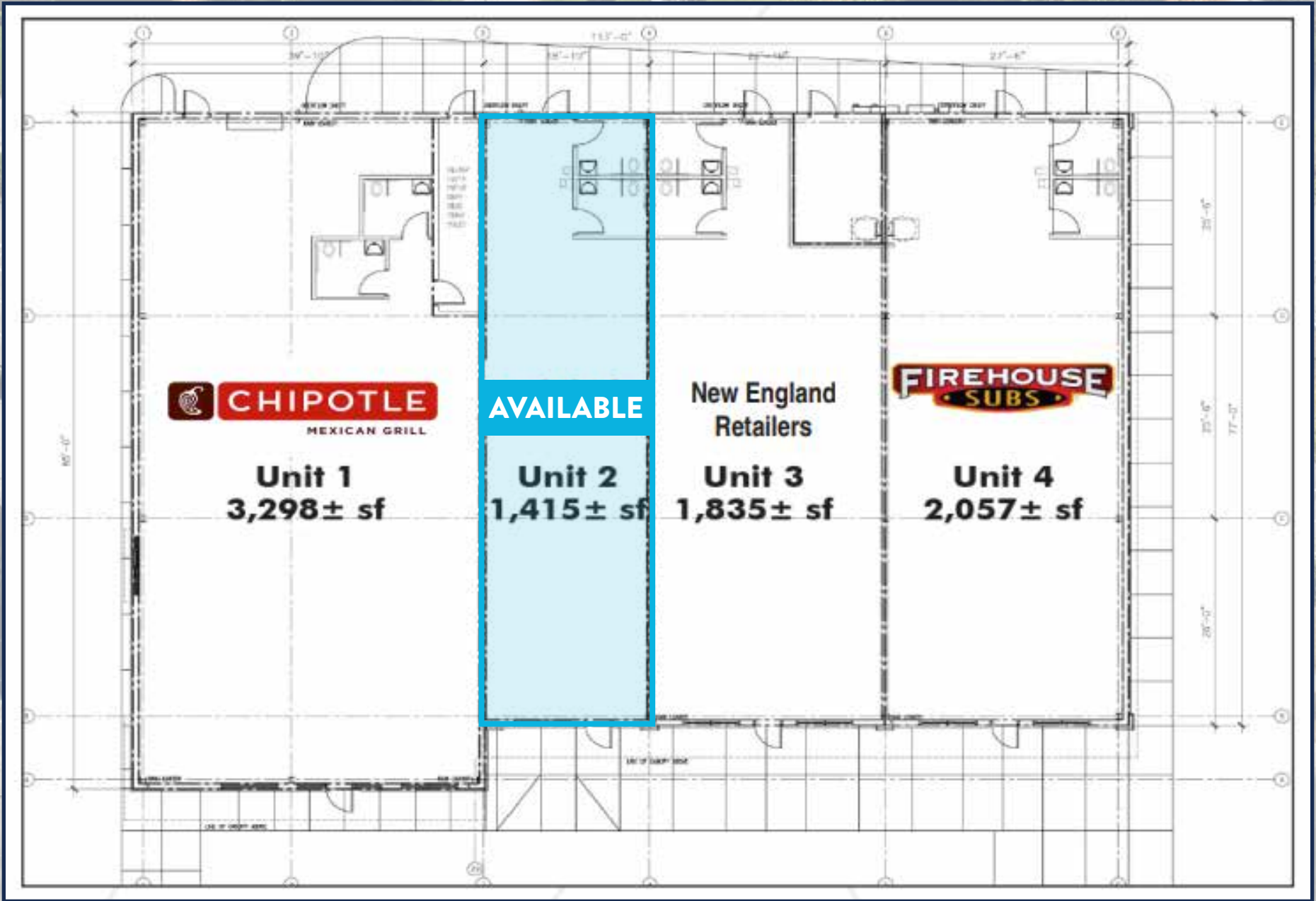
- Inline retail space for lease, former Great Clips
- High-traffic retail center, over 24,000 VPD
- Strong co-tenancy with Chipotle & Firehouse Subs (2nd busiest location in Maine - per PlacerAi)
- High ceilings & high-capacity plumbing system make the space easily-adaptable for any business needs

Lease Rate Reduced: \$19.95/SF NNN

PROPERTY DETAILS

OWNER	SEANROY, LLC	TRAFFIC COUNT	24,886 AADT (MaineDOT 2023)
BUILDING SIZE	8,605± SF	UTILITIES	Municipal water & sewer
ASSESSOR'S REFERENCE	Map 271, Lot 050	HEATING / COOLING	Natural gas rooftop unit
BOOK & PAGE	Book 11103, Page 132	PARKING	5:1 parking ratio
AVAILABLE SPACE	Suite 2: 1,415± SF	NEAREST HIGHWAY	I-95, Exit 75
DATE AVAILABLE	01/01/2026	AREA BUSINESSES	Chipotle, Firehouse Subs, Maine Smoke & Vape, T-Mobile, Taco Bell, Sherwin Williams
ZONING	GB - General Business	AREA AMENITIES	Auburn Mall, Target, Walmart, Norway Savings Bank Arena
YEAR BUILT	2017	LEASE RATE REDUCED	\$19.95/SF NNN
NNN EXPENSES	\$8.50/SF		

BUILDING PLAN



*The space only includes one (1) private restroom and not two (2) as shown on the above floor plan.



CONTACT US



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