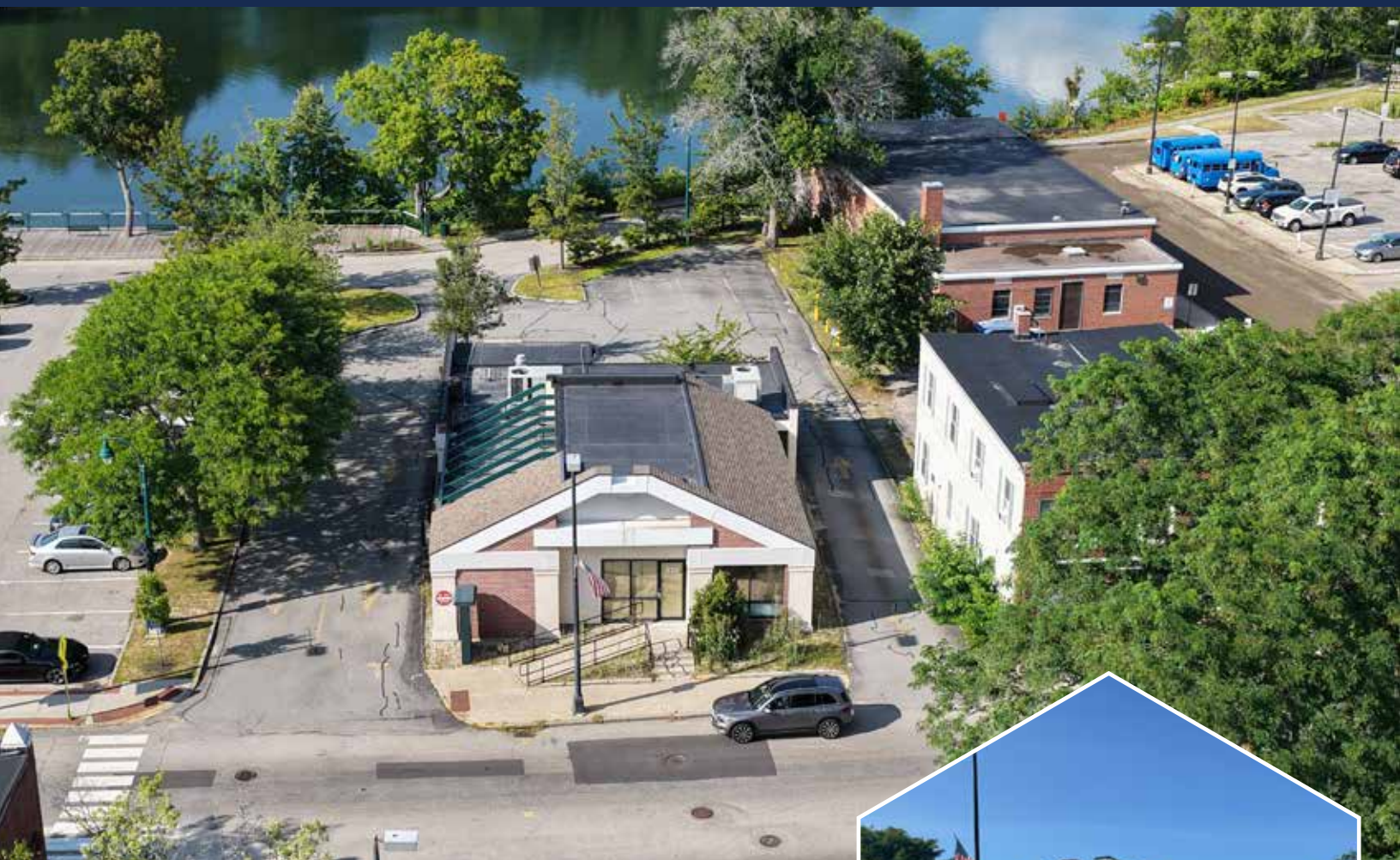


FOR LEASE | RETAIL BUILDING WITH DRIVE-THRU

835 MAIN STREET, WESTBROOK, ME 04092



PROPERTY HIGHLIGHTS

- Prominent standalone building along Westbrook's primary commercial corridor
- 0.36± acre parcel of land improved with a 3,648± SF retail building with drive-thru window
- Outstanding visibility on Main Street with an average daily traffic count of 10,870 vehicles/day
- Located in the Greater Portland market, Maine's fastest growing area



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PROPERTY DETAILS

OWNER	TD Bank
BUILDING SIZE	3,648± SF
REGISTRY OF DEEDS	Book 4440, Page 188
MAP / LOT	Map 33, Lot 131
ASSESSED VALUE	Land: \$ 424,300 Building: \$ <u>982,500</u> Total: \$1,406,800
ZONING	CCD - City Center
LOT SIZE	0.366± Acre
STORIES	One (1)
YEAR BUILT	1969
DRIVE-UP WINDOW	One (1) drive-thru
HVAC	Forced air heat; Central A/C
UTILITIES	Municipal water/sewer
PARKING	Seven (7) deeded spaces plus on-street and public parking lots adjacent
R.E. TAXES (2025)	\$21,242.68
SALE PRICE	See broker for pricing information
DATE AVAILABLE	February 1, 2026

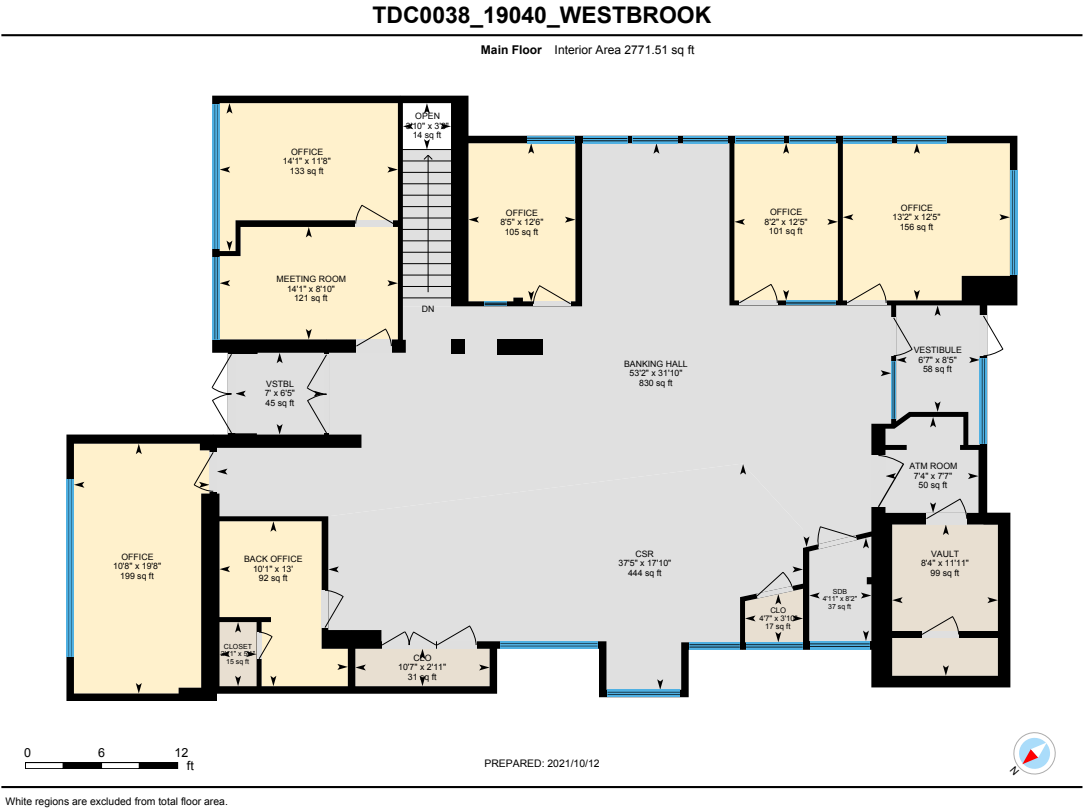


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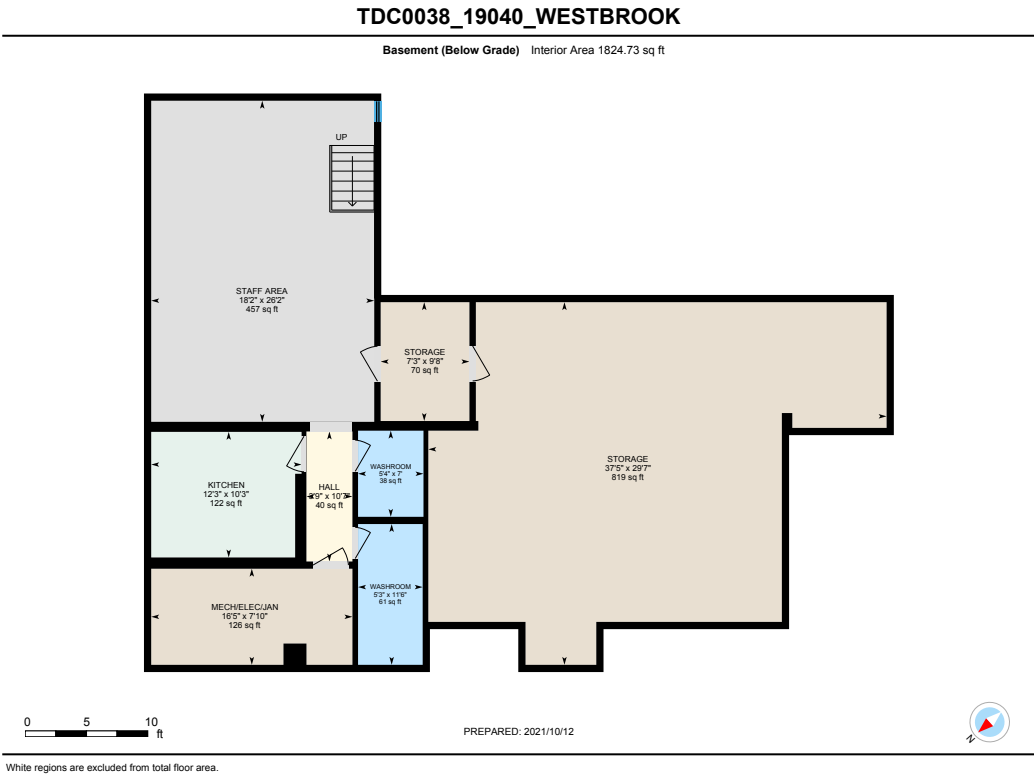
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MAIN FLOOR



BASEMENT LEVEL



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.