

FOR LEASE • RETAIL SPACE

127 Marginal Way • Portland, ME



8,170± SF RETAIL SPACE

- Join Hearts of Pine, Walgreens and Trader Joe's
- Marginal Way and 295 exposure
- Landlord will be upgrading the exterior façade and providing a clean vanilla shell
- Great signage opportunities directly on Marginal Way pylon and building signage
- See broker for subdivision opportunities.

LEASE RATE: \$32.00/SF NNN



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PROPERTY SUMMARY

127 Marginal Way • Portland, ME



Site Info

OWNER:	Back Cove Company
DEED:	Book 7300, Page 235
ASSESSOR:	Map 25, Block A, Lot 14
LOT SIZE:	1.62± AC
SIGNAGE:	Marginal Way pylon signage and signage panels over entry
PARKING:	26± spaces allotted for tenant
TRAFFIC COUNT:	13,159± cars/day (2025, ADT)
ZONING:	B3

Building Info

BUILDING SIZE:	27,554± RSF
AVAILABLE SPACE SIZE:	8,170± RSF
YEAR BUILT:	1970
CONSTRUCTION:	Structural concrete foundation with structural steel framing
ROOF:	EPDM (Rubber Membrane) roofing various ages from 1995–2024
SIDING:	Brick, concrete block, EFIS and metal siding
FLOORING:	Concrete
ELECTRICITY:	400A 3-phase 208V
HVAC:	Four (5) ton rooftop package units with electrical A/C, natural gas fired heat, and economizers. Electric and gas on tenant's meter.
UTILITIES:	Municipal water & sewer
RESTROOM:	Two restrooms
SPRINKLER:	Wet, fully monitored sprinkler system
NNN EXPENSES:	Estimated at \$8.25/SF

FLOOR PLAN

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MARGINAL WAY

TRADER JOE'S

24' wide right of way easement
benefitting Back Cove Company

PYLON

WALGREENS

FOR LEASE

Suite "E" - 8,170 +/- RSF

HEARTS
OF PINE

SALON
CENTRIC

CHESTNUT STREET EXTENSION

Note: Subject to code approval.
Field Verify.

Suite "E" - Floor Plan
127 Marginal Way - Portland, ME

LOCATION MAP

127 Marginal Way • Portland, ME



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

AERIALS

127 Marginal Way • Portland, ME



3-MILE DEMOGRAPHICS

127 Marginal Way • Portland, ME



76,574
Population

37,303
Homes

2.0
Average Household Size

39.4
Average Age



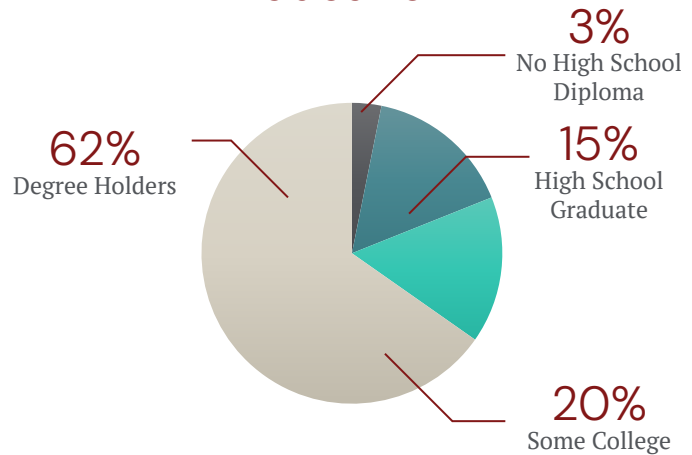
5,344
Total Businesses

71,220
Total Employees

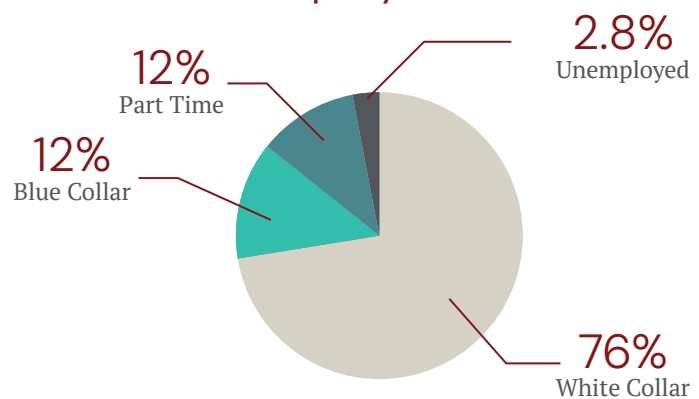


\$87,309
Average Household Income

Education



Employment



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