



FOR LEASE

COOK'S CORNER SHOPPING CENTER
174 BATH ROAD, BRUNSWICK, ME 04011



PROPERTY HIGHLIGHTS

- Located in the heart of the Midcoast in the heavily-traveled retail market of Brunswick.
- Center anchored by a diverse mix of national tenants including Hannaford, Dollar Tree, Staples, TJ Maxx, and Hobby Lobby.
- Situated at a lighted intersection on two of Brunswick's most traveled roads (Bath Road and Route 1) allowing for easy access. The shopping center boasts traffic counts of over 25,000 VPD and over 3 million customer trips annually.
- On-site parking for up to 1,662± vehicles
- Multiple large box retail suites available ranging from 9,820 to 40,000± SF; in addition to a 0.72± AC pad site.
- See Broker for pricing.



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PROPERTY HIGHLIGHTS

OWNER OF RECORD	Katz Properties Retail
BUILDING SIZE	302,003± SF
YEAR BUILT	1965; Renovated 2019
LOT SIZE	32.5± Acres
AVAILABLE SUITES	Pad Site: 0.72± AC Suite 21: 20,915 - 40,000± SF Suite 31: 24,368± SF Suite 32: 9,820± SF
ZONING	CC - Regional Business Commercial District
PARKING	1,662± on-site spaces
CO-TENANTS	Hannaford, Staples, T.J. Maxx, Jersey Mikes, T-Mobile, Verizon, Dollar Tree, Advance Auto Parts, Burger King, Applebee's, Five Guys, and Hobby Lobby.
AREA RETAILERS	Lowe's, Tractor Supply, Walmart, Norway Savings Bank, Starbucks, Taco Bell, KFC, Dunkin and Sam's Italian

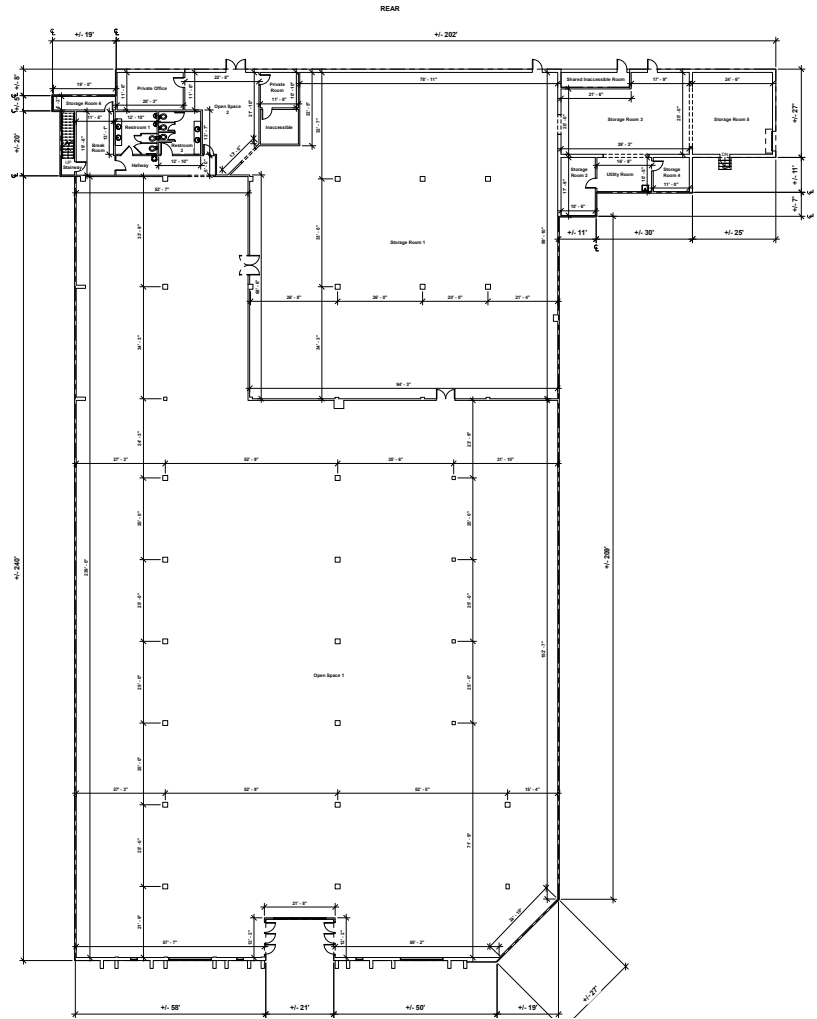


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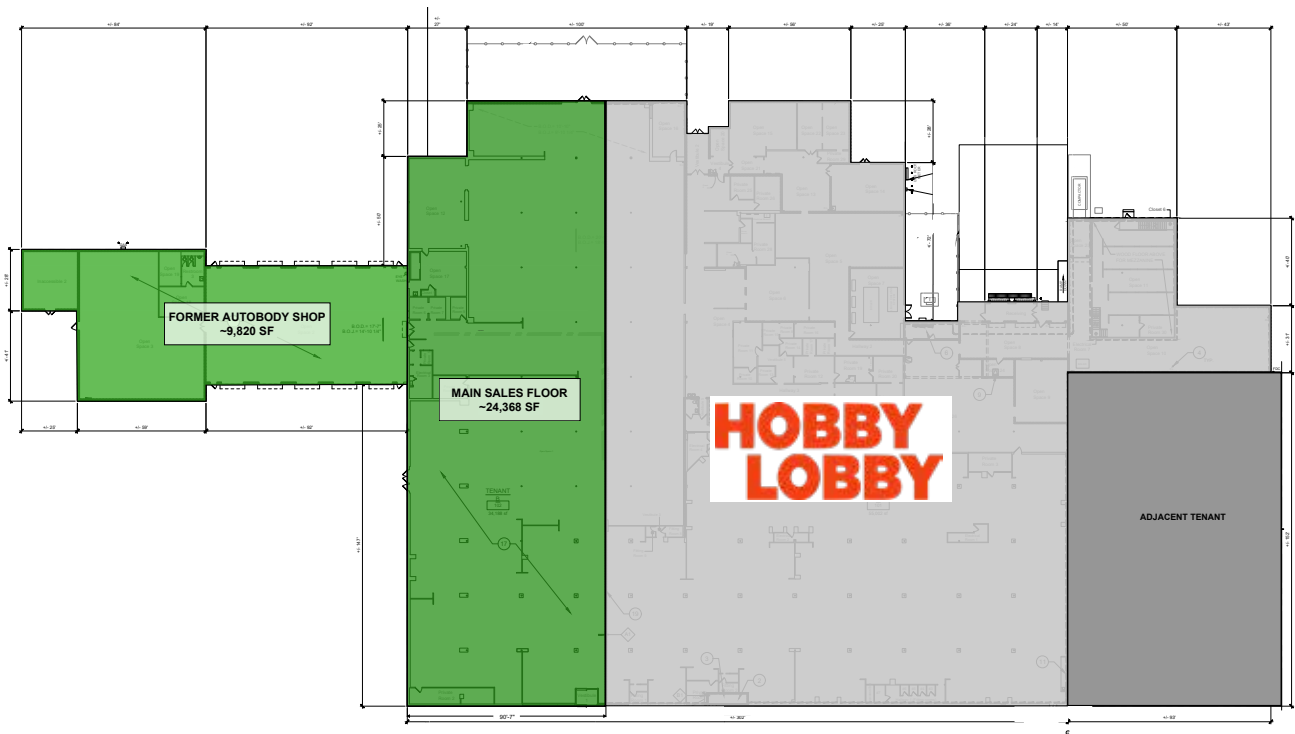
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SUITE 21
FLOOR PLAN
(20,915 - 40,000± SF)



SUITE 31 & 32
FLOOR PLAN
(9,820 - 24,368± SF)



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CONTACT US



DEREK MILLER
Partner

+1 207.553.1721 D
+1 207.240.0032 C
dmiller@boulos.com



CHRIS ROMANO
Associate

+1 207.553.1717 D
+1 207.233.1792 C
cromano@boulos.com

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