

FOR LEASE



FREESTANDING RESTAURANT

465 MAINE MALL ROAD, SOUTH PORTLAND, ME 04106

PROPERTY HIGHLIGHTS

- 6,350± SF freestanding restaurant/retail building with an efficient rectangular layout, ideal for dine-in, fast-casual, or retail use.
- Formerly occupied by Chili's, the building includes existing commercial kitchen infrastructure, a bar area, and multiple entry points allowing for fast, cost-effective repurposing by a new operator.
- Prime hard-corner, signalized location at the Maine Turnpike Exit 45 off-ramp to the Maine Mall Area. Strong commuter, shopper, and hotel traffic throughout the day.
- Located in the heart of the Maine Mall trade area, the state's largest and most established retail trade area, featuring high retail and restaurant sales volumes and strong national co-tenancy.
- Parking field designed to accommodate high customer traffic (approx. 6.4 spaces per 1,000± SF).
- Lease Rate: \$35.00/SF NNN




THE BOULOS
COMPANY

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PROPERTY DETAILS

OWNER	New Gen Estates, LLC
BUILDING SIZE	6,350± SF
AVAILABLE SPACE	6,350± SF
AVAILABILITY	Immediate
ASSESSOR'S REFERENCE	074/008/L
DEED REFERENCE	39618/266
ZONING	Central and Regional Commercial District (CCR)
LOT SIZE	0.91± Acres
LOT FRONTAGE	252±' of frontage on Maine Mall Road
TRAFFIC COUNT	19,140 (AADT,2022)
YEAR BUILT	1989
NUMBER OF STORIES	One (1)
HEATING & COOLING	Heat/AC Packages: Gas Fired
UTILITIES	Municipal Water & Sewer
SPRINKLERS	Wet System
RESTROOMS	Two (2) ADA Restrooms
PARKING	On-Site
AREA BUSINESSES	Target, Planet Fitness, Best Buy, Home Depot, Lowe's, Texas Roadhouse, Olive Garden, Chipotle Mexican Grill, Longhorn Steakhouse, Courtyard by Marriott Portland Airport, Tru by Hilton Portland Airport
LEASE RATE	\$35.00/SF NNN

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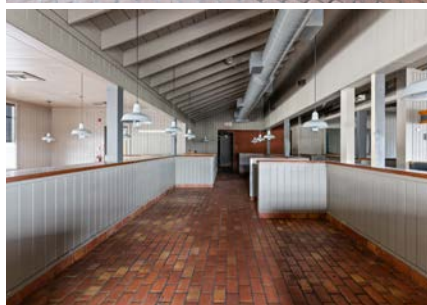
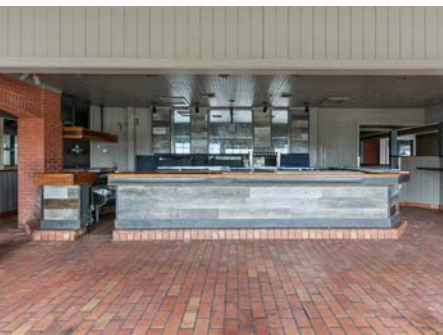
FLOOR PLAN

Floor 1 - 465 Main Mall Rd, South Portland, ME

Floor 1: Gross external Area 6,486 SQ SF
Gross internal Area 6,213 SQ SF



PREPARED: 2026/04/07



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