FOR SALE • RETAIL PLAZA

1041 Brighton Avenue • Portland, ME

MALONE
COMMERCIAL BROKERS







Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

100% OCCUPIED MULTI-TENANT RETAIL PLAZA

- Highly visible location with traffic counts of 25,000± cars/day on Brighton Avenue across from Lowes
- Close proximity to Rock Row in Westbrook and I-95
- Large pylon and building signage
- Parking lot redone within the past few years, as well as other building improvements made, including a large section of the roof and replacement of several HVAC units
- Diversified with twelve (12) tenants
- Potential low-rate mortgage assumption available. See Broker for details

SALE PRICE: $5,000,000

PROPERTY SUMMARY

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Site Info

OWNER:	All-American Family, LLC
DEED:	Book 35806, Page 119
ASSESSOR:	Map 274, Lot 1
LOT SIZE:	2.3± AC
SIGNAGE:	On building and pylon sign
PARKING:	Ample on-site
ZONING:	B2 - Business Community

Building Info

BUILDING SIZE:	23,617± SF
YEAR BUILT:	1988
CONSTRUCTION:	Steel frame
ELECTRICITY:	Separately metered
HVAC:	Gas-fired, rooftop units
UTILITIES:	Municipal water/sewer







Projected Financials for January 2027

- Base Rent & CAM Income: $42,808.40
- Estimated Monthly Expenses: $13,200
- **2027 Projected NOI: $366,000±**

Detailed financial information available to qualified buyers upon request. See Broker for details.

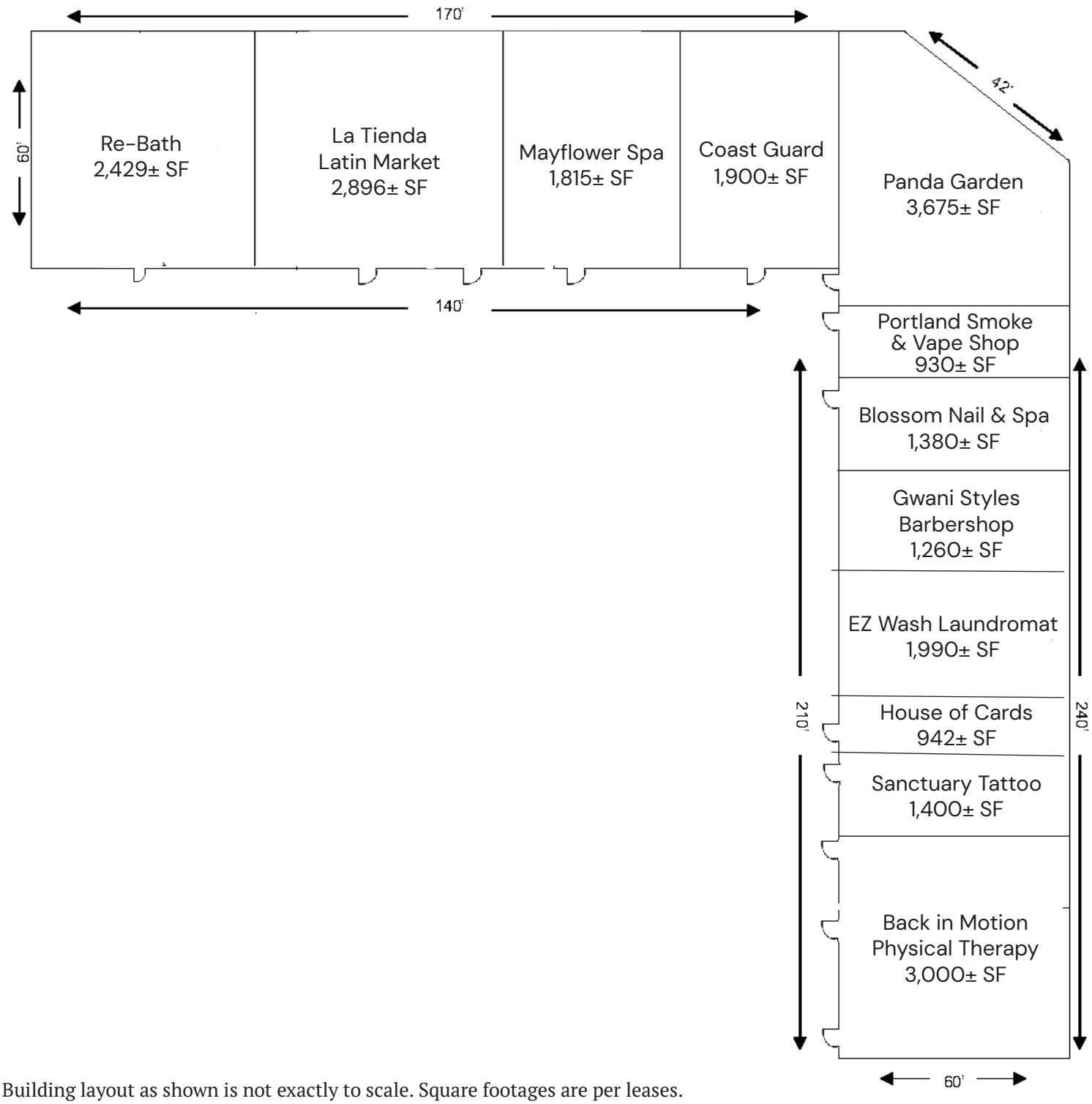
Current Tenants

- House of Cards
- Portland Smoke & Vape
- Gwani Styles Barbershop
- US Coast Guard Recruiting Office
- Sanctuary Tattoo
- Mayflower Spa
- La Tienda Latin Market
- Panda Garden Chinese Restaurant
- EZ Wash Laundromat
- Back in Motion Physical Therapy
- Re-Bath
- Blossom Nail & Spa

TENANT MIX FLOOR PLAN

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Building layout as shown is not exactly to scale. Square footages are per leases.

5-MILE DEMOGRAPHICS

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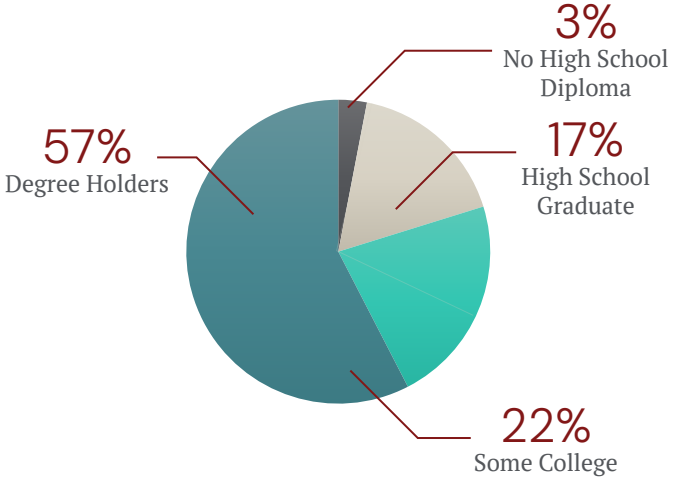
123,191
Population

57,042
Homes

2.1
Average Household Size

40
Average Age

Education

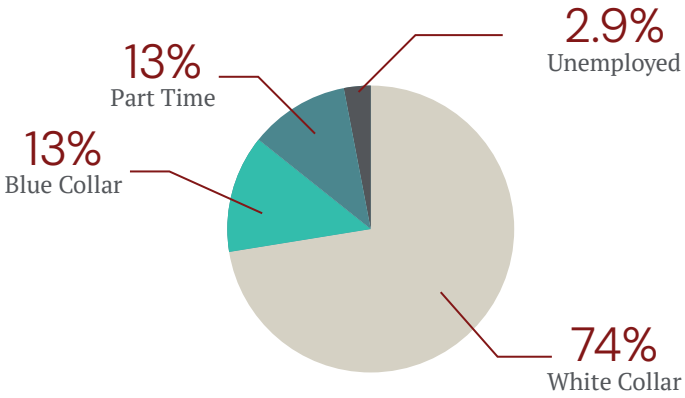


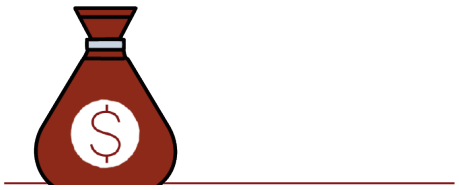


8,501
Total Businesses

127,640
Total Employees

Employment





$91,814
Average Household Income

LOCATION MAP

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