

FOR LEASE



PRIME RETAIL SUITE

209 WESTERN AVENUE
SOUTH PORTLAND, ME 04106

PROPERTY HIGHLIGHTS

- 1,700± SF retail/office space
- Highly-visible retail center situated close to the busy intersection of Gorham Road and Western Avenue in South Portland, with traffic counts exceeding 12,340± AADT
- Located minutes from the Maine Mall, Portland International Jetport, the Maine Turnpike and in between two exits of I-295
- Ample on-site parking
- Join Thai Poms Restaurant, Modern Nails, Willow Salon, Chickadee Toddler Care and Preschool, and Maine Solutions Federal Credit Union

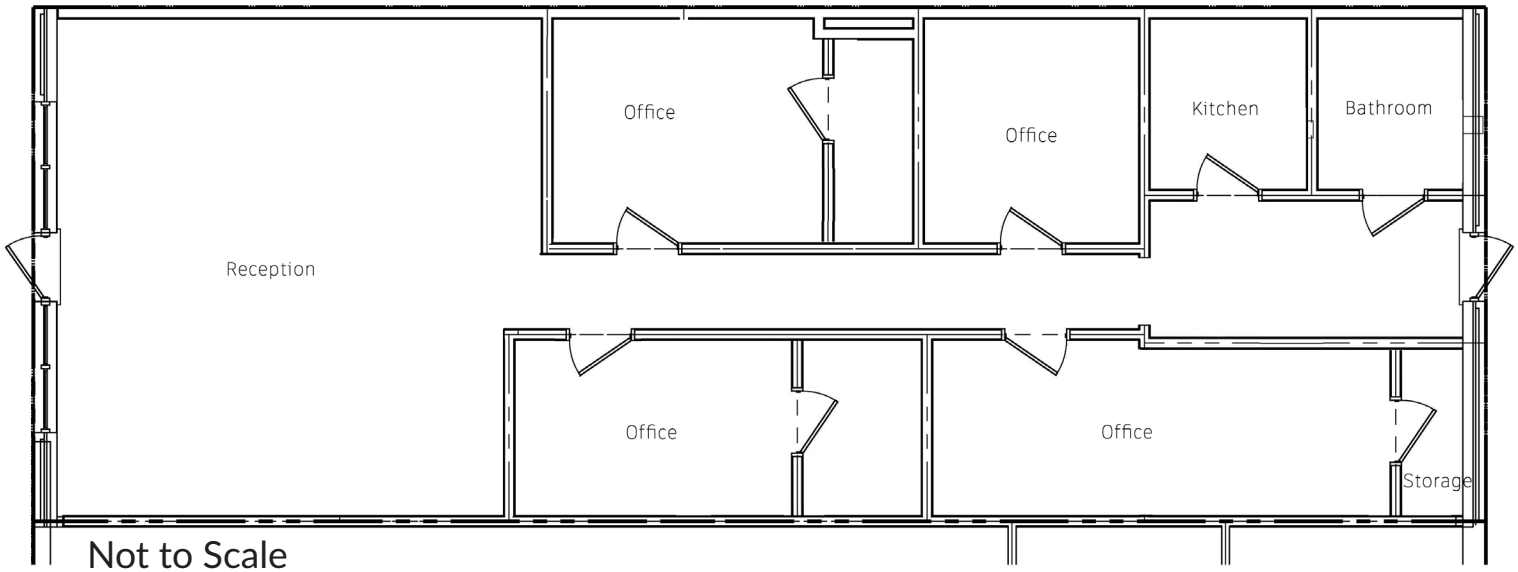


PROPERTY DETAILS

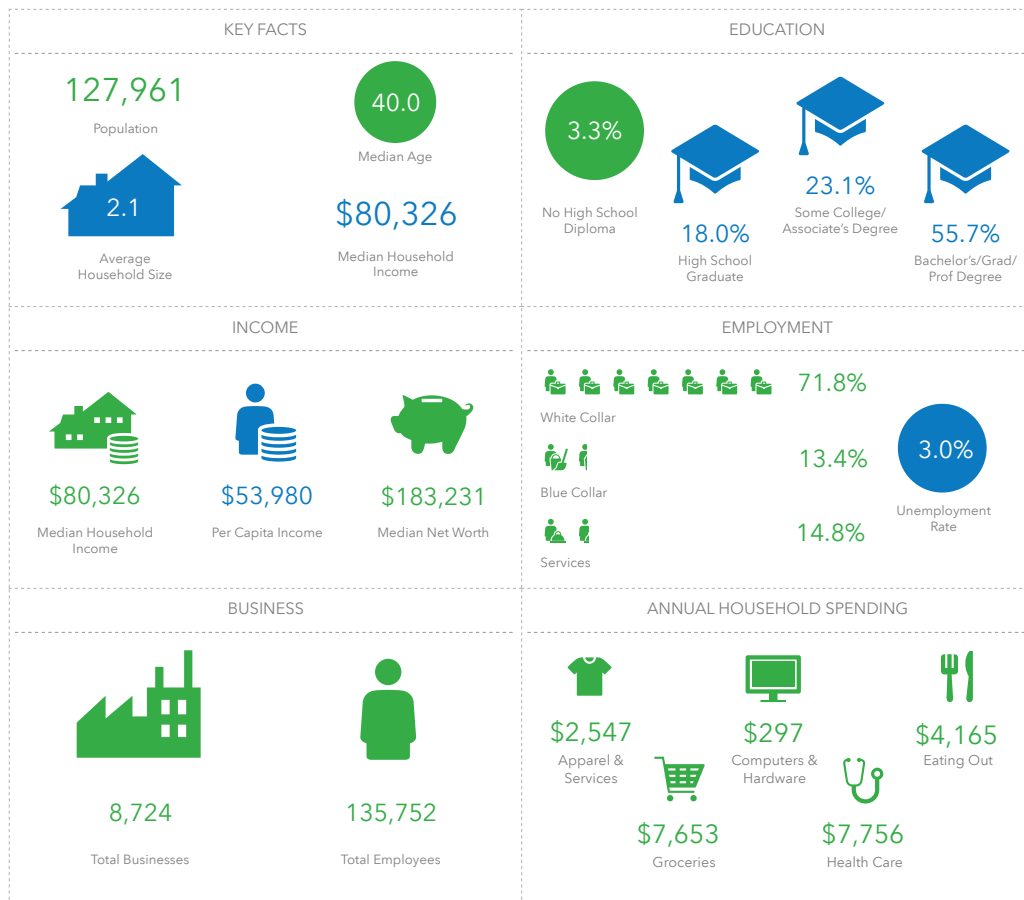
OWNER	Raphael Limited Partnership
CENTER SIZE	15,900± SF
ASSESSOR'S REF	Map 49, Lot 207
BUILDING SIZE	15,900± SF
AVAILABILITY DATE	10/1/2025
AVAILABLE SPACE	1,700± SF - Suite G
LAND AREA	1.68± Acres
PARKING	Ample, on-site paved parking
HVAC	Central HVAC - Gas
UTILITIES	Municipal water/sewer
SPRINKLER	Yes, wet system
ZONING	WACC - Western Avenue Commercial Corridor
CENTER TENANTS	Chickadee Toddler Care and Preschool, Thai Poms Restaurant, Modern Nails, Willow Salon, and Maine Solutions Federal Credit Union
SIGNAGE	Roadside Pylon and unit entrance
TRAFFIC COUNT	12,340± vehicles/day (MDOT)
LEASE RATE	\$24.95/SF NNN
REAL ESTATE TAXES	\$2.44/SF (Est.)
CAMS	\$7.64/SF (Est.)



FLOOR PLAN



DEMOGRAPHICS - 5 MILES



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CONTACT US



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