

FOR LEASE



YOUR SIGN HERE!

PREMIER RETAIL SPACE AT ROCK ROW

95 ROCK ROW, SUITES 170 & 190
WESTBROOK, ME 04092

PROPERTY HIGHLIGHTS

- Prime new construction retail suites available at Maine's busiest shopping center by square footage
- Flexible suites feature a vanilla shell ready for a tenant's vision and a fully built-out retail storefront
- Traffic Counts of 27,818 vehicles per day on Main Street and Larrabee Road
- Be a part of the largest mixed-use development in the State of Maine
- Conveniently located along busy Brighton Avenue/ Main Street on the Portland-Westbrook line and at the entrance to Rock Row
- See broker for pricing details



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PROPERTY DETAILS

OWNER	Dirigo Center Developers, LLC
BUILDING SIZE	19,185± SF
AVAILABLE SPACE	Suite 170: 2,591± SF Suite 190: 2,461± SF
AVAILABILITY	Suite 170: Immediately Suite 190: 9/1/2026
ASSESSOR'S REFERENCE	42B/11
DEED REFERENCE	34380/164
ZONING	Gateway Commercial (Rock Row Contract Zone)
LOT SIZE	23.88± Acres
LOT FRONTAGE	254'
YEAR BUILT	2020
NUMBER OF STORIES	One (1)
HEATING & COOLING	Gas-fired forced hot air
UTILITIES	Municipal water and sewer
SPRINKLERS	Yes, wet system
PARKING	68 on-site spaces in common (3.5:1); plus overflow parking at Rock Row complex
NNN EXPENSES	TBD
LEASE RATE	See broker for pricing



- MAINE'S BUSIEST SHOPPING CENTER BY SQ. FT.
- 3RD BUSIEST SHOPPING CENTER IN MAINE OVERALL

ROCK ROW

AVERAGE DAILY TRAFFIC **122,115**

VISITATION DATA

WESTBROOK ARTERIAL **22,128**

4.4M

MAIN STREET **14,120**

675.9K

LARRABEE ROAD **13,698**

6.45

I-95 SOUTHBOUND **31,822**

30 MIN

I-95 NORTHBOUND **30,347**

LAST 12 MONTHS

UNIQUE VISITORS

AVG. # OF VISITS/CUSTOMER

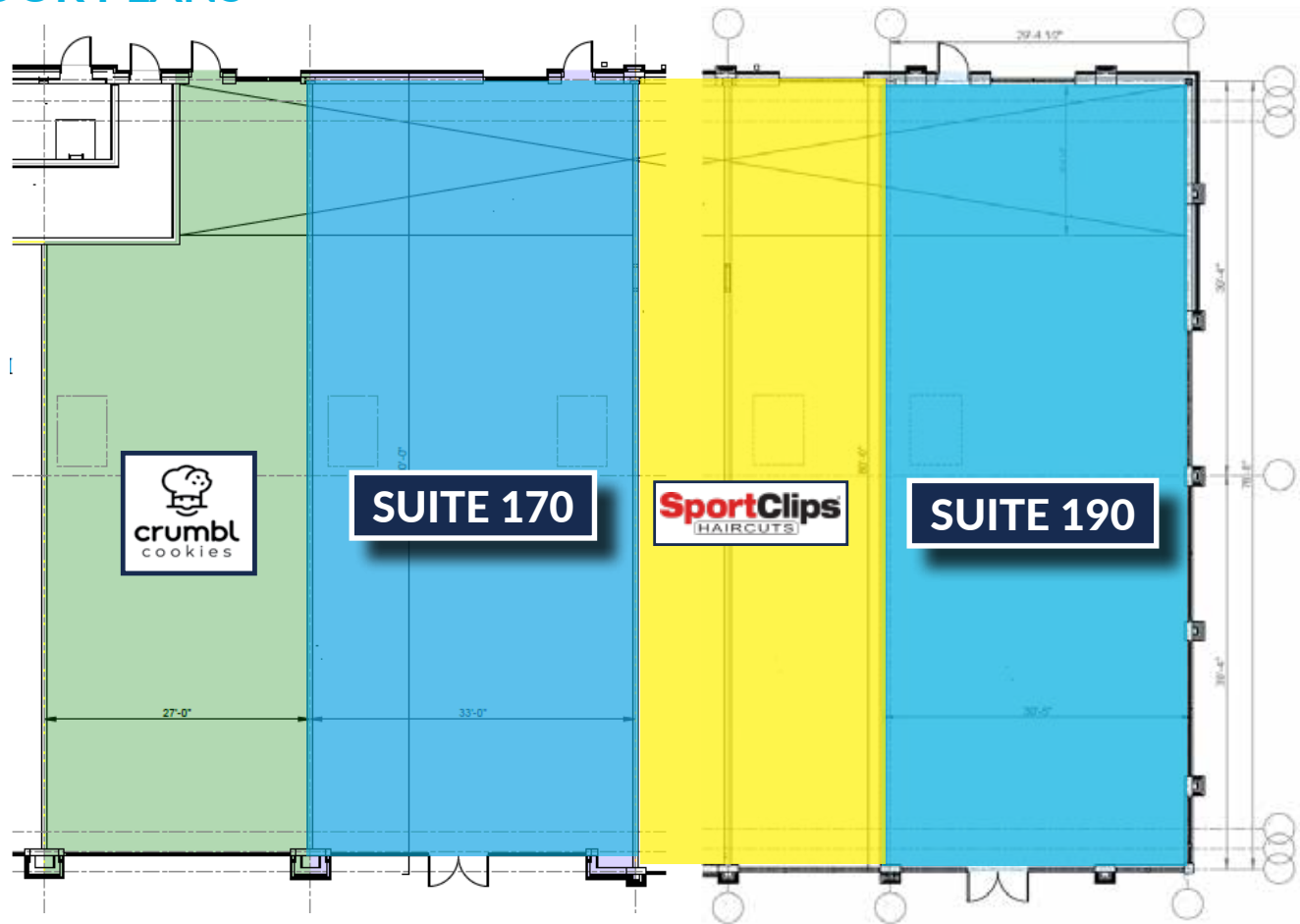
DWELL TIME

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FLOOR PLANS



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