

185 COTTAGE RD - SOUTH PORTLAND

HIGH VISIBILITY RETAIL SPACE FOR LEASE



SPACE TYPE: RETAIL

MAST HEAD BREWING LOCATION

SPACE SIZE: 2,646+/- SF

OPEN SPACE WITH PLENTY OF POTENTIAL

SIGNAGE: ON BUILDING

2 SEATING AREAS, BAR/SERVICE AREA

ZONING: LB - LIMITED BUSINESS

HIGH TRAFFIC LOCATION IN SOUTH PORTLAND

PARKING: 20+ SPACE SHARED LOT

LEASE RATE: \$16/SF NNN



For more information contact:

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balfourcommercial.com



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Data Sheet

OWNER	Berkeley Properties, LLC		
SPACE TYPE	Retail		
TOTAL BUILDING SIZE	5,293+/- SF		
SPACE BREAKDOWN	SF+/-	LEASE RATE	LEVEL
SPACE 1	2,646	\$16/SF NNN	Street Level
ESTIMATED NNN FEES	\$5/SF		
ZONING	LB - Limited Business		
STREET FRONTAGE	246+/- Ft total (58 Ft on Cottage Rd and 188 on Walnut St)		
YEAR BUILT	1959; renovated in 2018		
PARKING	20-22 spaces in shared private lot		
SIGNAGE	On Building		
TRAFFIC COUNT	11,258 AADT23		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER/WATER	Public/Public	Tenant	
HEAT SYSTEM	FHA; Natural Gas	Tenant	
COOLING	HVAC	Tenant	
ANCHOR TENANT	Cape Whoopies		

OVERVIEW

Position your business in the heart of South Portland with this large, open retail space located directly on highly trafficked Cottage Road. Formerly occupied by Rwanda Bean and currently home to Mast Landing Brewing Co., the property offers excellent visibility, strong neighborhood presence, and flexibility for a variety of retail, food, beverage, or service-based uses.

Renovated in 2018, the space features an open floor plan with two seating areas, a bar/service area, and a detached garage ideal for storage. A shared parking lot at the rear of the property provides 20+ parking spaces, adding convenience for customers and staff.

With its established history as a coffee shop and brewery taproom, the space is well-suited for another café, specialty food concept, tasting room, or retail conversion. Located in one of South Portland's active commercial corridors, this property offers a strong opportunity for a tenant looking to build on an existing destination while bringing a fresh concept to the market.

Please note: Mast Landing's lease expires September 30, 2027; however, the landlord and tenant have agreed to an early termination upon securing a new tenant.

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Area Information

About South Portland

South Portland, Maine, is a distinct city known for blending a major industrial working waterfront, regional airport and shopping mall with charming residential neighborhoods and extensive coastal recreation. The commercial fabric of the community is diverse at its setting.

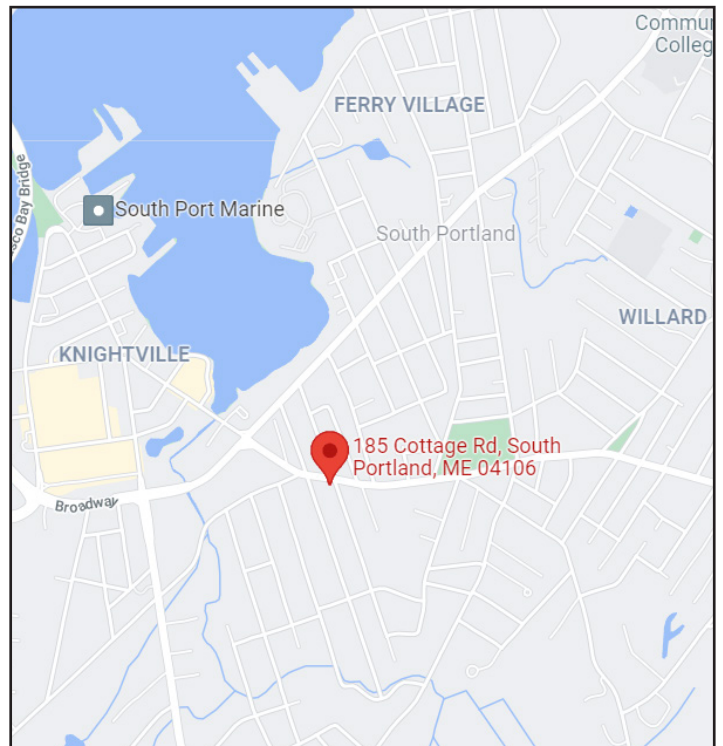
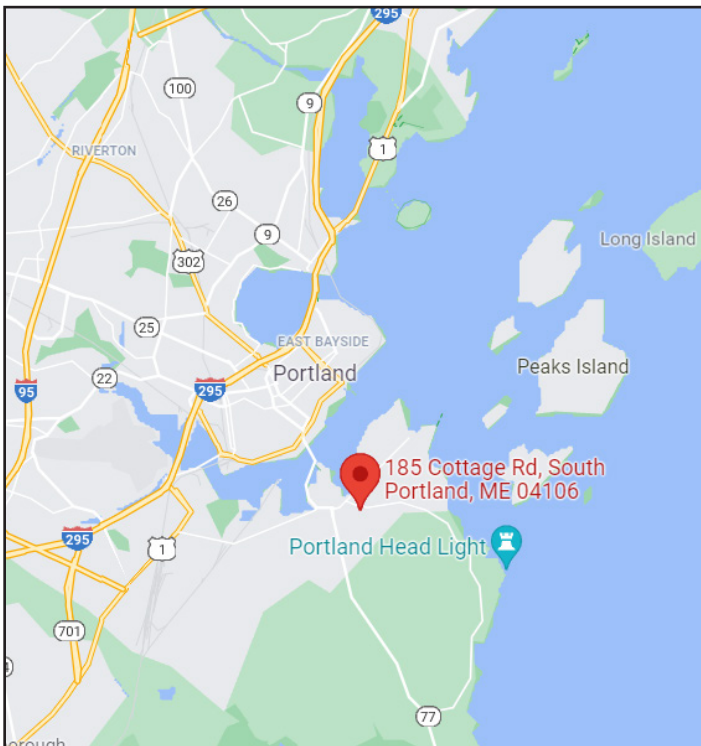
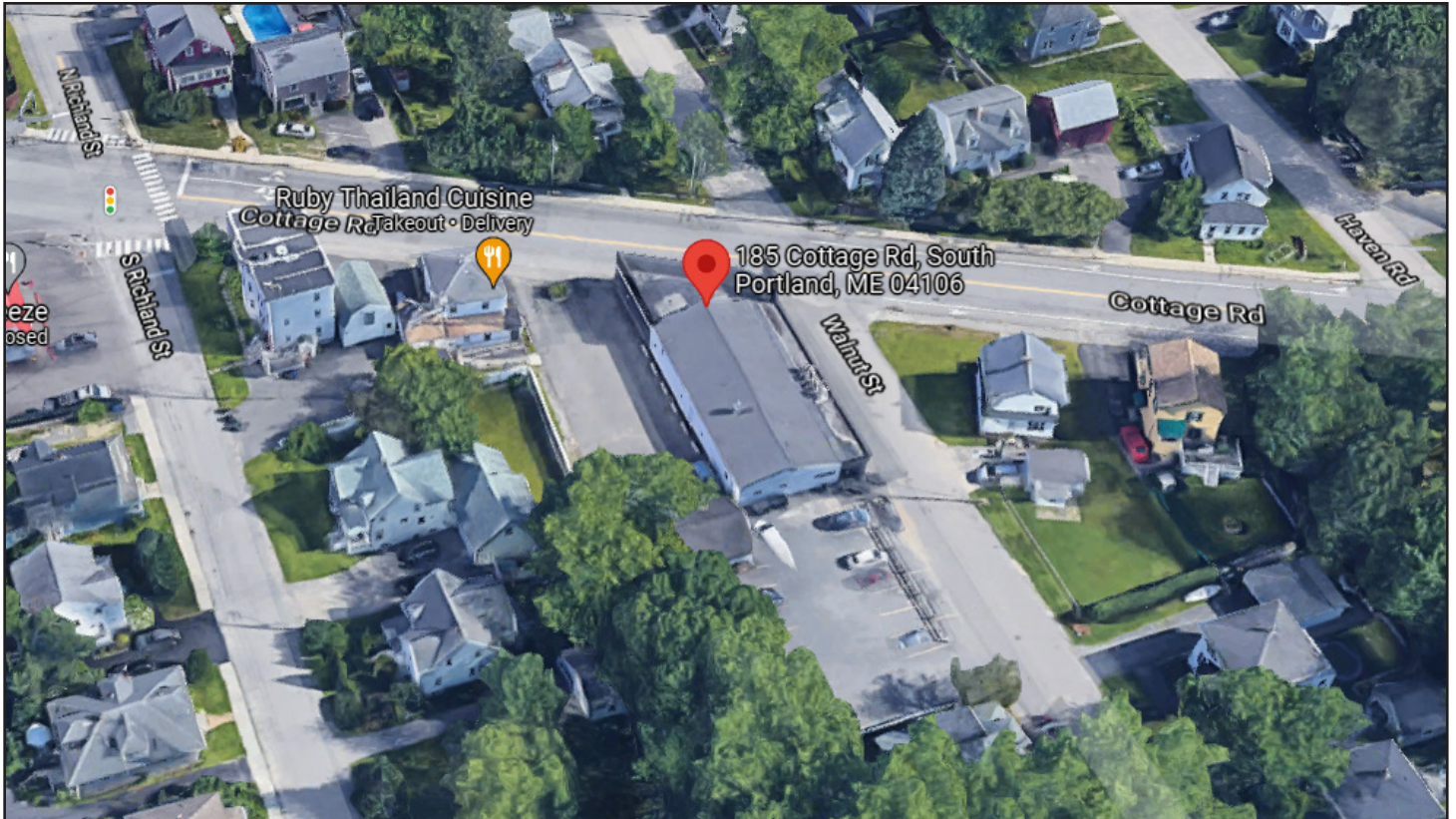
The Economic Development Department is responsible for working to maintain, enhance, and expand the economic vitality within the City of South Portland for the benefit of all who reside or have businesses within our community. The department manages the City's business retention and attraction efforts and supports workforce development and job creation. We strive to provide excellent customer service to all including those who are interested in investing in the community, starting and/or growing a business, and creating meaningful employment opportunities in the city.

We encourage you to contact our office if you have any questions or comments about doing business in South Portland! With helpful and knowledgeable staff, a consistent regulatory and permitting process, and a welcoming community, South Portland is a great place to run a business, raise a family, and enjoy the broad recreational opportunities that the community affords.

Information from: <https://www.southportland.org/departments/economic-and-community-development/>



Location



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Photos

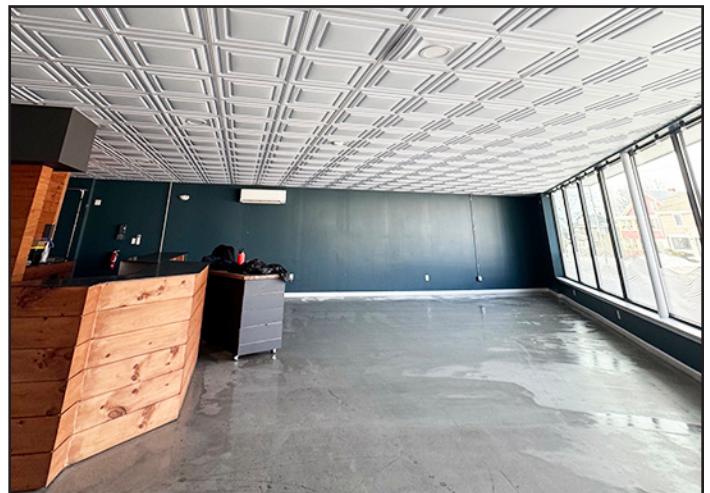
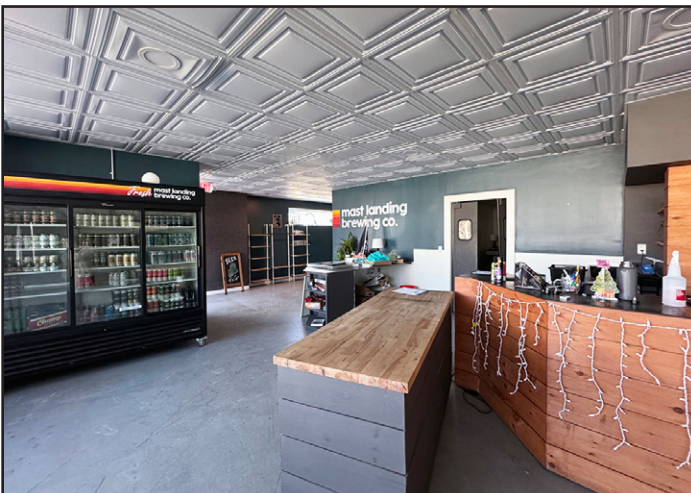


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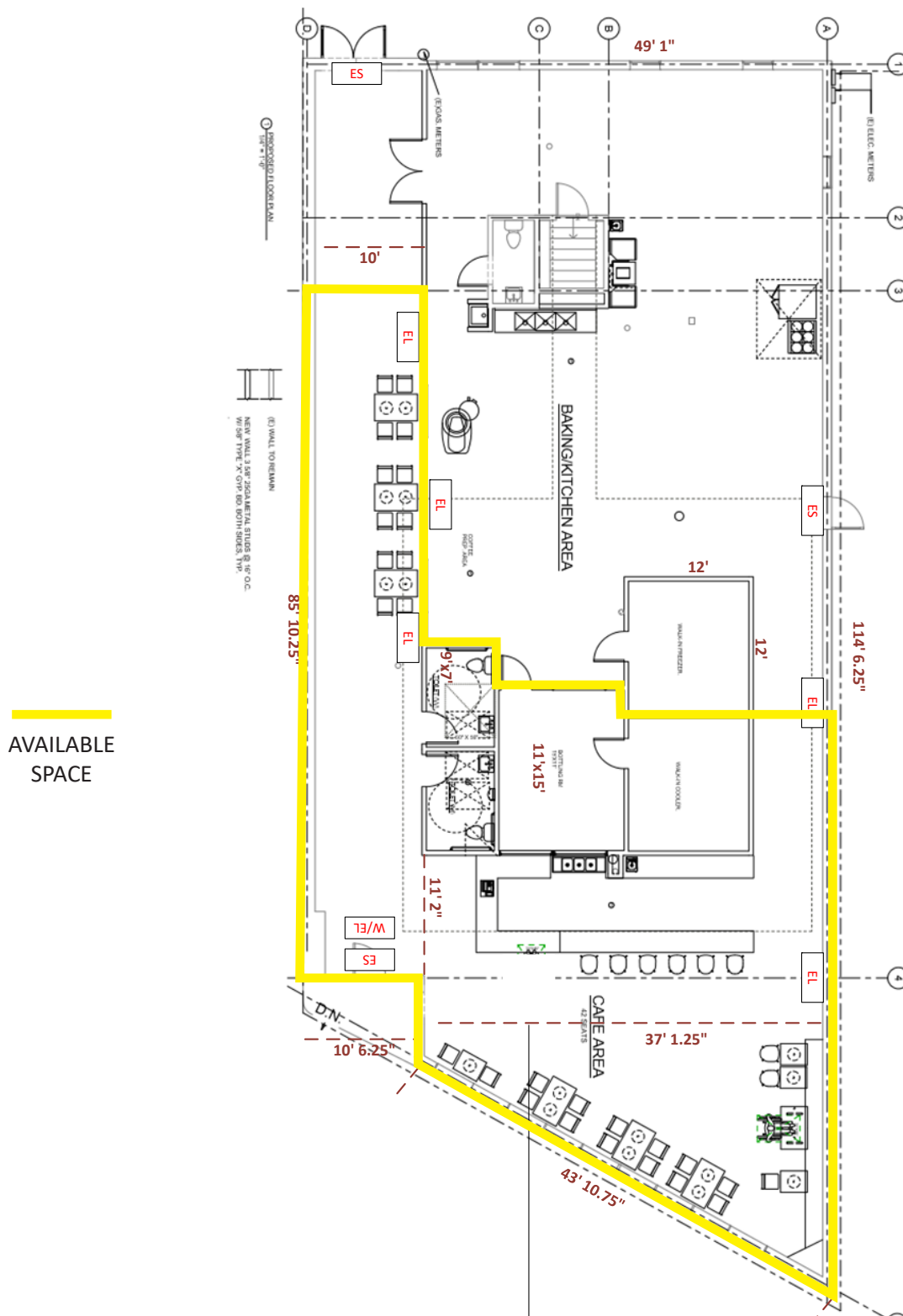
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Floor Plan



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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

vices required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.