

FOR LEASE



PRIME RETAIL WITH DRIVE-THRU

232 CENTER STREET, AUBURN, ME 04210



PROPERTY HIGHLIGHTS

- 4,755± SF retail space available for lease
- Strong traffic and high visibility with an AADT of 25,020± vehicles/day per Maine DOT (2023)
- On-site parking on both the front and side of the building
- Surrounded by national retailers including Walmart, Target, Home Depot, and many more
- Located just 2 miles off of the Maine Turnpike, Exit 75 and minutes from Route 202

LEASE RATE: \$25.00/SFNNN



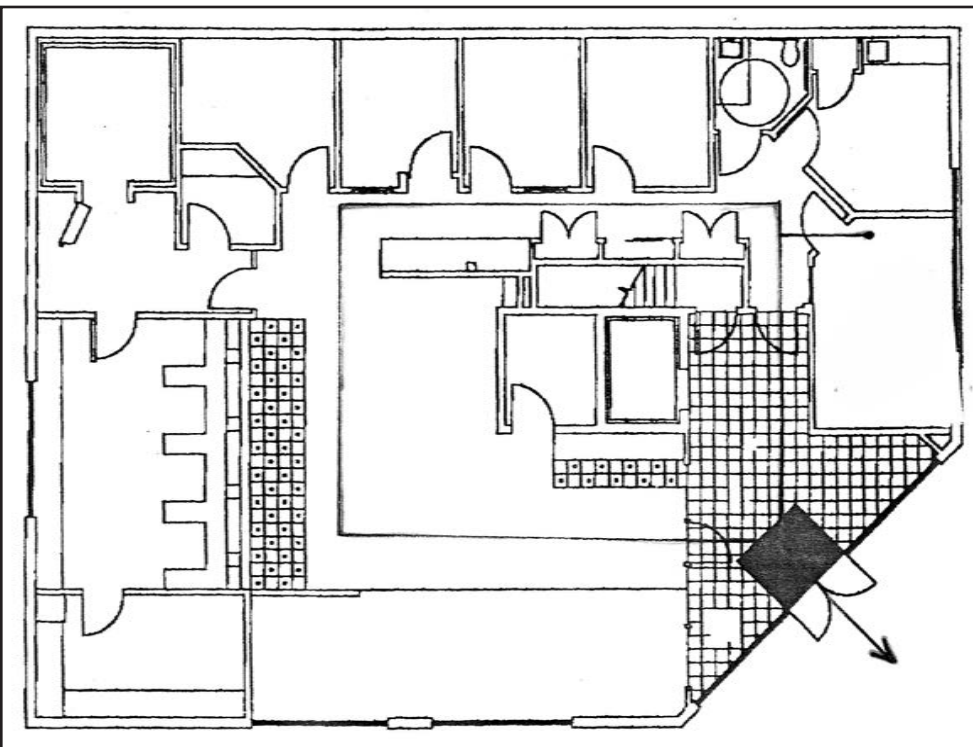
PROPERTY DETAILS

OWNER	RJ Potvin III Investment Trust
DEED REFERENCE	3939/134
ASSESSOR'S REFERENCE	261-015
LOT SIZE	1.60± AC
LOT FRONTAGE	200± feet
ZONING	GB- General Business and Traditional Neighborhood Development District
BUILDING SIZE	15,695± SF
AVAILABLE SPACE	4,755± SF
YEAR BUILT	1992
NUMBER OF STORIES	One (1)
HEATING/COOLING	Gas
SPRINKLERS	Wet system
UTILITIES	Municipal water & sewer
RESTROOMS	One (1)
PARKING	On-site, parking in front and on side of building
AREA AMENITIES	Auburn Riverwalk, Lake Grove Park, Lake Auburn Community Center, Auburn Mall
AREA BUSINESSES	Walmart, Lowe's, BJ's Wholesale Club, Home Depot, Auburn Mall, Shaw's, Target, Five Guys, Harvard Mill Mall Shopping Center, AutoZone, McDonald's, Wendy's, NAPA Auto Parts, Chipotle, and Irving Oil
DATE AVAILABLE	05/01/2026 (Could be sooner. See Broker for details.)
LEASE RATE	\$25.00/SF NNN
NNN EXPENSES	\$6.00/SF (estimate)

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FLOOR PLAN



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