

FOR LEASE | RETAIL/SHOWROOM SPACE

995 CENTER STREET, AUBURN, ME 04210



PROPERTY HIGHLIGHTS

- 6,000± SF of retail/showroom space available (divisible down to 3,000± SF)
- Prominent Center Street location with flexible layout suitable for smaller-format retail, service, showroom or specialty users
- Opportunity for prominent building and pylon tenant signage
- Convenient access to major local commercial amenities and regional transportation routes located on a high-traffic commercial corridor (22,670± ADT)

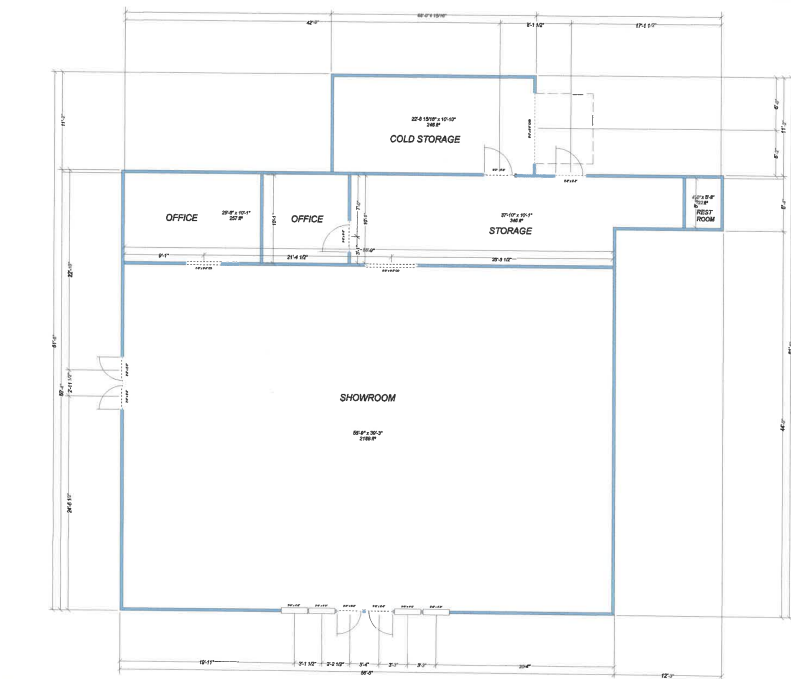
LEASE RATE: \$11.25/SF NNN



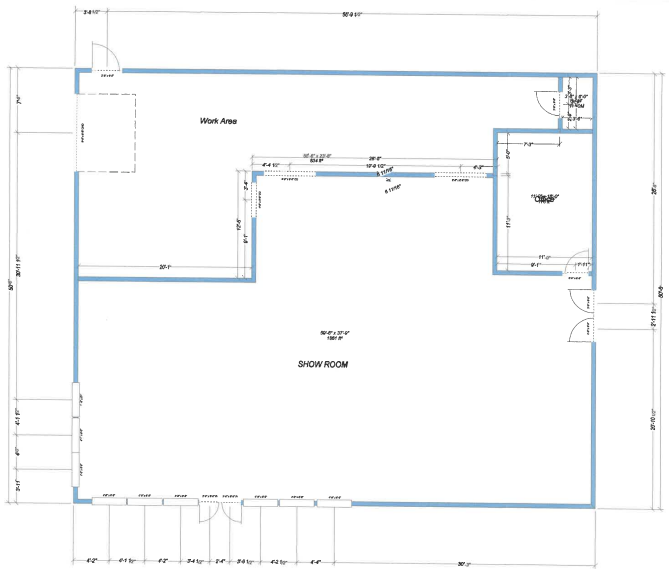
PROPERTY DETAILS

OWNER	Center St Investments, LLC
ASSESSOR'S REFERENCE	313/078
REGISTRY OF DEEDS	5792/174
YEAR BUILT	1987
BUILDING SIZE	8,900± SF
SPACE AVAILABLE	3,000± SF - 6,000± SF
MINIMUM DIVISIBLE	3,000± SF
MAX CONTIGUOUS	6,000± SF
TOTAL LAND AREA	0.72± acres
ZONING	GB - General Business
HEATING/COOLING	Propane
WATER/SEWER	Municipal
RESTROOMS	Private
PARKING	On-site, in-common
LOT FRONTAGE	225±' on Center Street
TRAFFIC COUNT	22,670± ADT (Drakewell - Maine DOT 2026)
DATE AVAILABLE	Immediately
AREA BUSINESSES	Auto City of Maine, Emerson, WD Matthews Machinery, Lake City Exports, Lee Auto, Northeast Technical Institute, Central Maine Community College
NNN EXPENSES	\$2.81/SF (est.)
LEASE RATE	\$11.25/SF NNN

FLOOR PLAN | SUITE 1



FLOOR PLAN | SUITE 2





FOR LEASE | RETAIL/SHOWROOM SPACE

995 CENTER STREET, AUBURN, ME 04210



CONTACT



NOAH STEBBINS

Partner, Broker

207.553.1727 D

207.400.6737 C

nstebbins@boulos.com



Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.

📍 ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101

📞 207.772.1333

🌐 BOULOS.COM