

# FOR SALE/LEASE

## UNSURPASSED VISIBILITY, LOCATION, & CURB APPEAL

130 WESTERN AVENUE, SOUTH PORTLAND, ME 04106



### PROPERTY HIGHLIGHTS

- 20,700± SF building, divisible to 5,000± SF
- Located on the corner of Gorham Road and Western Avenue near the Maine Mall
- Strategically positioned on the corner at a lighted intersection
- Traffic counts average total 32,000± vehicles per day
- Freestanding roadside pylon sign
- Newer roof & HVAC, building in excellent condition
- Close to I-95, I-295 and the Portland Jetport
- A wide variety of permitted commercial uses
- Sale Price: \$4.95 million
- Lease Rate: \$18-\$22/SF NNN



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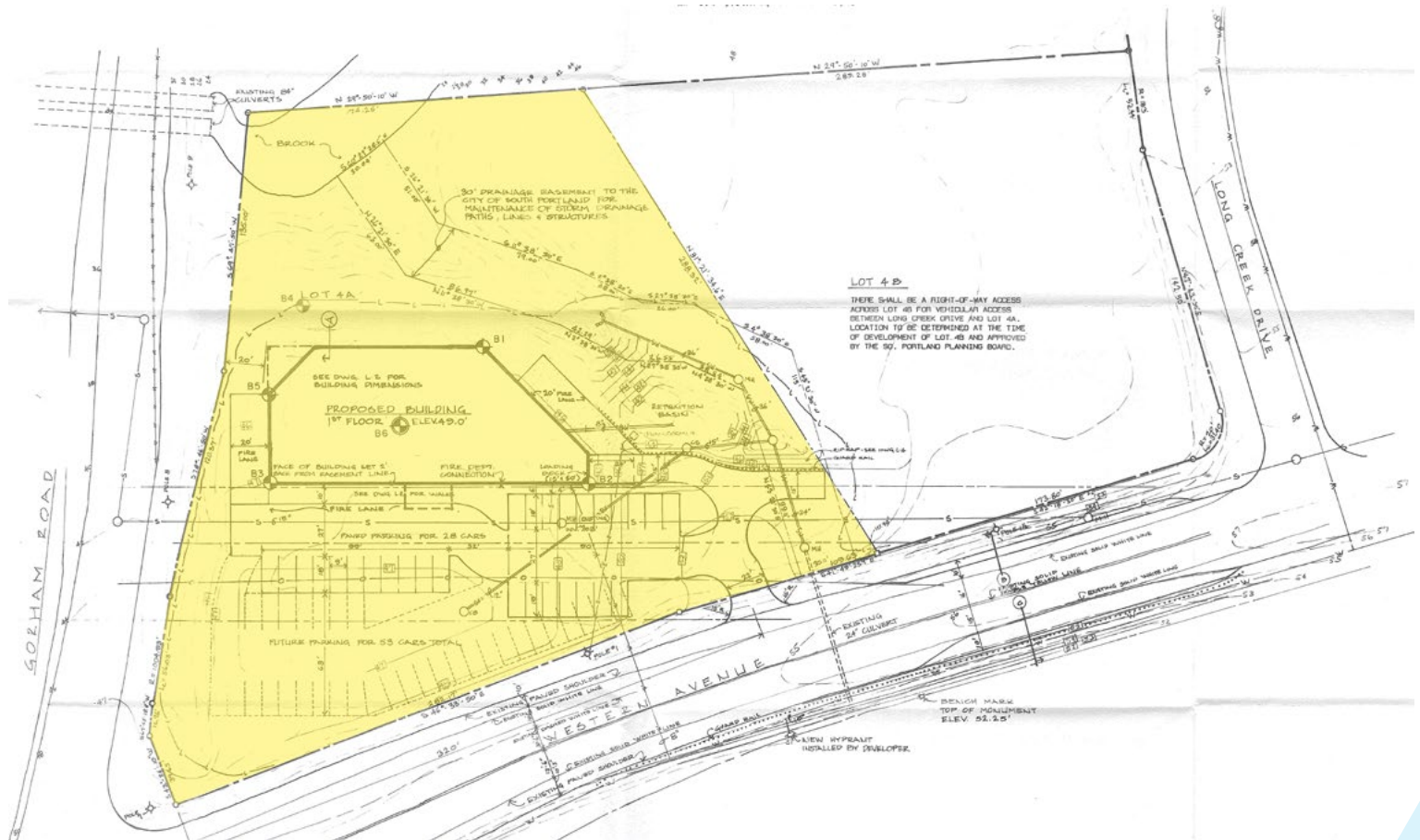
|                       |                                                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER OF RECORD:      | 130 Western Avenue, LLC                                                                                                                                                       |
| BOOK/PAGE:            | 35190 / 240                                                                                                                                                                   |
| ASSESSOR'S REFERENCE: | Map 050, Block 164A                                                                                                                                                           |
| SPACE AVAILABLE       | 5,000± SF - 20,700± SF                                                                                                                                                        |
| BUILDING SIZE:        | 20,700± SF (Two Stories)                                                                                                                                                      |
| YEAR BUILT:           | 1987                                                                                                                                                                          |
| LAND SIZE:            | 2± AC                                                                                                                                                                         |
| PARKING:              | Forty-six (46)                                                                                                                                                                |
| TRAFFIC COUNT:        | 32,000± AADT                                                                                                                                                                  |
| ZONING:               | WACC - Western Avenue Commercial Corridor                                                                                                                                     |
| UTILITIES:            | Public water and sewer                                                                                                                                                        |
| HVAC:                 | Gas-fired, forced air                                                                                                                                                         |
| BUILDING HEIGHT:      | 28'±                                                                                                                                                                          |
| SPRINKLERS:           | Yes, fully sprinklered                                                                                                                                                        |
| ELEVATOR:             | Yes                                                                                                                                                                           |
| LOADING DOCK:         | One (1)                                                                                                                                                                       |
| AREA BUSINESSES:      | Home Depot, Jordan Furniture, Hannaford, Harbor Freight, TJ Maxx, Buffalo Wild Wings, Olive Garden, Macy's, Best Buy, Dick's Sporting Goods, Guitar Center, DSW and many more |
| SALE PRICE:           | \$4,950,000                                                                                                                                                                   |
| LEASE RATE:           | \$22/SF NNN Ground Floor<br>\$18/SF NNN Upper Floor                                                                                                                           |

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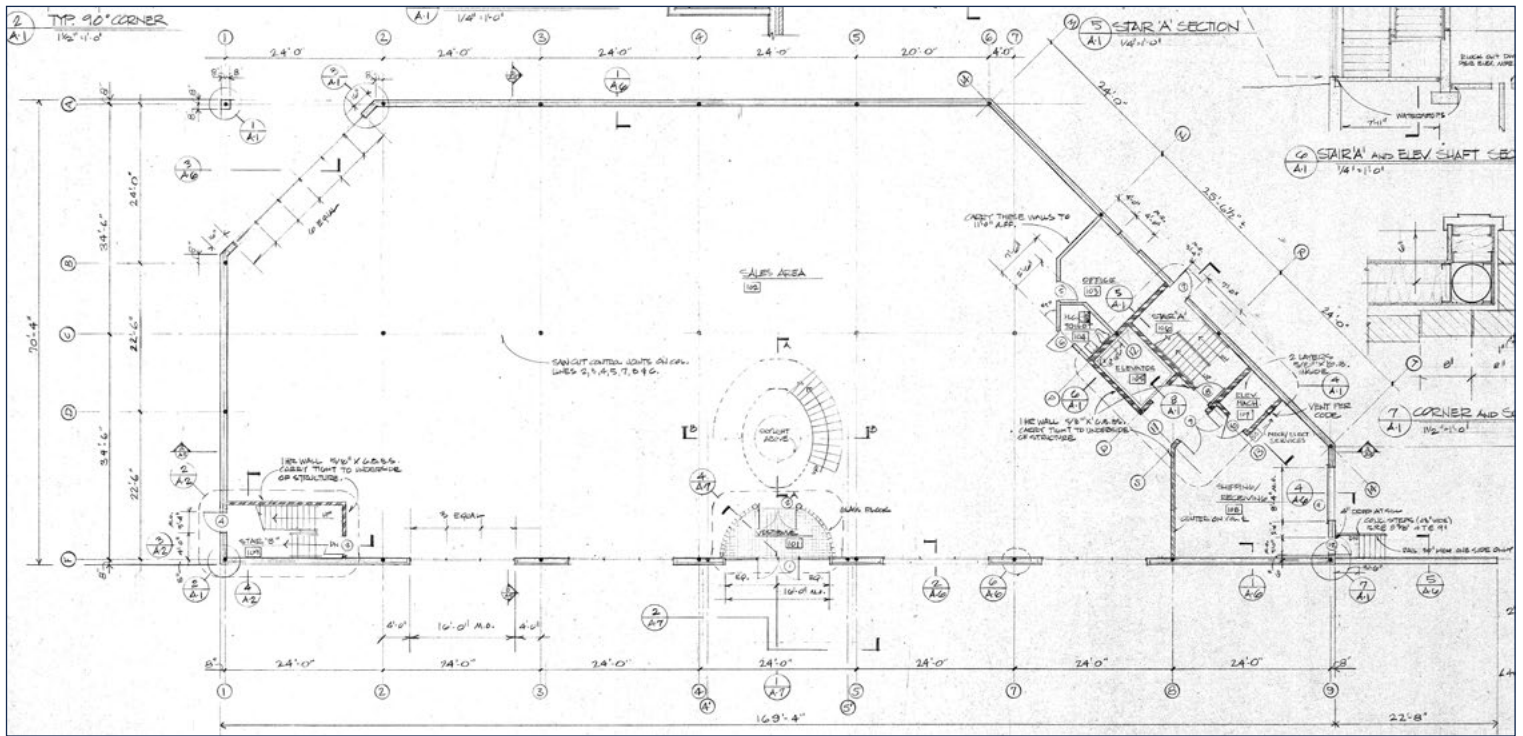


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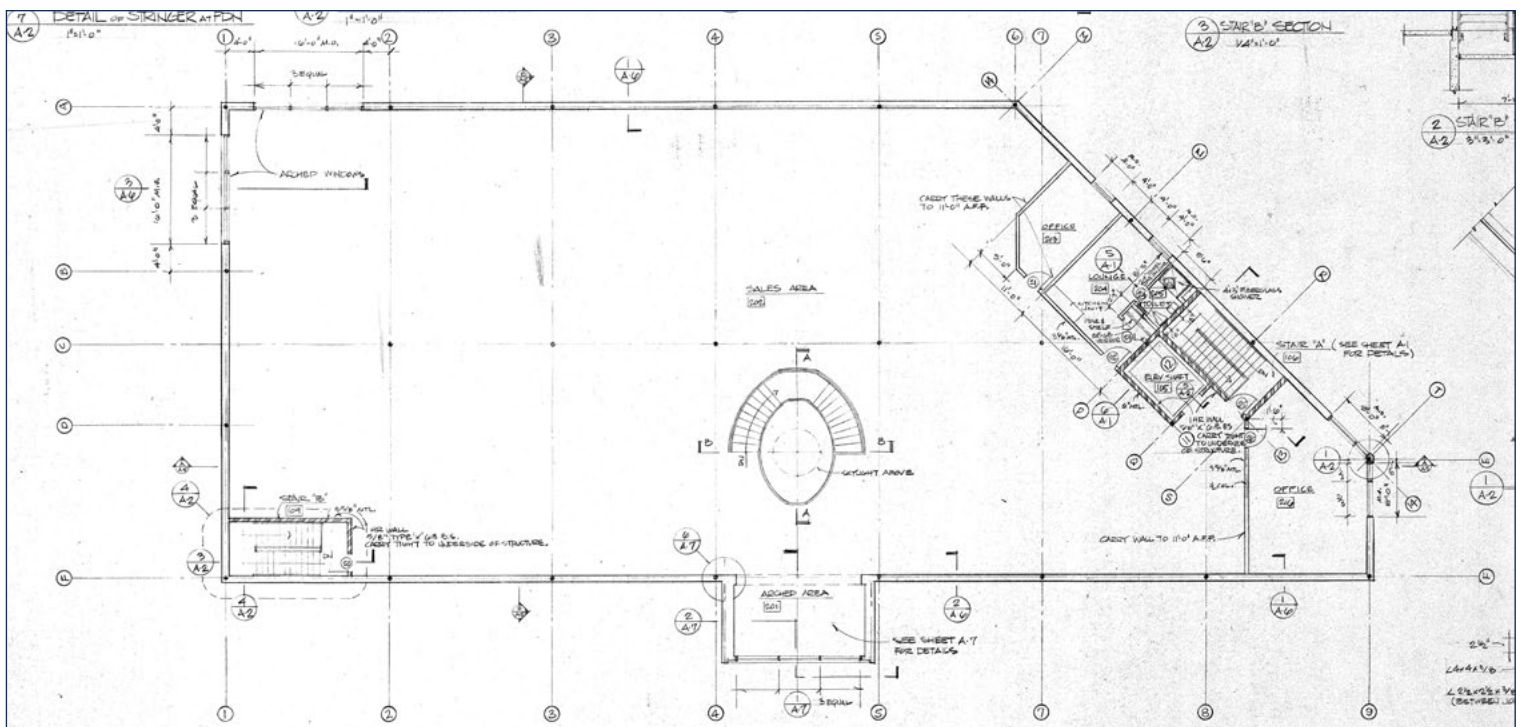




## 1ST FLOOR PLAN

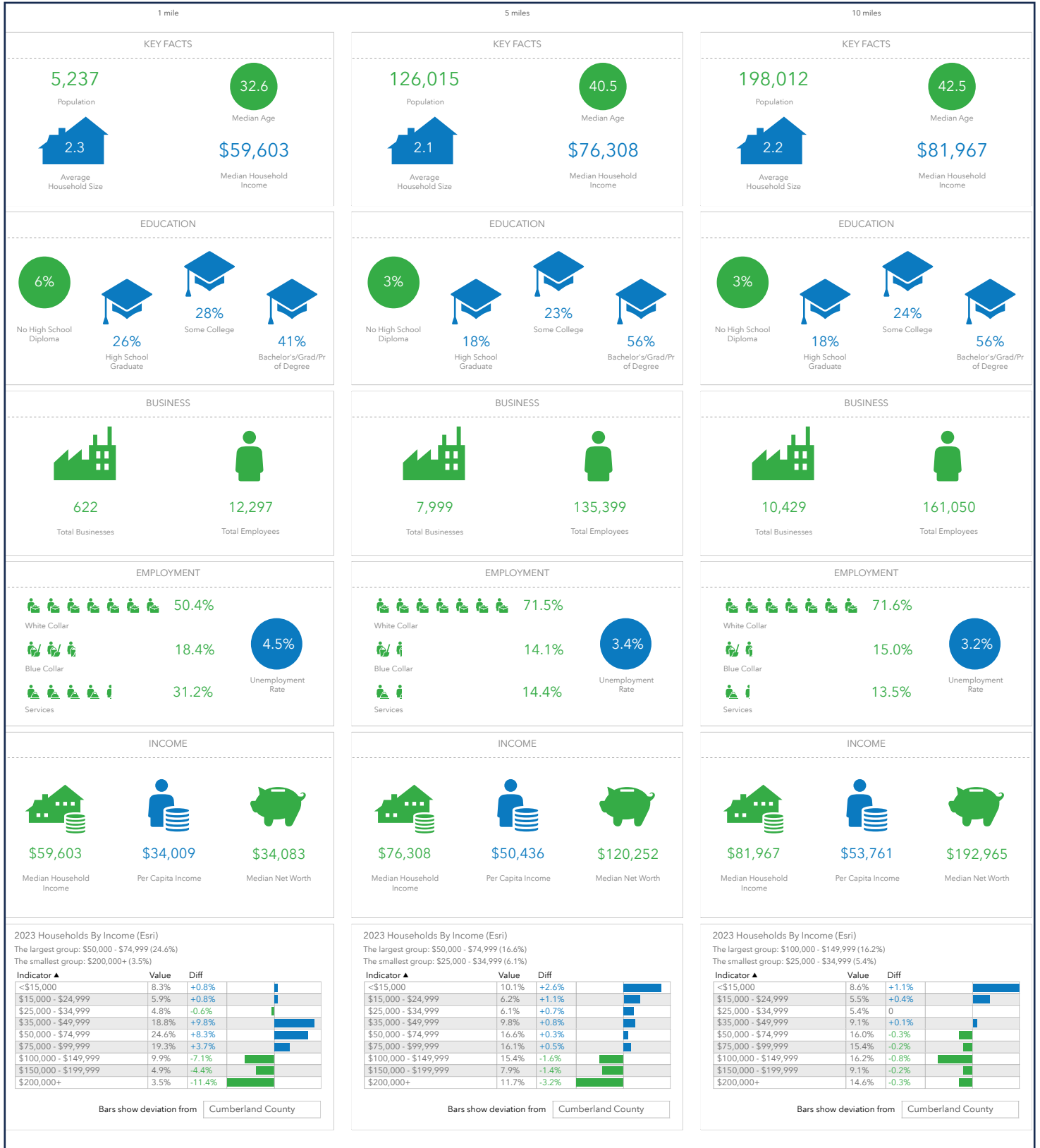


## 2ND FLOOR PLAN





## DEMOGRAPHICS



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## ZONING INFORMATION

Western Avenue Commercial Corridor (WACC): The purpose of the WACC district is to accommodate higher intensity commercial uses, while still serving the surrounding residential neighborhoods. Permitted uses include:

- Retail stores and business establishments.
- Financial services, including branch banks.
- Restaurants (no drive-through facilities).
- Professional offices and office complexes.
- Personal and business services.
- Child, Adult, or combined daycare centers.
- Lodging establishments
- Automotive repair services\*
- Automotive filling stations\*
- Car washes\*
- Motor vehicle sales\*

\* Special Exception Uses

## CONTACT US



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