

FOR LEASE | RETAIL / RESTAURANT
COOKS CORNER
232 BATH ROAD - BRUNSWICK, MAINE



DOUBLE DRIVE-THROUGH ON 1.34± ACRE
SUB-DIVIDABLE 1,200± & 1,800± SF AVAILABLE

- Corner location at the lighted intersection of Bath Road & Tibbetts Drive
- Entire building can be leased 3,056± SF; or Subdivided to 1,200± & 1,800± SF
- **AVAILABLE NOW**
- Easy access in and out with High Visibility and Plenty of Parking

LEASE RATE: \$20 TO \$25 SF NNN



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PROPERTY SUMMARY

COOKS CORNER

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OVERVIEW

A 3,056± SF retail/restaurant building (former Wendy's) with double drive-through situated on 1.34± acre corner lot at the front of Walmart. Can be subdivided 1,200± & 1,800± SF.

The property offers easy access in and out along with great visibility and ample parking (a generous 11.5/1,000 SF ratio). It is ideal for a variety of retail and service uses, national/regional fast food, or banking operations.



AVAILABLE SPACE:	Up to 3,056± SF subdividable	SITE PLAN:	Available - see broker
USE:	Restaurant, retail	RESTROOMS:	2
SITE SIZE:	1.34± acres	WATER/SEWER:	Municipal
FRONTAGE:	245± feet'	SIGNAGE:	Street pylon, building
ZONE:	Cooks Corner Center (CC)	LOADING/UNLOADING:	Wide rear door
BUILT:	1993	SPECIAL EQUIPMENT:	Freezer/walk-in cooler combo
STORIES:	1	PARKING:	35 spaces exclusive for building
CONSTRUCTION:	Wood frame	ASSESSOR REFERENCE:	Map CC2, Lot 21
EXTERIOR:	Brick veneer	ASSESSED VALUE:	\$ 529,000
ROOF:	Flat	REAL ESTATE TAXES:	\$ 9,717.73
FLOORING:	Tile/carpet mix	LEASE RATE:	\$20-\$25 PSF Triple Net
LIGHTING:	Fluorescent	AVAILABILITY:	Immediate
HVAC:	Natural gas / Central A/C	TI ALLOWANCE:	Negotiable

PHOTOS - SITE MAP

COOKS CORNER

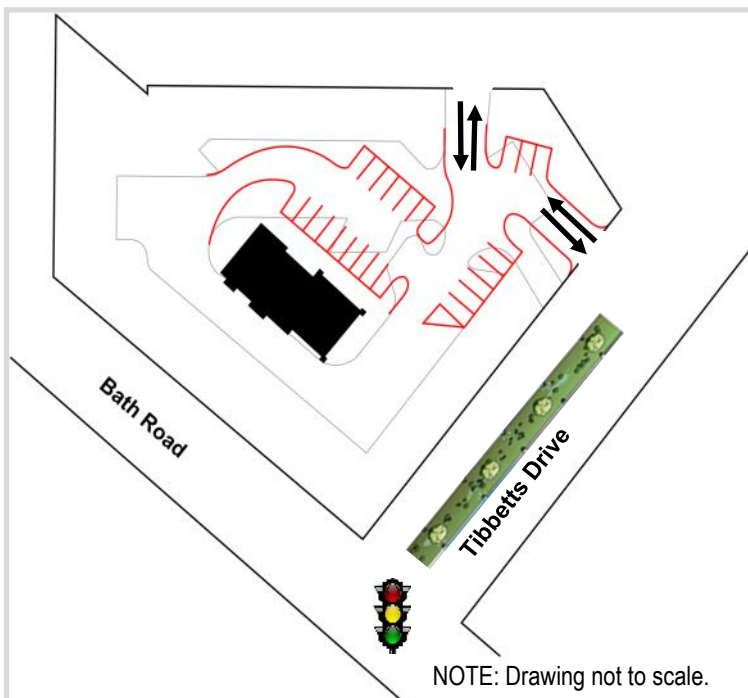
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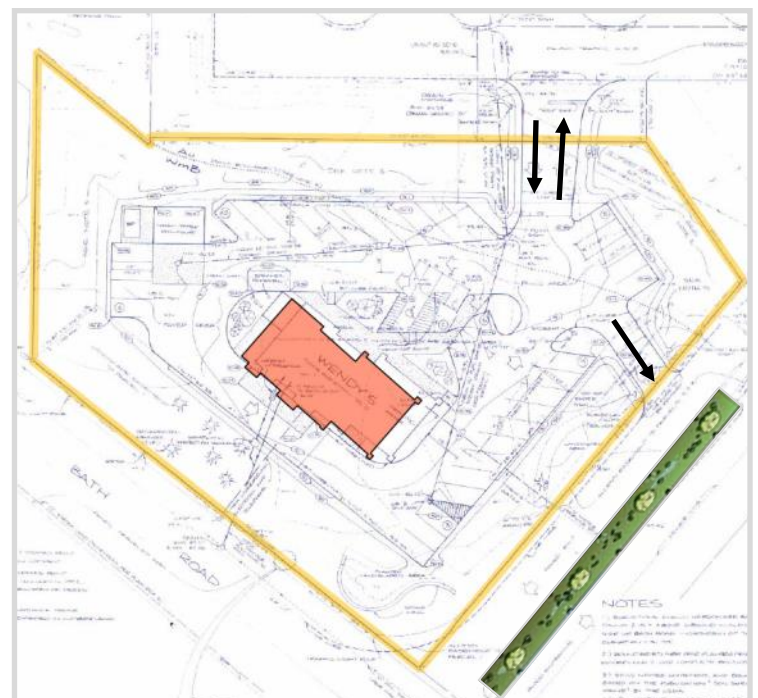
NOTE: Some restaurant equipment remains in place

This building was a former Wendy's and there are two (2) existing drive-through windows.

Proposed reconfiguration of entrance and exit points for property — subject to proper approvals.



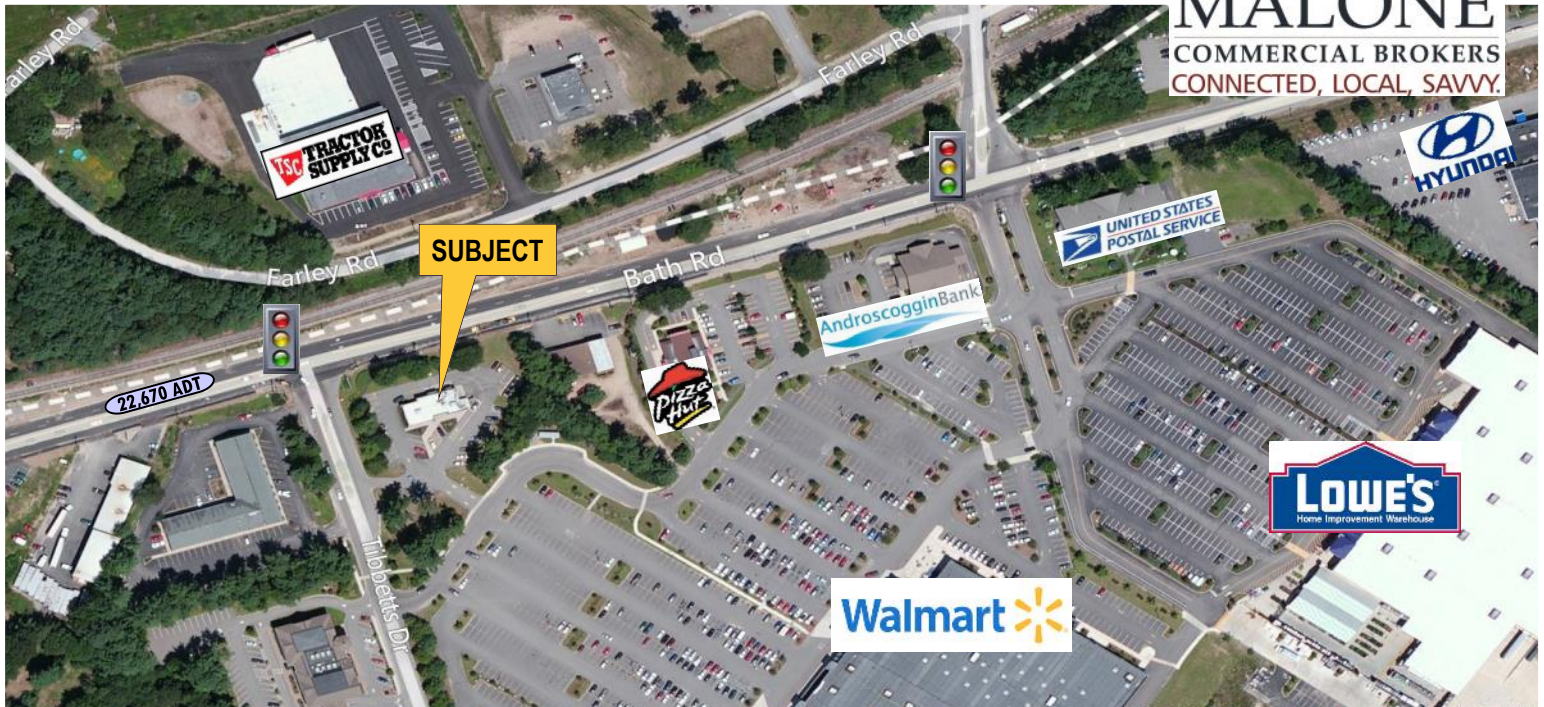
Existing Site Plan —
Larger copy of plan available upon request



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- **Prime retail/restaurant site** located in the center of Brunswick's busiest retail corridor.
- Road frontage and street visibility offer a dominant essence in the market, and direct exposure to traffic volumes of **22,000+ vehicles per day**.
- Walmart and Lowe's are the region's largest anchors, and both are located directly behind the subject.
- This is a rare free-standing opportunity in a mature, highly sought after retail market.



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