

FOR LEASE

# RETAIL SPACE

593

MAIN STREET

Gorham, Maine 04038



## PROPERTY HIGHLIGHTS

- + 1,710± SF retail/restaurant space for lease
- + Exceptional frontage and signage opportunity along Gorham's busiest street (Route 25)
- + Ample on-site parking
- + Ideal for any retail, service or restaurant use
- + Join existing tenants Dunkin' Donuts, AT&T and Lucky Thai.
- + Lease Rate: \$13.00/SF NNN

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One Canal Plaza, Ste 500  
Portland, ME 04101  
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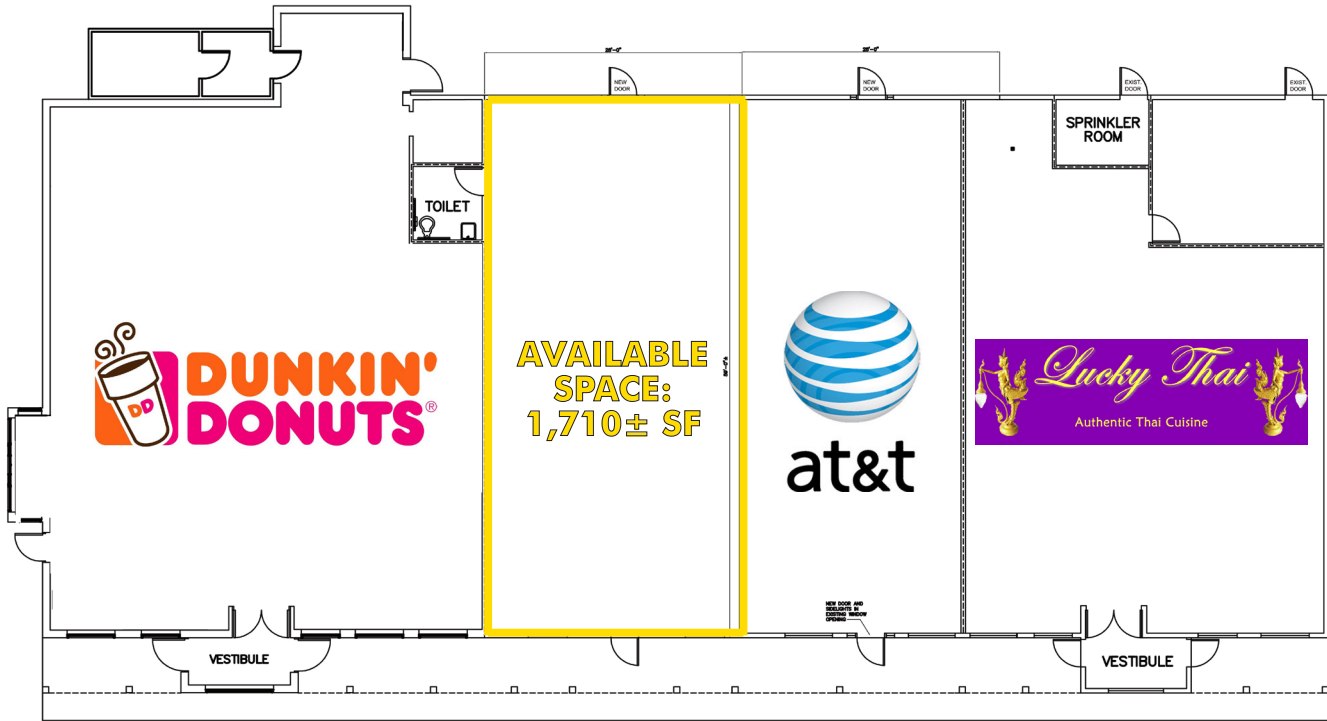
## PROPERTY DETAILS

<b>Landlord</b>	Kimco Realty, LLC
<b>Building Size</b>	8,448± SF
<b>Land Area</b>	2.05± acres
<b>Available Space</b>	Unit B: 1,710± SF
<b>Map/Lot</b>	Map 32, Lot 15
<b>Zoning</b>	RC - Roadside Commercial
<b>Parking</b>	78± parking spaces (8:1 parking ratio)
<b>Traffic Count</b>	18,370 cars/day (MDOT 2014)
<b>Water/Sewer</b>	Public - separately metered
<b>Sprinklers</b>	Yes, wet system
<b>HVAC</b>	Gas-fired, forced air
<b>Tenants</b>	Dunkin' Donuts, AT&T and Lucky Thai
<b>Expenses</b>	\$7.02/SF
<b>Lease Rate</b>	\$13.00/SF NNN





## FLOOR PLAN



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

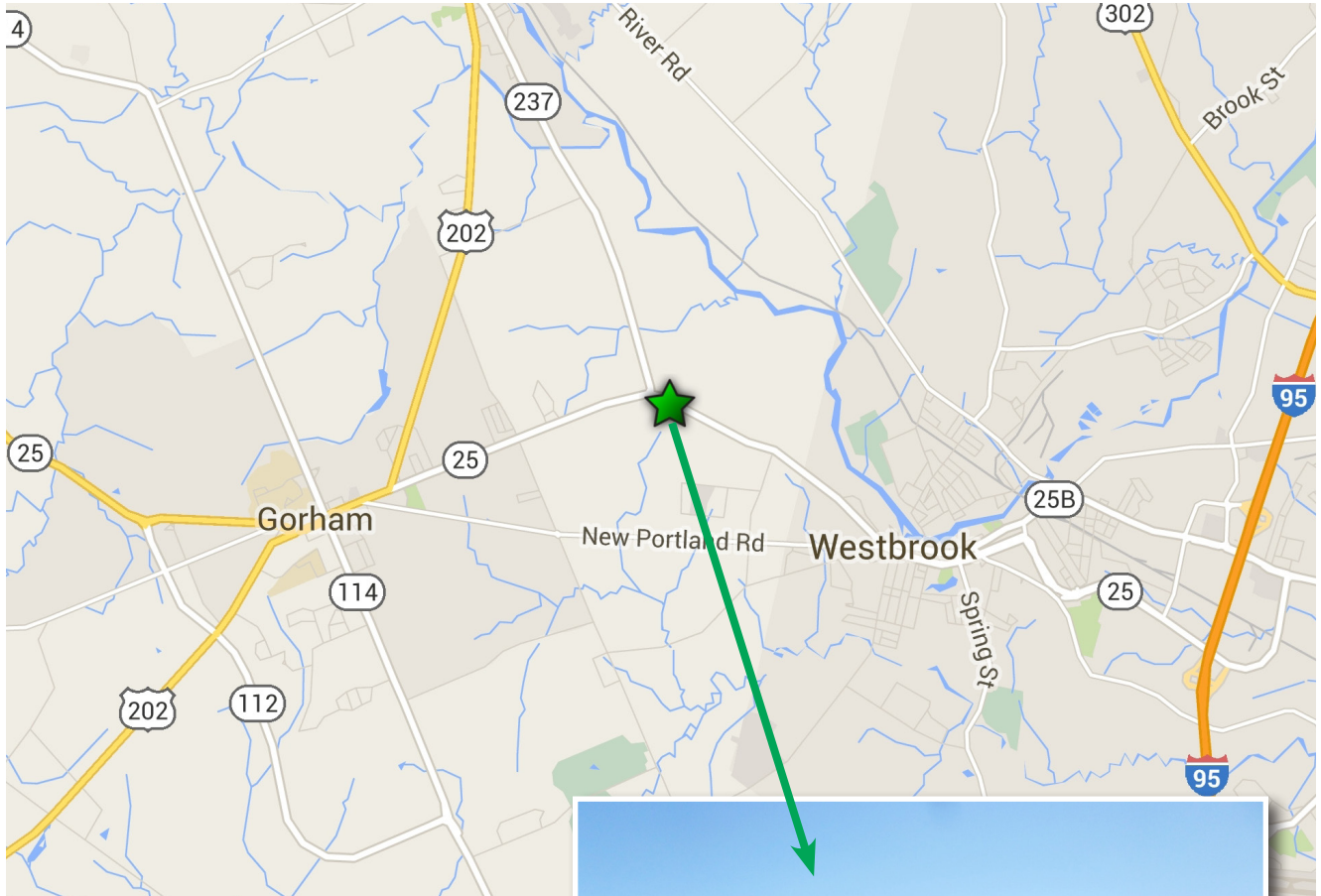


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## LOCATION



## CONTACT US



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