



FOR LEASE | OFFICE/RETAIL

24,000+/- SF TWO STORY BUILDING FOR LEASE / SALE

343 Forest Ave , Portland, ME 04103



LEASE OVERVIEW

AVAILABLE SF: 12,000 - 24,000 SF

LEASE RATE: \$12.00 SF/Yr (NNN)

LOT SIZE: 0.4 Acres

BUILDING SIZE: 24,000 SF

BUILDING CLASS: B

YEAR BUILT: 1916

PROPERTY DESCRIPTION

2 story building, with 55+/- parking spaces for lease / sale. Great opportunity to relocate your business. Ideal location for either office or retail use. Located directly on Forest Avenue, with excellent visibility and high traffic counts. For investors add this easily managed, updated property to your portfolio. Convenient location central to USM, Back Bay and downtown with easy access to I-295.



ERIK URBANEK
Managing Director
207.831.4364
erik.urbanek@svn.com

KELLI BREWER
Associate Advisor
207.232.4752
kelli.brewer@svn.com

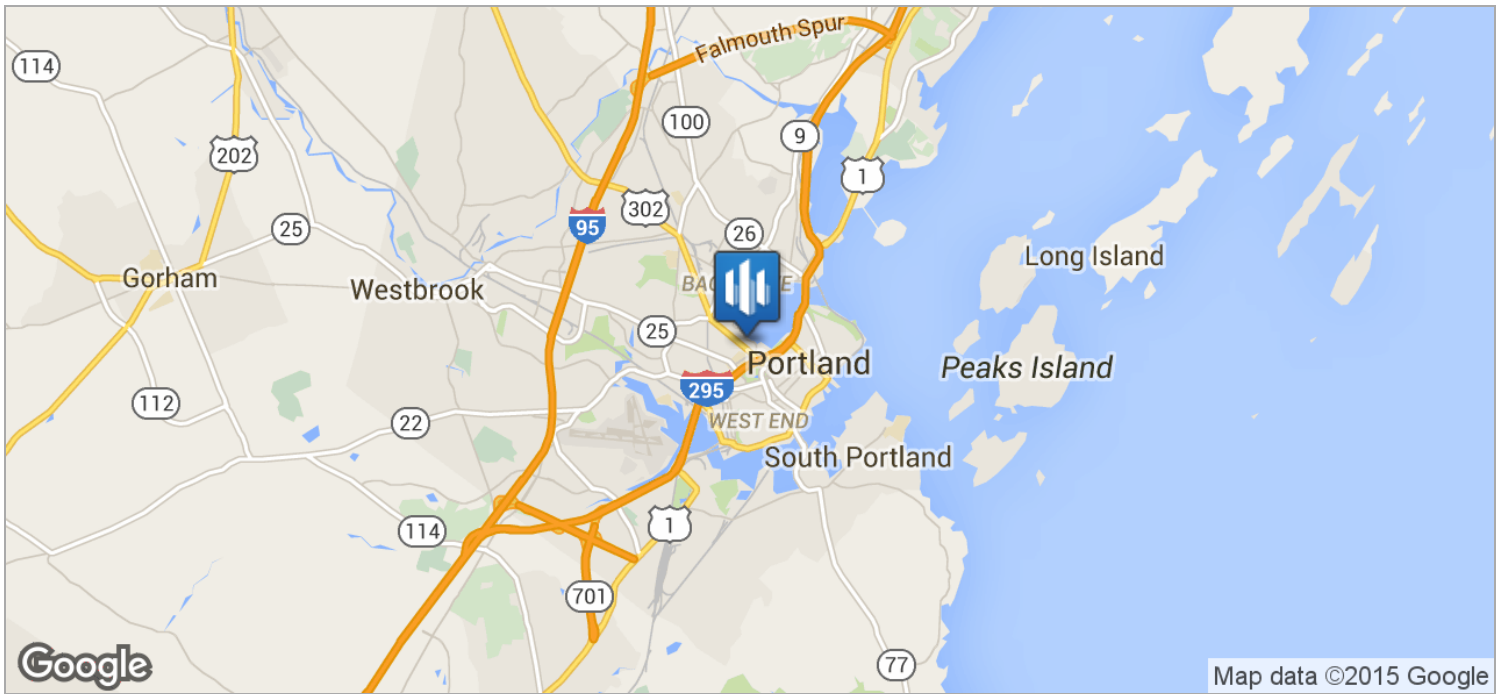
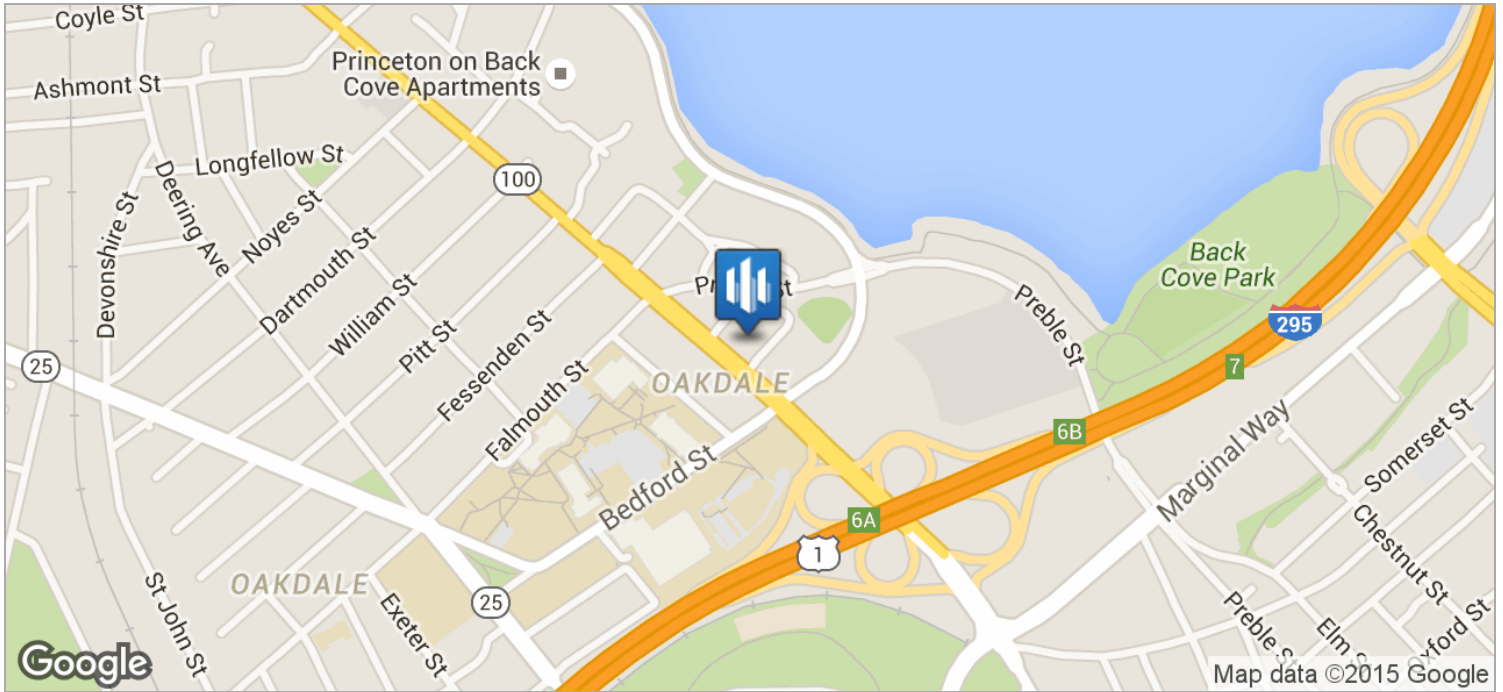
All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE/RETAIL

24,000+/- SF TWO STORY BUILDING FOR LEASE / SALE

343 Forest Ave , Portland, ME 04103



ERIK URBANEK
Managing Director
207.831.4364
erik.urbanek@svn.com

KELLI BREWER
Associate Advisor
207.232.4752
kelli.brewer@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

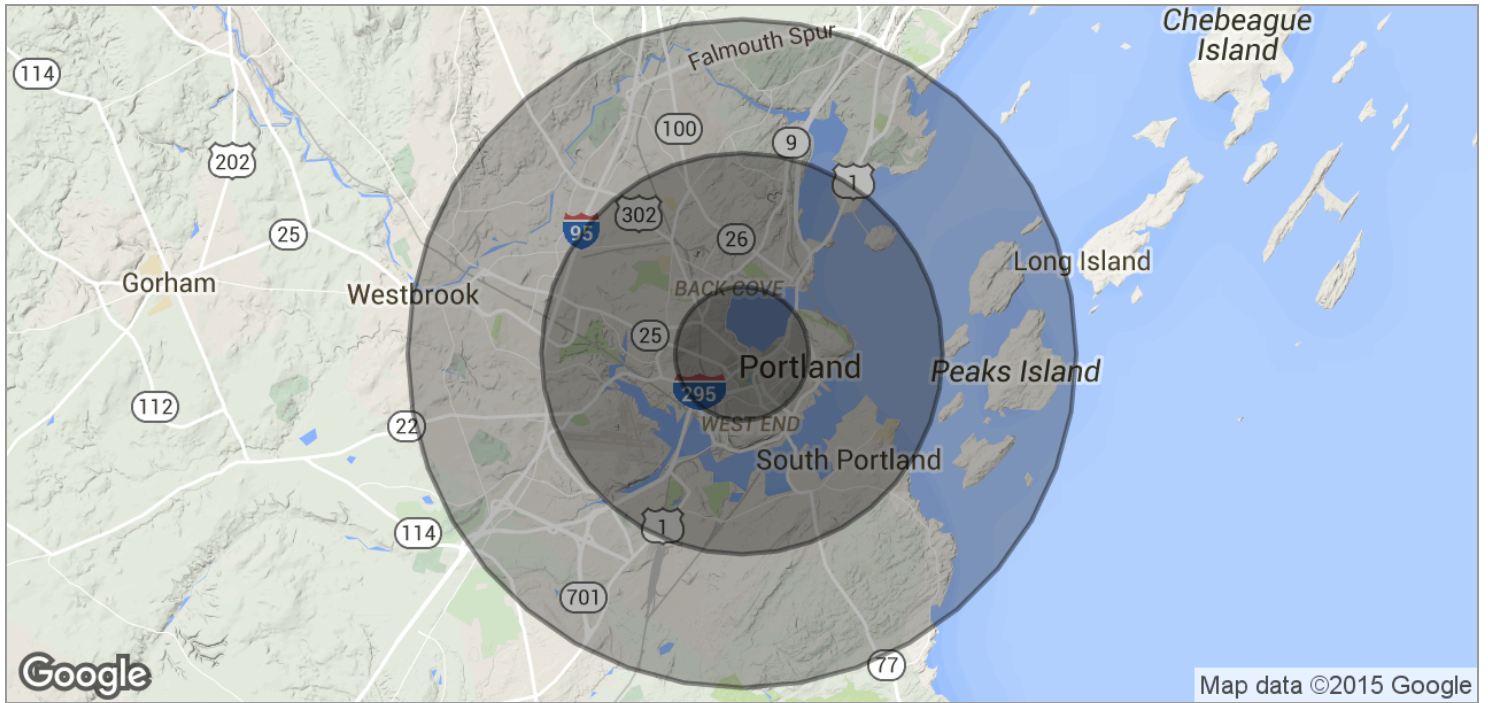
<http://svn.com>



FOR LEASE | OFFICE/RETAIL

24,000+/- SF TWO STORY BUILDING FOR LEASE / SALE

343 Forest Ave , Portland, ME 04103



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,741	84,653	126,786
MEDIAN AGE	34.6	37.4	38.3
MEDIAN AGE (MALE)	34.1	36.2	37.0
MEDIAN AGE (FEMALE)	35.4	38.5	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,352	40,296	57,801
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$47,809	\$56,179	\$61,593
AVERAGE HOUSE VALUE	\$282,455	\$263,259	\$269,570



FOR LEASE | OFFICE/RETAIL

24,000+/- SF TWO STORY BUILDING FOR LEASE / SALE

343 Forest Ave , Portland, ME 04103

