

# FOR LEASE | RETAIL SPACE

85 Western Avenue | South Portland, ME



## 1,800± SF RETAIL SPACE AT WESTERN AVENUE CROSSING

- Located on busy Western Avenue in close proximity to the Maine Mall with traffic counts of 26,060± cars/day
- Join Buffalo Wild Wings, Alaina Marie, Gentle Dental, Portland Nutrition, European Wax Center, Concentra Medical Center, Elevation Burger, You Dirty Dog, Grass Monkey and Subway in this popular shopping center
- Minutes from I-295 and close to I-95 (Maine Turnpike)

**LEASE RATE: \$25.00/SF NNN**



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# PROPERTY SUMMARY

85 Western Avenue | South Portland, ME



**OWNER:** 85 Western Avenue LLC

**DEED:** Book 28087, Page 0089

**ASSESSOR:** Map 50, Lot 174

**LOT SIZE:** 3.78± AC

**BUILDING SIZE:** 34,090± SF

**SPACE SIZE:** 1,800± SF

**STORIES:** One (1)

**YEAR BUILT:** 2011

**CONSTRUCTION:** Steel frame

**HVAC:** Forced hot air; Central A/C

**UTILITIES:** Separately metered

**RESTROOM:** One (1)

**SPRINKLER:** Wet

**PARKING:** Ample on-site parking

**ZONING:** WACC

**NNN EXPENSES:** \$5.00/SF



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