

FOR SUBLEASE | RETAIL / OFFICE / SERVICE
FREEPORT VILLAGE SQUARE - FREEPORT, MAINE



RETAIL / SERVICE,
PROFESSIONAL or MEDICAL OFFICE

- 600 to 2,942± SF in the heart of downtown Freeport
- 2,342± SF on 1st floor and 600± SF on 2nd floor
- Near L.L. Bean's flagship store and Freeport's Village Station complex
- Floors can be leased together or separately

Contact Andrew or Brandon
at 207-772-2422 for further details



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PROPERTY SUMMARY

5 DEPOT ROAD - FREEPORT, MAINE



GENERAL PROPERTY INFORMATION

BUILDING SIZE:	24,779± SF
BUILT:	1990
CONSTRUCTION:	Wood frame
SITE SIZE:	1.1± acres
FRONTAGE:	185±'
ACCESS:	Less than 2 miles to I-295 and I-95 Freeport Exit
ZONING:	VCI - Village Commercial
HVAC:	Propane heat / electric A/C
WATER/SEWER:	Municipal
SIGNAGE:	Building façade and pylon directory
PARKING:	75± spaces on site

SPACE & LEASE INFORMATION

SPACE/ADDRESS:	Suite 14 - 5 Depot Road, Freeport, ME 04032
SQUARE FOOTAGE:	2,342± SF - 1st Floor 600± SF - 2nd Floor 2,942± SF Total Available (Floors can be leased together or separately)
EXISTING USE:	Optometrist office and retail store
LEASE RATE:	\$14.68 PSF (\$3,600/month) Triple Net (NNN)
CAM EXPENSES:	\$3.80 PSF
AVAILABILITY:	Immediate

PROPERTY SUMMARY (CONTINUED)

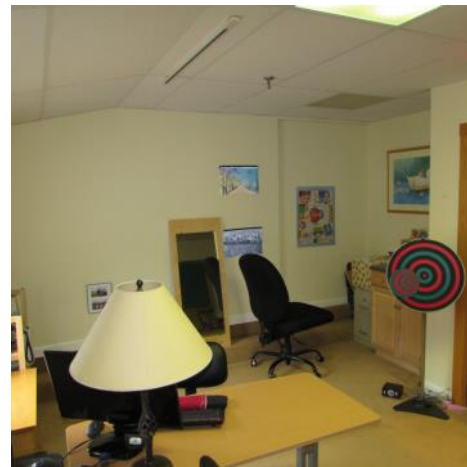
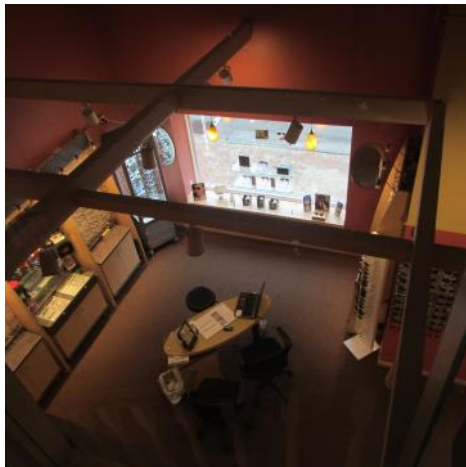
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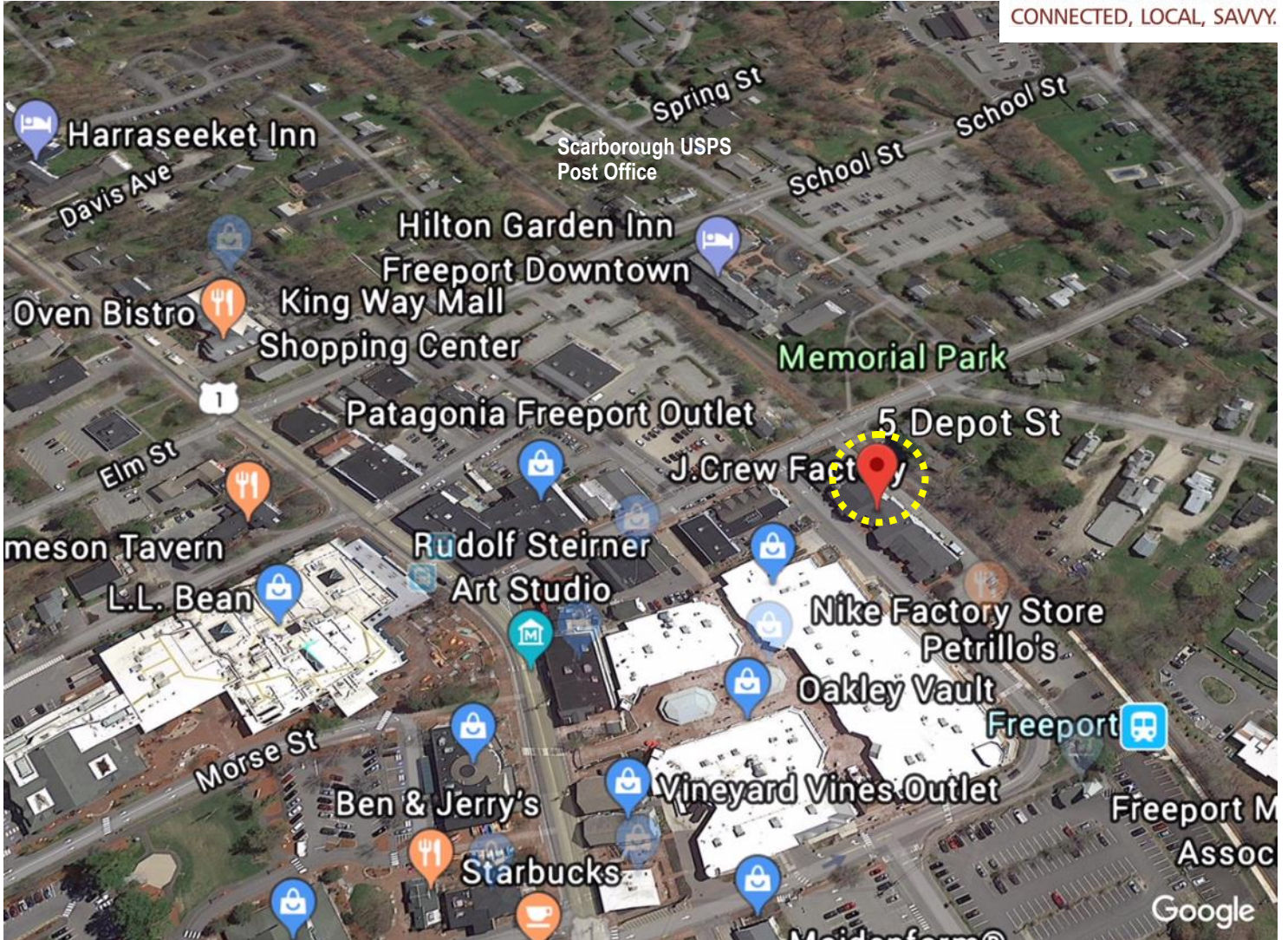
1ST FLOOR PHOTOS



2ND FLOOR PHOTOS



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