FOR SALE

Retail Investment

57,842± SF | $5,975,000



120 Center Street

Auburn, ME

- ***Prime Auburn Retail Corridor***
- ***Upside Potential***
- ***High Visibility & Traffic Counts***
- ***Ample On-Site Parking***

BROKER CONTACT

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The Dunham Group | Commercial Real Estate

120 Center Street



Property Description

We are pleased to offer this excellent retail investment asset, located in Auburn's busiest retail corridor. The Center Street Plaza is a 57,842± SF multi-tenant retail center with a great tenant mix and many with long-term leases in place. The property has upside potential with several below market rents. Additionally, there is potential for a high visibility pad-site. Location offers excellent visibility and high traffic counts of 23,950 cars/day.

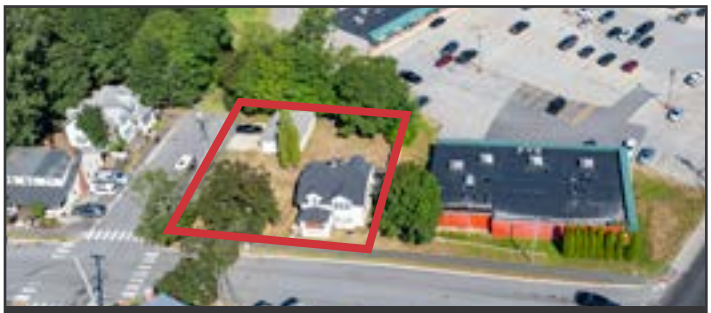
Property Overview

Owner	120 Center Street Plaza, LLC
Assessor's Reference	Map 251, Lot 011
Deed Reference	Book 5258, Page 36
Building Size	57,842± SF
Site Size	5.80± acres
Zoning	GB - General Business
Building Age	1952/1965
Construction	Concrete block
Siding	Masonry
Utilities	Public water and sewer
Sprinkler System	Yes
Parking	265± on-site spaces
Road Frontage	443' on Center Street
Traffic Counts	23,790± (NB) & 23,950± (SB) vehicles/day

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120 Center Street





36 Vernon Street

This adjacent property, a 4 bedroom 1 bathroom residence on 0.23 acres is also available. Price is negotiable.







AERIALS





Why Auburn, Maine for Retail Investment

✓ Regional Consumer Hub

- Serves as the core of the Lewiston-Auburn MSA (pop. 100,000+) with a broader trade area of 250,000+.
- Established as a high-volume retail destination for western and central Maine.

✓ Prime Access & Visibility

- Located at I-95 Exit 75 with direct connections to US Route 4 and major commuter routes.
- High daily traffic counts and strong visibility support tenant performance.

✓ Growth-Oriented Demographics

- Consistent population and income growth with a rising median household income.
- Employment base includes healthcare, logistics, and professional services, fueling demand for retail.

✓ Underserved Retail Market

- Significant gaps remain in key retail categories: soft goods, dining, medical, and lifestyle.
- Functional retail space in strong locations is in high demand from national and regional tenants.

✓ Pro-Business City Leadership

- Efficient permitting, planning, and supportive local government focused on commercial growth.
- Predictable regulatory and tax environment for investors and developers.

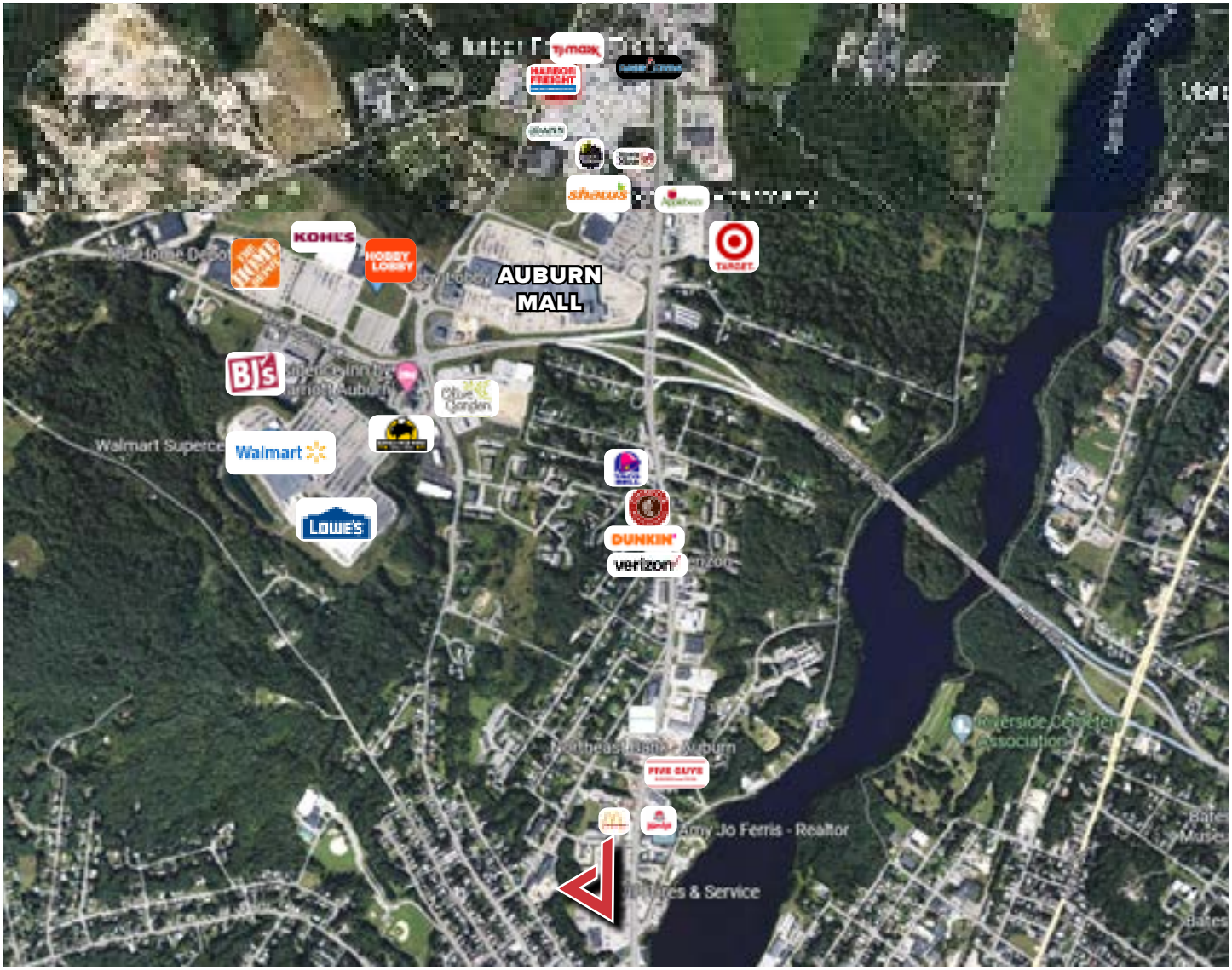
✓ Strong Investment Fundamentals

- Attractive pricing and lower entry costs than southern Maine markets create value opportunities.
- Reliable, long-term consumer demand driven by regional draw and stable demographics.



120 Center Street





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.