



**For Lease
Retail Pad Site
\$90,000/year**

Retail Pad Site

1220 Brighton Avenue
Portland, Maine

Property Highlights

- Build-to-Suit opportunities available
- Available Immediately
- Convenient access to I-95, Exits 47 and 48

Property Description

We are pleased to offer this retail pad site for ground lease or build-to-suit. Located less than one mile from Exits 47 and 48 of the Maine Turnpike, the site is easily accessible and offers excellent visibility. The property is located directly at the entrance of an approved major retail development and is near the Portland International Jetport, the Maine Mall area and downtown Portland.



Broker Contact

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Property Overview

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|----------------------|---|
| Owner | Portland Hotels, Inc. |
| Lot Size | 0.78± acres |
| Assessor's Reference | Map 265, Block A, Lot 9 |
| Utilities | Municipal water and sewer, |
| Zoning | Commercial Business (B4) |
| Road Frontage | 120± feet along Brighton Ave/Route 25B |
| Traffic Counts | 11,320± vehicles per day |
| Neighboring Tenants | Aspen Dental, Travel Lodge, Rock Row retail development |

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