

# FOR LEASE

Retail Space

9,400± SF



## Westgate Shopping Center

1364 Congress Street, Portland

- *Grocery-anchored Shopping Center*
- *913K Annual Visits*
- *Average Daily Traffic Count 24,824*

### Broker Contact

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## Property Description

We are pleased to offer the former Advanced Auto retail space, 9,400± SF, for lease at The Westgate Shopping Center. This end-unit space offers great visibility and signage potential. Westgate is a 92,000± SF grocery anchored shopping center located in the heart of one of Portland's most affluent neighborhoods. Anchor tenanted by Shaw's Supermarket, some other tenants include CVS, TD Bank, Northern Light Health, Pratt Abbott, and Dunkin Donuts. The center is located approximately .5 mile from I-295 and 1.5 miles to Portland Jetport and I-95.

## Area Demographics

	2 Mile	5 Mile	10 Mile
2023 Population	42,361	127,580	190,720
Median Age	39.3	40.7	41.9
2023 Households	20,316	56,963	81,515
Avg. Household Income	\$85,811	\$94,038	\$105,996





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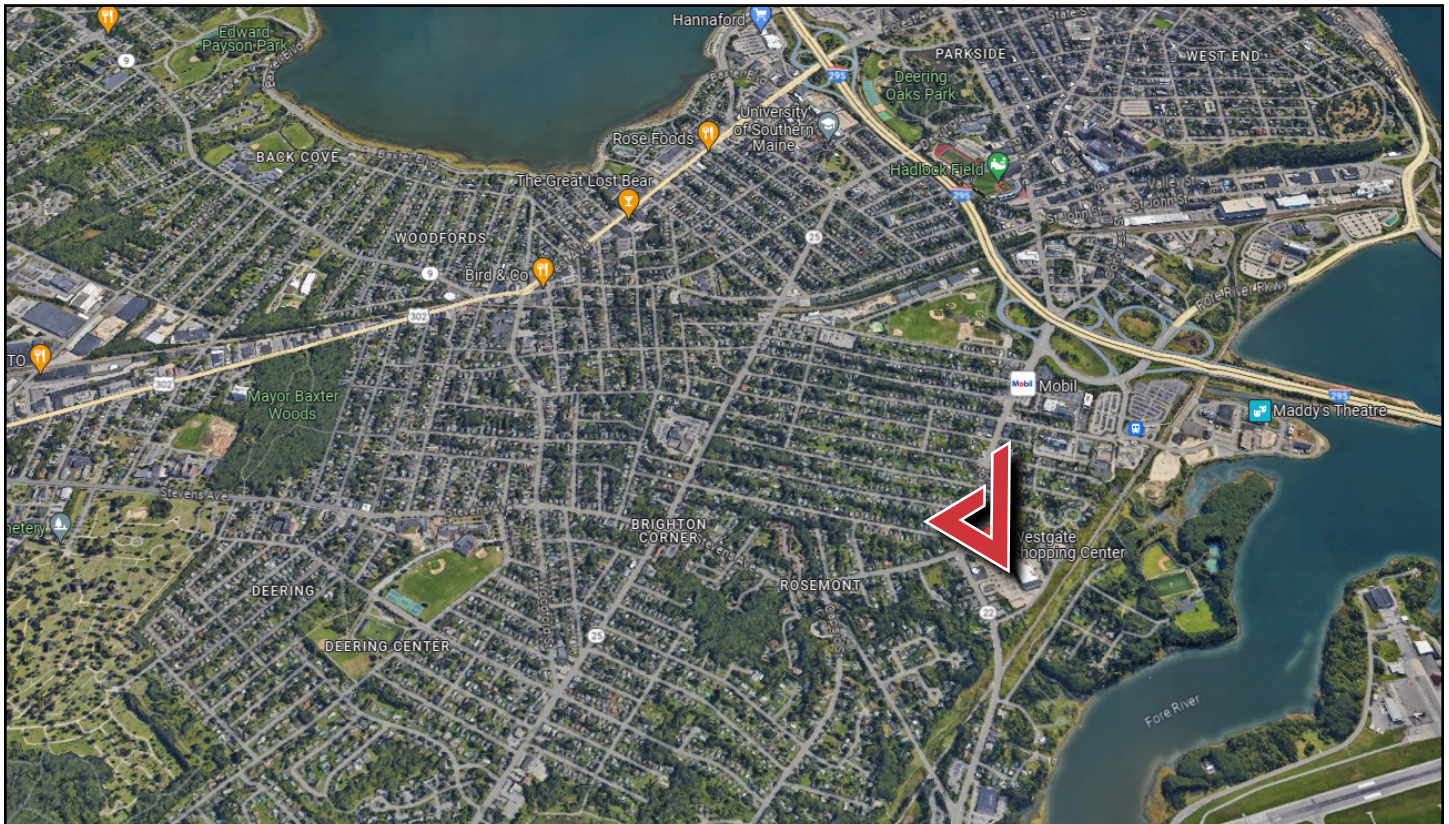
## Property Overview

Owner	CP Westgate, LLC
Lot Size	10.1291± acres
Building Size	92,000 SF
Available Space	9,400 SF
Ceiling Height	16'
Assessor's Reference	Map 197, Block B, Lots 1, 15, 19
Zoning	B2 - Business Community
Year Built	1958
Utilities	Public water and sewer, natural gas
Parking	446± spaces, 5/1000 parking ratio
Road Frontage	1046'± on Congress Street
Traffic Counts	24,824± vehicles/day

**FOR LEASE : SEE BROKER FOR PRICING**



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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.