

For Lease
Retail Space
1,380 & 1,952± SF



Pond Cove Shopping Center

327 Ocean House Road
Cape Elizabeth

Property Highlights

- Ideal Cape Elizabeth Location
- Excellent Signage Potential
- Located in the town center

Property Description

We are pleased to offer two retail suites for lease in this busy retail shopping center. Pond Cove Shopping Center is located in the center of Cape Elizabeth and is frequented by town residents, commuters and visitors alike. Suite 7 is ideal for a variety of retail or quasi-retail uses including fitness, medical, or office.

Suite 4 was formerly occupied by Cape House of Pizza and is ideal for a food use as the pizza oven can remain in the space.



Broker Contact

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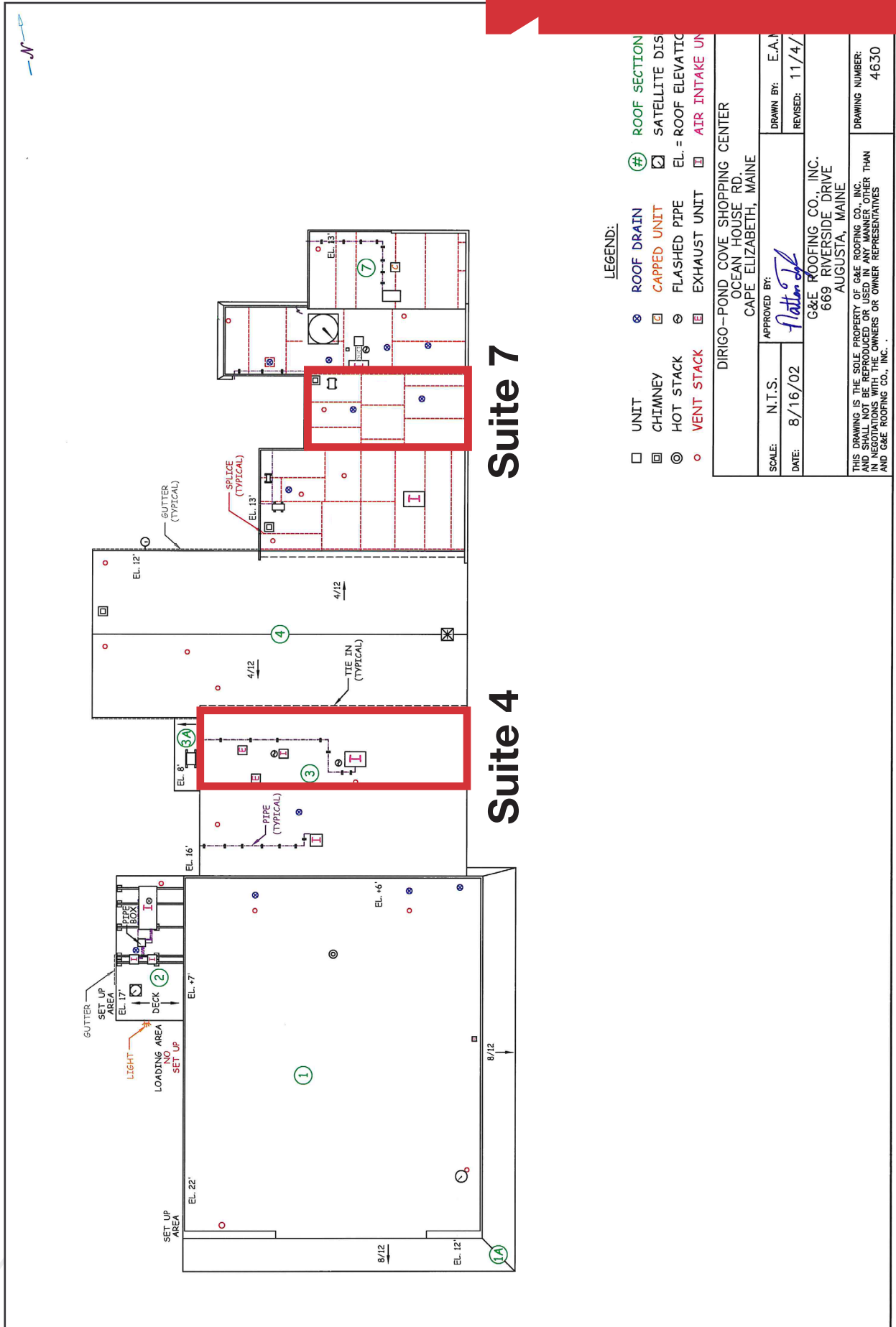
Property Overview

| | |
|-----------------------------------|---|
| Available Space | 3,674± SF |
| Space Breakdown | Suite 4 1,952±SF Suite 7 1,380± SF |
| Assessor's Reference | Map U21, Lot 3B |
| Zoning | Town Center District (TC) |
| Restrooms | Men's and women's restrooms in suite |
| HVAC | Oil fired forced hot water, One (1) A/C unit |
| Electrical | 200 Amp, 240 volt, 3 phase |
| Parking | In common with other tenants |
| Pond Cove Shopping Center Tenants | IGA grocery store, CVS Pharmacy, Nail & Hair Salon and United States Postal Service |

FOR LEASE : \$13.00/SF NNN

NNN Expenses: \$4.30/SF





LEGEND:

- UNIT
- CHIMNEY
- HOT STACK
- VENT STACK
- ROOF DRAIN
- CAPPED UNIT
- FLASHED PIPE
- EXHAUST UNIT
- ROOF SECTION
- SATELLITE DIS
- EL. = ROOF ELEVATION
- AIR INTAKE UNIT

DIRIGO-POND COVE SHOPPING CENTER
 OCEAN HOUSE RD.
 CAPE ELIZABETH, MAINE

SCALE: N.T.S.
 DATE: 8/16/02
 APPROVED BY: *Flatten*
 DRAWN BY: E.A.M.
 REVISED: 11/4/02

G&E ROOFING CO., INC.
 669 RIVERSIDE DRIVE
 AUGUSTA, MAINE

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Suite 7

Suite 4