

For Lease
Retail Space

2,228± SF | \$13.00/SF NNN



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 a 2,228± SF retail suite 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 4 was formerly occupied by Ocean House Pizza and is ideal for a food use as the pizza oven can remain in the space.

Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

tmoulton@dunhamgroup.com

katie@dunhamgroup.com

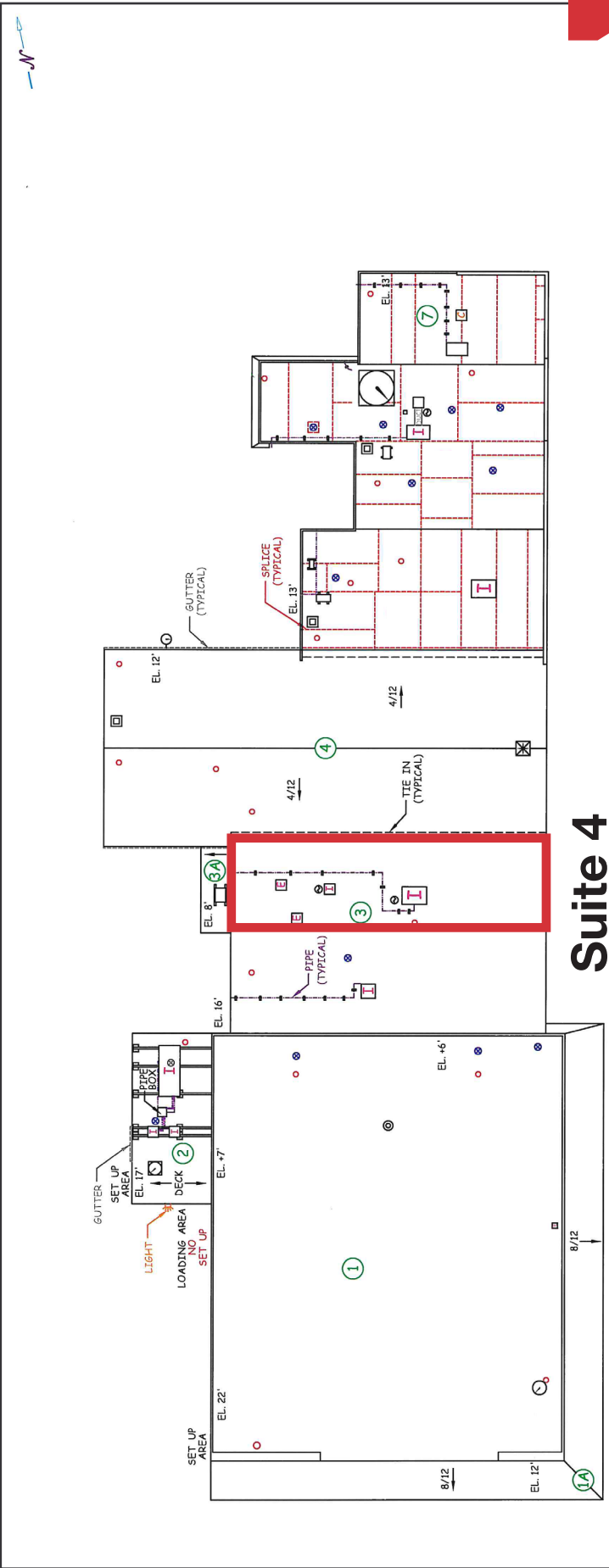
Property Overview

Available Space	Suite 4 2,228±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, Cape Nails-Hair & Spa and the United States Postal Service

FOR LEASE : \$13.00/SF NNN

NNN Expenses: \$4.30/SF





Suite 4

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