

For Lease
Retail Space

1,188 - 1,380± 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 2 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. The space is ideal for a variety of uses including yoga studio, spa, mortgage office, dentist, as well as many other potential uses.



Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

tmoulton@dunhamgroup.com

katie@dunhamgroup.com

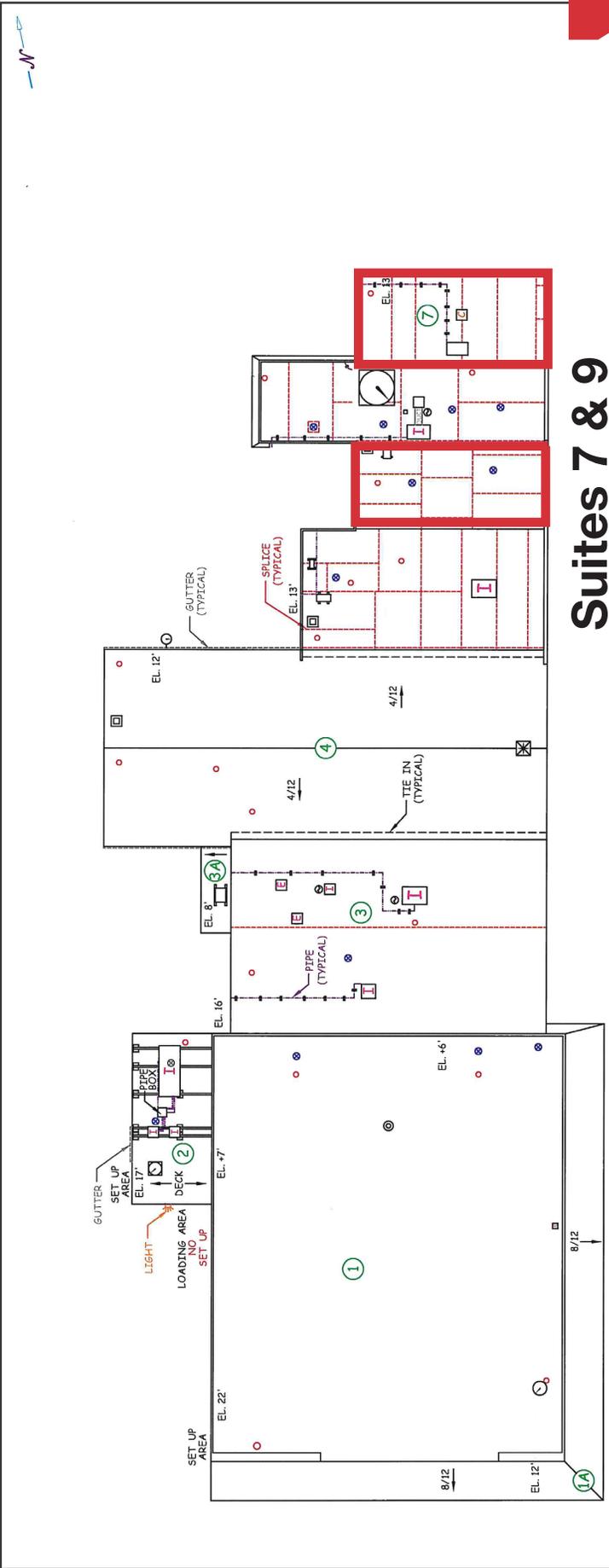
Property Overview

Available Space	3,674± SF
Space Breakdown	Suite 7 1,380± SF Suite 9 1,188± SF Total 2,568± 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, Ocean House Pizza, Nail & Hair Salon and United States Postal Service

FOR LEASE : \$13.00/SF NNN

NNN Expenses: \$4.30/SF





Suites 7 & 9

LEGEND:

- UNIT
- CHIMNEY
- HOT STACK
- VENT STACK
- ROOF DRAIN
- CAPPED UNIT
- FLASHED PIPE
- EXHAUST UNIT
- AIR INTAKE 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: 11/4/02	
G&E ROOFING CO., INC. 669 RIVERSIDE DRIVE AUGUSTA, MAINE			
THIS DRAWING IS THE SOLE PROPERTY OF G&E ROOFING CO., INC. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER OTHER THAN IN NEGOTIATIONS WITH THE OWNERS OR OWNER REPRESENTATIVES AND G&E ROOFING CO., INC.			DRAWING NUMBER: 4630