

# FOR LEASE

## Retail Building

3,584± SF | \$30/SF NNN



## 391 Forest Avenue, Portland

### Property Highlights

- *Stand-alone Retail Building with Drive-Thru*
- *Prominent Signalized Corner Location*
- *Excellent Visibility & High Traffic Counts*



### Property Description

We are pleased to offer for lease this 3,584± SF stand-alone retail building situated on 0.34± acres at 391 Forest Avenue in Portland. The property is currently occupied by a bank branch and features a drive-thru and on-site paved parking. Located on a prominent, signalized corner, the site offers excellent visibility and strong traffic counts. Availability is anticipated for June 2026.

### Broker Contact

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Broker

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## Property Overview

|                       |   |
|-----------------------|---|
| Building Size         | 3,584± SF   |
| Lot Size              | 0.34± acres   |
| Space Breakdown       | 1 <sup>st</sup> floor retail bank branch, lower level break area, support space |
| Available             | June 2026   |
| Zoning                | B2b   |
| Assessor's Reference  | Map 111, Block D, Lots 5-7  |
| Year Built            | 1961  |
| Building Construction | Masonry   |
| Roof                  | Rubber membrane   |
| Siding                | Brick   |
| Flooring              | Carpet, tile, laminate  |
| Utilities             | Public water and sewer, natural gas   |
| HVAC                  | Central gas-fired roof-top unit   |
| Electrical            | 110   |
| Lighting              | LED fixtures  |
| Bathrooms             | Two   |
| Parking               | 16 spaces on-site   |
| Road Frontage         | 126' on Forest Avenue, 110' on Preble Street                                    |

**FOR LEASE : \$30.00/SF NNN**

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.