

FOR LEASE

Retail Space

1,800 - 9,200± SF in-line &
additional stand-alone pad site



Maine Mall Pad Building & Vacant Pad

430 Gorham Road, South Portland, ME

Property Highlights

- Excellent visibility and signage potential
- Join Books-A-Million, Macy's, JC Penney & Best Buy
- 1,800± SF in-line with drive-thru
- 9,200± SF in-line with drive-thru
- 2,500 - 5,000± SF Pad Site

Property Description

We are pleased to offer 1,800± SF and 9,200± SF of in-line retail space with drive-thru potential for lease. In addition, the property includes a pad site for lease, which can accommodate a 2,500 - 5,000± SF stand-alone building with drive-thru. The property is currently partially occupied by Books-A-Million. The site is located on Gorham Road, next to the Macy's anchor store at the Maine Mall. Excellent visibility on Gorham Road, as well as visibility from Maine Mall Road. The Maine Mall is Maine's preeminent retail destination, drawing from New England and Canada. Please see aerial for a partial listing of retail anchors in the Maine Mall Market. This is an excellent opportunity to become part of a premier location in Maine's best retail market.

Broker Contact

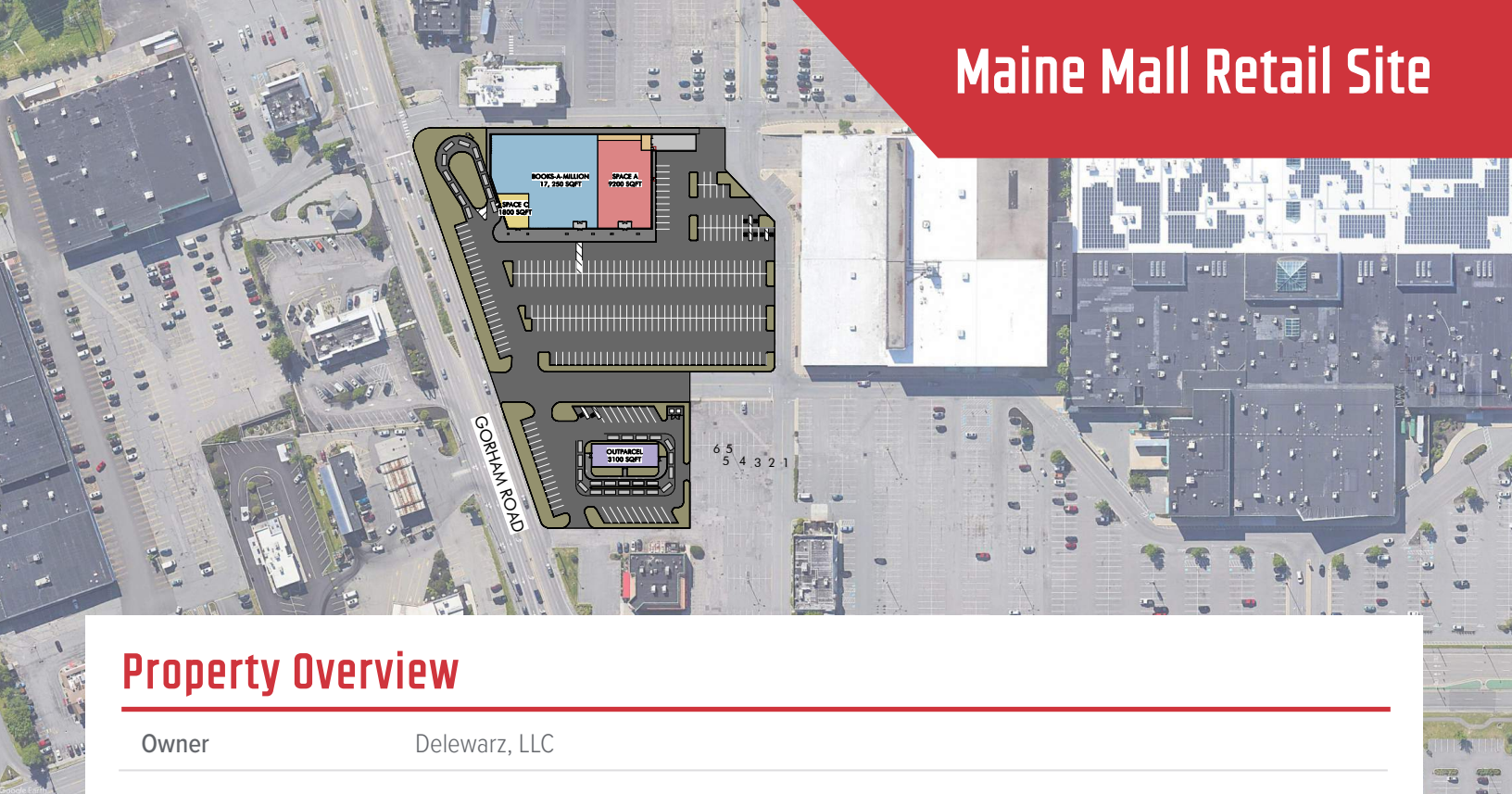
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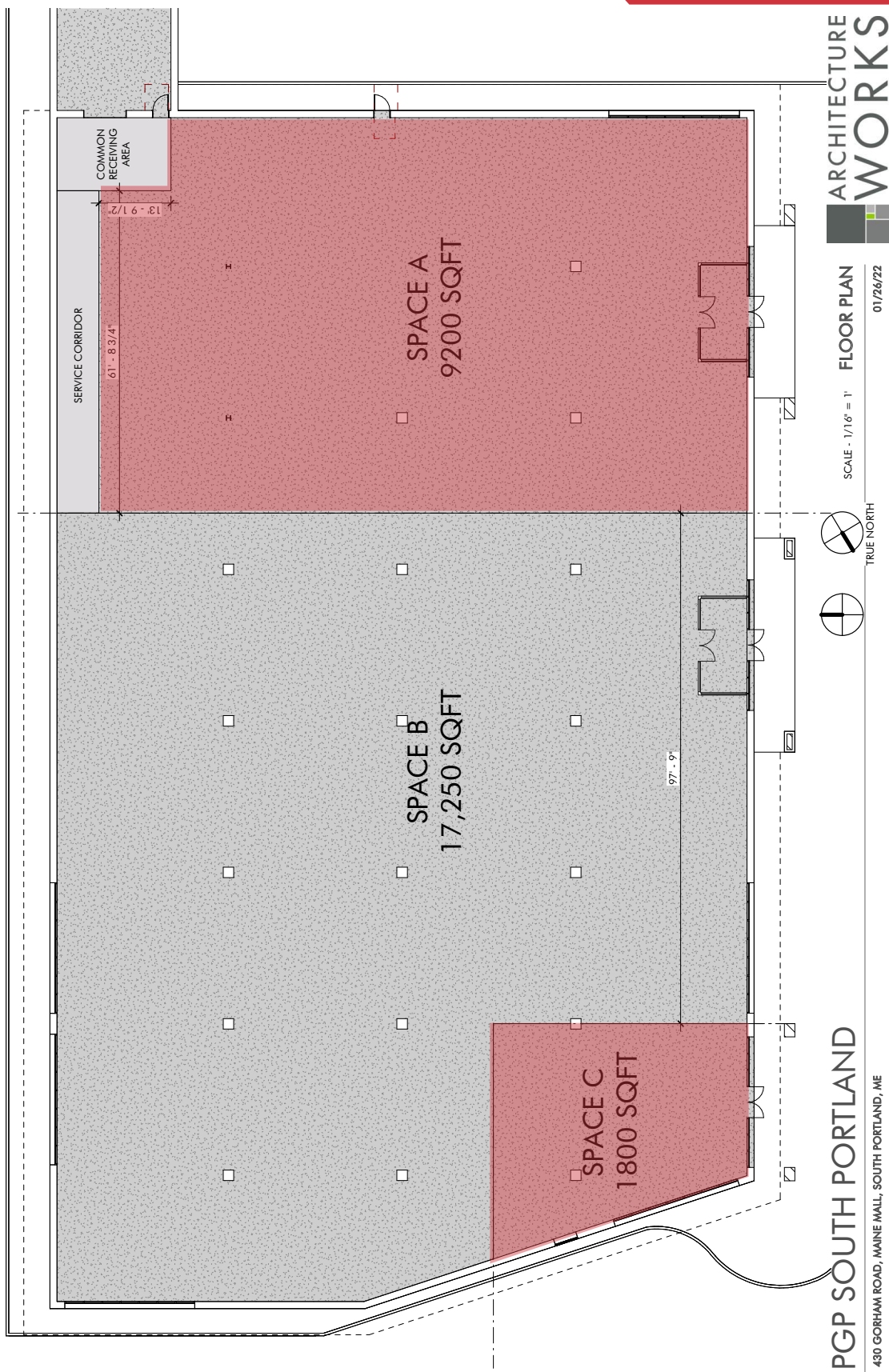


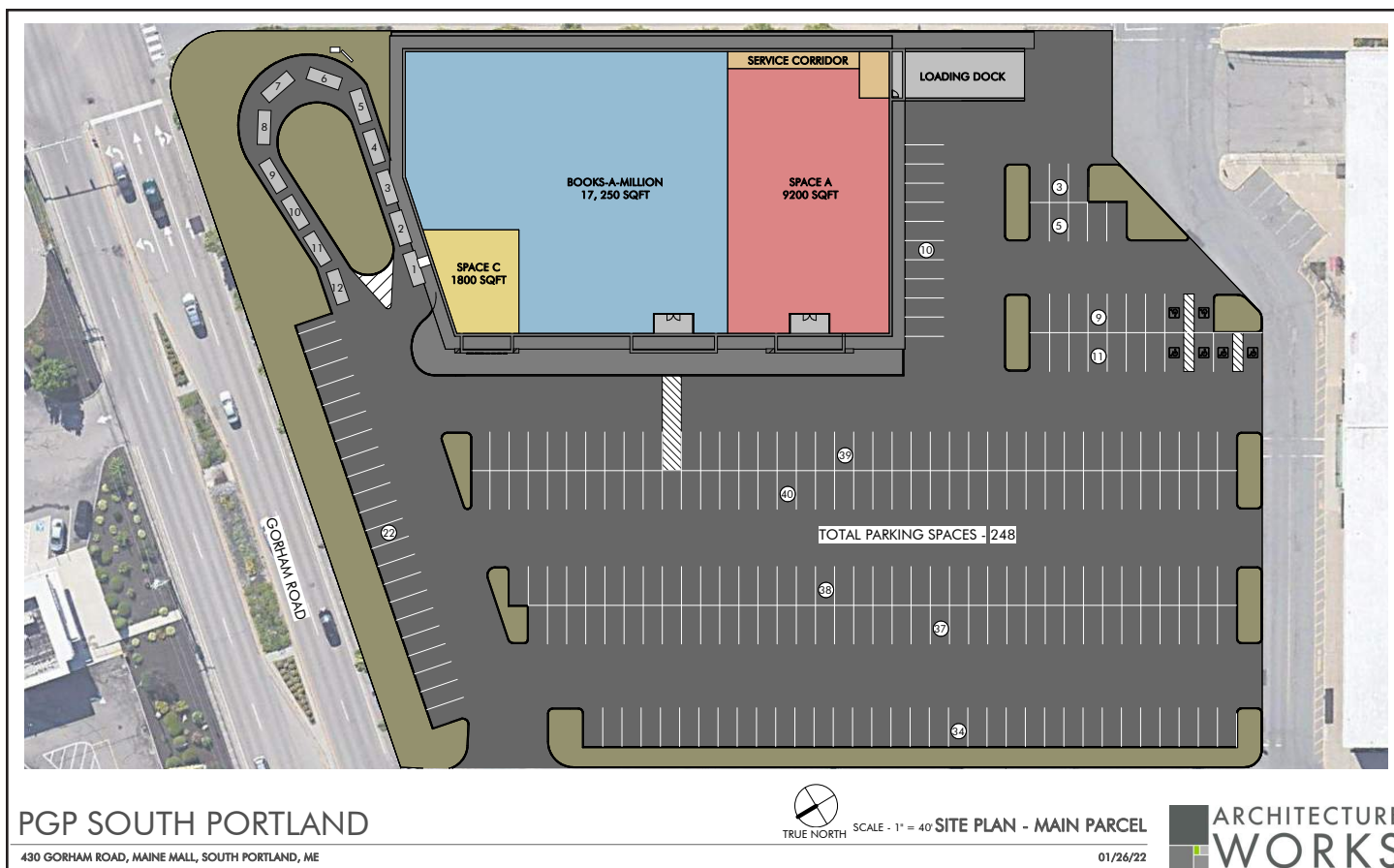
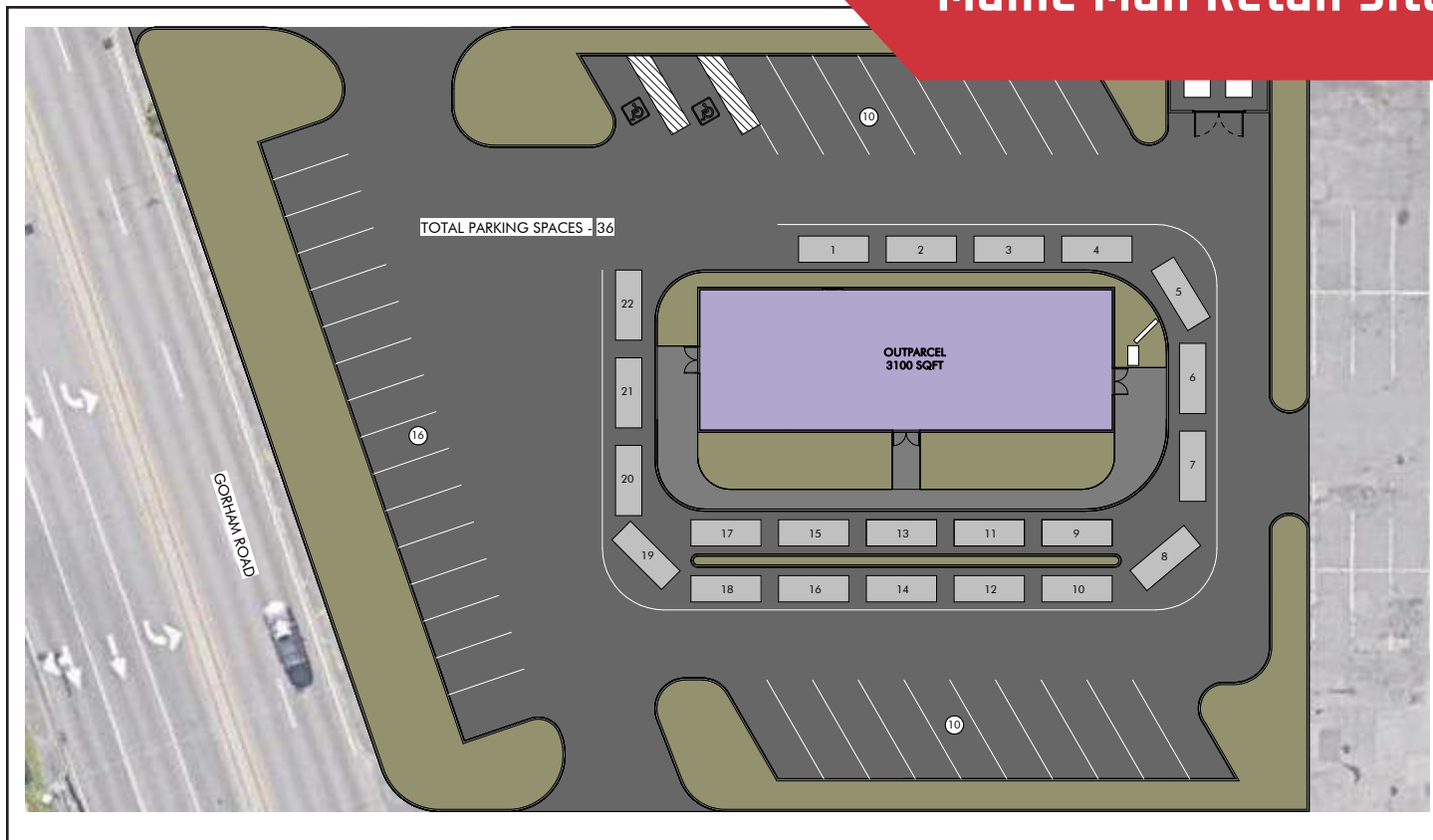
Property Overview

Owner	Delewarz, LLC
Assessor's Reference	Map 74, Block B, Lot 4D
Building Size	30,000± SF
Available Space	1) 1,800± SF in-line retail with drive-thru potential 2) 9,200± SF in-line retail 3) 2,500 - 5,000± SF pad site
Land Size	2.32± acres
Zoning	CCR (Central and Regional Commercial District)
Year Built	1995
Construction	Steel-frame, brick exterior, slate/tile roof
Utilities	Municipal water and sewer
Parking	Ample on-site
Road Frontage	625'±
Anchor Tenants	Books-A-Million, JC Penney, Macy's, and Best Buy

IN-LINE SPACE : \$28.00/SF NNN - PAD SITE : \$130,000/YEAR

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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.