

# FOR LEASE

Restaurant/Retail

1,675± SF | \$25.00/SF NNN



## 448 Forest Avenue, Portland

### Property Highlights

- *Excellent Forest Avenue Location*
- *Great Visibility, Signage, and Traffic Counts*
- *On-site Parking*



### Property Description

We are pleased to offer this 1,675± SF restaurant/retail space for lease at 448 Forest Avenue, Portland. The space was formerly home to the Pizza Joint for many years and is set-up for restaurant use with a walk-in cooler. This excellent Forest Avenue location offers traffic counts of 19,420± vehicles per day, great visibility and building signage, and is located just a half mile from I-295. Join Norway Savings and Haven's Candy at this convenient retail center.

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## Property Overview

Owner	CSC
Assessor's Reference	Map 116, Block B, Lot 27
Building Size	13,888± SF
Lot Size	0.71± acres
Available Space	1,675± SF
Zoning	B2b, R5
Year Built	1942
Building Construction	Brick veneer
HVAC	Heat pump
Parking	Paved, shared on-site
Miscellaneous	Walk-in cooler

**FOR LEASE : \$25.00/SF NNN - NNN Expenses \$9.00/SF**

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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.