



**For Lease  
Retail Spaces**

## 730 Center Street

Auburn, Maine

### Property Highlights

- Multiple suite sizes available with a variety of different features and layouts
- Target opening across the street
- Excellent US Route 4 (Center Street) location
- Surround by several colleges, hospitals, and institutions
- Average Daily Traffic Count : ~23,000± cars
- Over 2 million visitors each year



**FOR LEASE\* : \$12.00/SF NNN**

**Estimated NNNs : \$2.69/SF**

*\*Starting Lease Rate*

### Broker Contact

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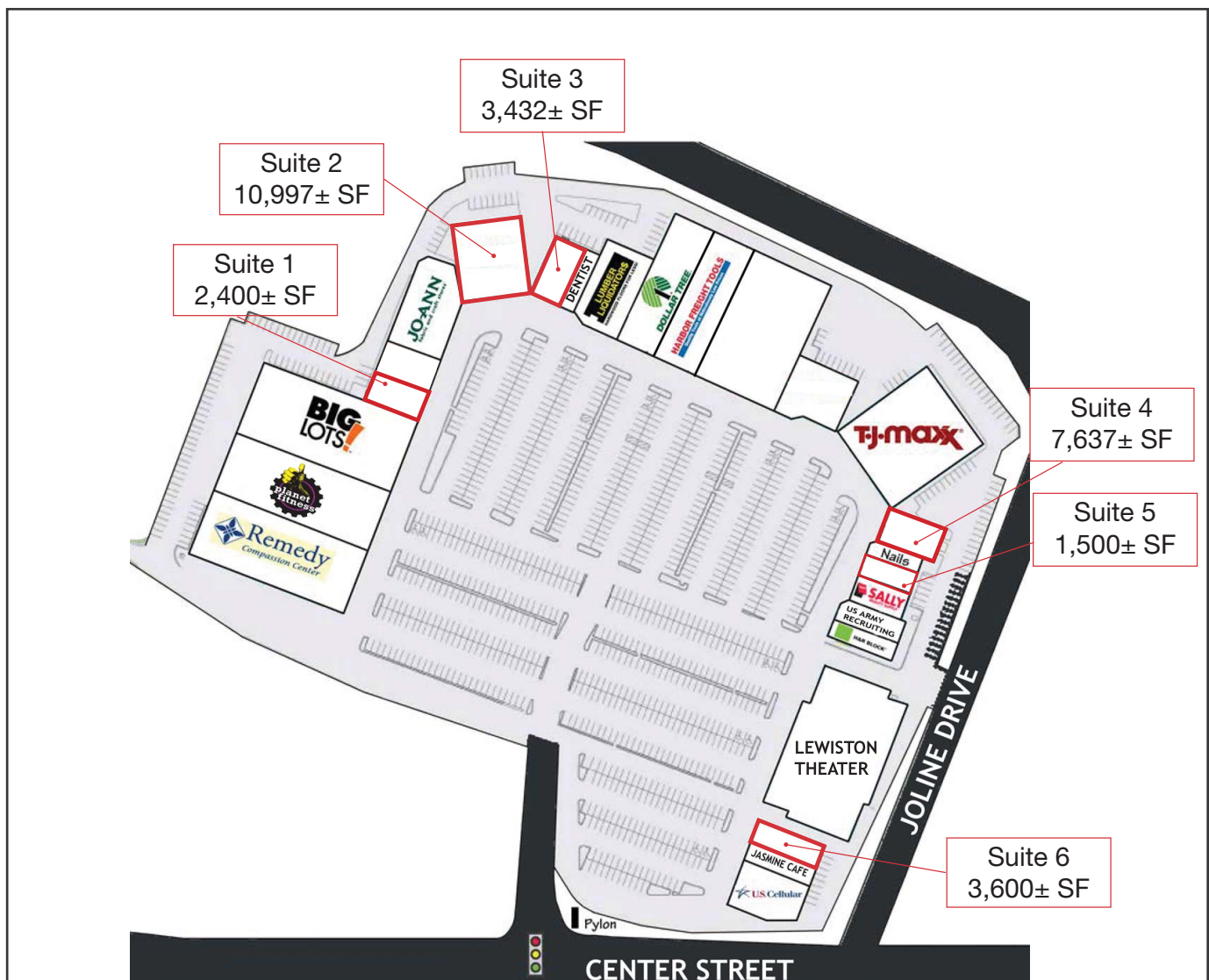
## Property Description

We are pleased to offer multiple retail spaces in Auburn Plaza for lease located at 730 Center Street, Auburn. Auburn Plaza has a total of 256,798± SF and sits on 23.96± acres of land and is well located on US Route 4 (Center Street) in the heart of the Lewiston/Auburn retail corridor - one of Maine's largest retail concentrations. Lewiston/Auburn is home to several colleges, hospitals which contribute to an average daily traffic count of over 23,000 cars.

Auburn Plaza currently has multiple spaces available that feature a variety of different features and layouts to fit multiple different uses. Currently, Auburn Plaza is 89% occupied with a diverse collection of 19 tenants, of which, 88% are National and Regional operators.

Target announced that it will be opening across the street in the former Kmart location.

Auburn Plaza is home to four Investment Grade (IG) credit tenants making up 29% of the center: TJ Maxx (S&P Rated A+), Big Lots (S&P Rated BBB+), Army Recruiting (S&P Rated BBB-), and Dollar Tree (S&P Rated BBB).



## Property Overview

|                      |  |
|----------------------|--|
| Landlord             | Equity Venture Partners  |
| Center Size          | 257,764± SF  |
| Lot Size             | 23.96 acres  |
| Assessor's Reference | Map 290, Lot 004   |
| Available Spaces     | Suite 1 - 2,400± SF<br>Suite 2 - 10,997± SF<br>Suite 3 - 3,432± SF<br>Suite 4 - 7,637± SF<br>Suite 5 - 1,500±SF<br>Suite 6 - 3,600± SF |
| Zoning               | General Business (GB)  |
| Signage              | Building facade and pylon sign along Center Street/Route 4   |
| Traffic Counts       | 23,000± cars daily   |
| Roof                 | Membrane   |
| HVAC                 | Gas-fired rooftop units  |
| Utilities            | Municipal water & sewer  |
| Parking              | Ample, on-site   |



### Current National Tenants

- Flagship Cinema
- Harbor Freight Tools
- Big Lots
- Jo Ann Fabrics
- Planet Fitness
- Lumber Liquidators
- U.S. Cellular
- Dollar Tree
- Sally Beauty
- H&R Block
- TJ MAXx
- Grow Generation
- And Many More!



730 Center Street

