

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

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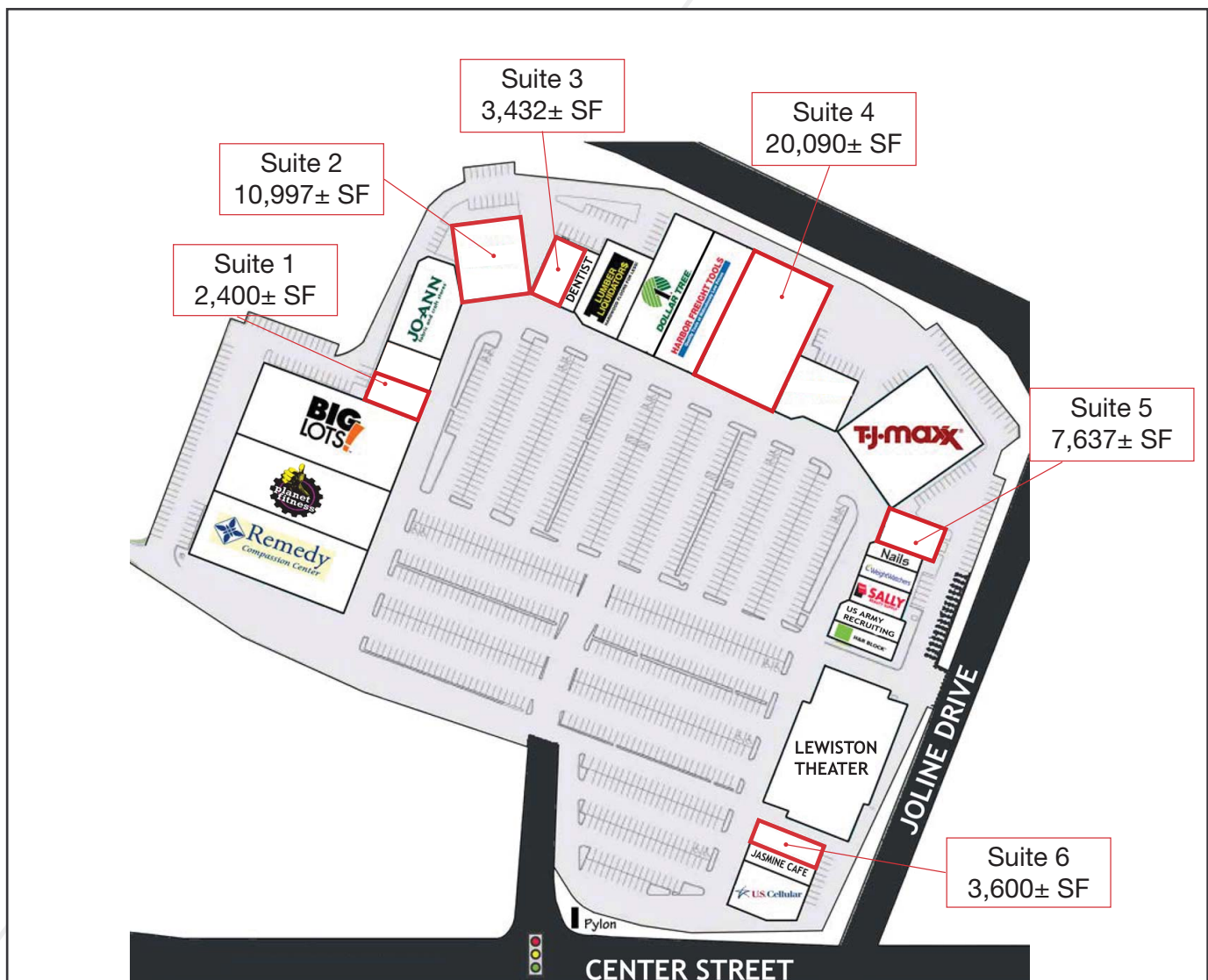
Property Description

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 Suite 2 - 10,997± SF Suite 3 - 3,432± SF Suite 4 - 20,090± SF Suite 5 - 7,637± SF 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
- TJ Maxx
- Harbor Freight Tools
- Big Lots
- Jo Ann Fabrics
- Planet Fitness
- U.S. Cellular
- Dollar Tree
- Sally Beauty
- Lumber Liquidators
- H&R Block
- And Many More!

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