

For Lease
Retail Spaces
1,500± SF & 25,000± SF



Walmart Anchored Retail Strip

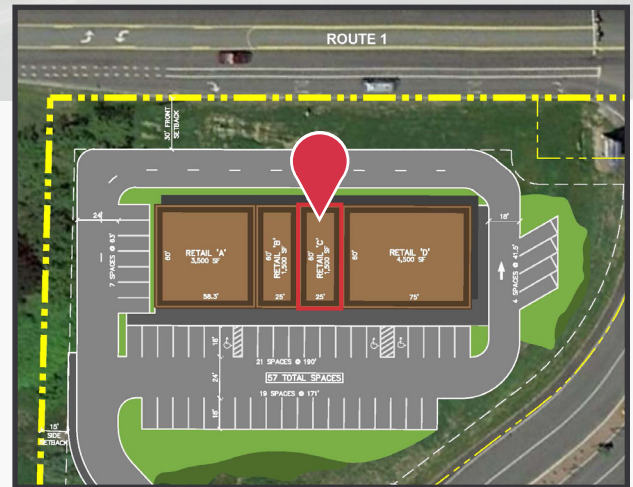
11-17 Thomaston Commons Way
Thomaston, ME 04861

Property Highlights

- Excellent frontage along Route One retail sector with a lighted intersection entrance
- Highway Commercial Zoning allows for retail, professional office, hospitality, restaurants and general commercial

Property Description

We are pleased to offer up to 25,000± SF of retail space for lease in the Walmart anchored Thomaston Commons. The retail strip center currently has a 1,500± SF suite available with frontage on US Route 1. A 25,000± SF pad-site is also available adjacent to Tractor Supply.



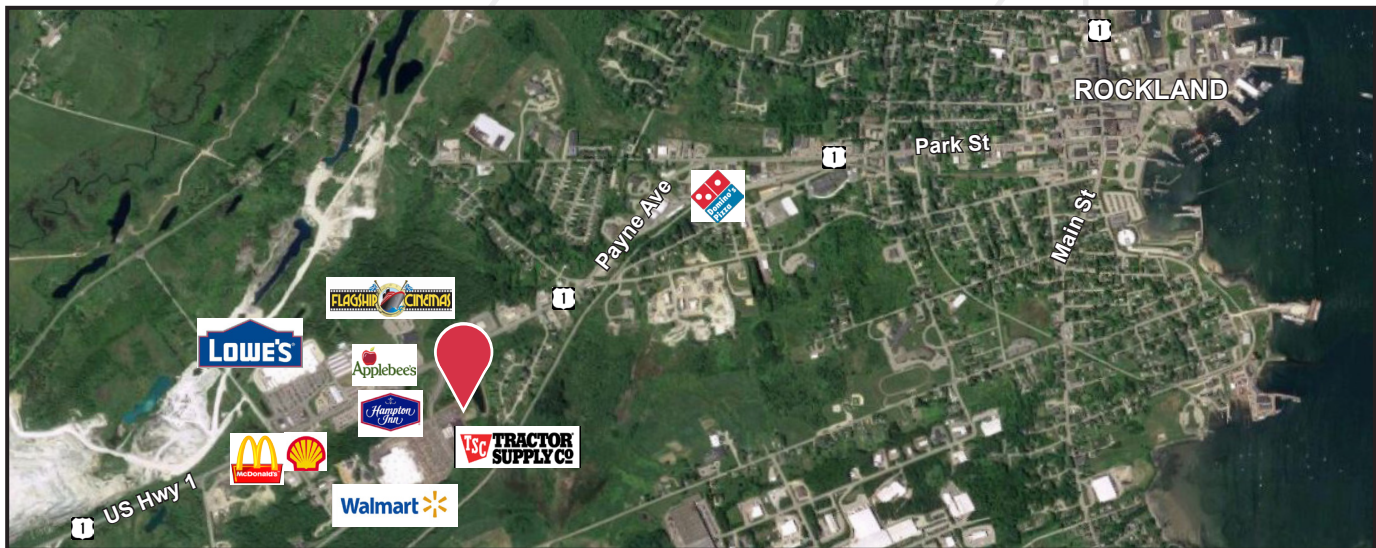
Broker Contact

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Property Overview

Owner	Greeley Associates, LLC
Assessor's Reference	Map 208, Lot 58
Zoning	Highway Commercial
Available Spaces	1,500± SF Retail suite and a 25,000± SF pad site next to Tractor Supply
Utilities	Public water and Sewer
HVAC	Included
Electric	100 amp service with circuit breakers
Roof	Rubber membrane
Trade Population	243,300± residents
Traffic Counts	16,400 AADT '10 (Route 1/New County Road. NE of Old High Street)
Neighboring Businesses	Lowe's, McDonald's, Applebee's, Hampton Inn, Midcoast Federal Credit Union, and Dunkin Donuts

LEASE PRICE: \$15.00 - \$30.00/SF NNN



Mid-Coast Region

The MidCoast Region includes the four coastal counties of Waldo, Knox, Lincoln, and Sagadahoc, and the city of Brunswick in the small portion of easternmost Cumberland County. This region is best known for its beaches, rocky shorelines, fishing villages, whale watching and schooner cruises. This is a very popular tourism area with a mix of lower and middle income families, many higher income retirees, and summer and year round residents. Tourism and hospitality related industries are major employers in this region.

This region includes the following retail and tourist destinations, which are also the major employment centers:

- Bath has a proud boatbuilding heritage and is the home of Bath Iron Works, one of the nation's most important defense contractors as well as one of the state's largest employers. Workers commute from several more distant labor markets to take advantage of the wages and benefits offered by BIW.
- Boothbay Harbor, Damariscotta, Phippsburg, and Wiscasset are popular tourist destinations.
- Rockland has emerged from decades of decline to become a major showcase of the creative economy, including the world-class Farnsworth Art Museum. Rockland is one of the major lobstering ports.
- Thomaston is an old seaport popular with tourists and noted for its antique architecture. Thomaston is home to the General Henry Knox Museum, Montpelier, and the Maine State Prison Showroom.
- Camden is a classic harbor town. The beautiful harbor, professional quality golf courses, and privacy afforded by the surrounding natural areas attract higher income retirees and visitors.

This region's population is 243,300, with a labor force of 157,409

*Source www.maine.gov - Workforce Investment Act, Strategic Plan 2012-2016

