



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

494 Forest Avenue, Portland



2,679 +/- SQUARE FOOT RETAIL SPACE ON FOREST AVENUE

Cardente Real Estate is pleased to offer for lease a total of 2,679+/- square feet of retail and production space located at 494 Forest Avenue in Portland, Maine. Conveniently located just off I-295 and minutes from Downtown Portland, the offering includes a freestanding 1,896 +/- square foot retail/office building and an 783 +/- square foot double bay garage. This premier retail location boasts high traffic counts and has the added convenience of on-site parking. Additionally, the Landlord will include the install of a digital freestanding pylon sign (see pricing on following page). This is an ideal location for all types of retail, office, and general business users looking for mainstream exposure and easy accessibility. The buildings can be leased individually as well.



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494 Forest Avenue • Portland, Maine

Property Details

Property Address: 494 Forest Avenue, Portland, ME
 Landlord: Sign Holdings, LLC
 Building Size: 1,896 +/- square foot retail building
 783 +/- SF double bay garage
 Signage: Facade signage. A digital pylon sign available per leasing details.
 Parking: On-site

Lease Details

Square Footage: 2,679 +/- SF
 Lease Rate without Sign: \$13.00 / SF NNN
 Lease Rate with Sign: \$15.00 / SF NNN

Traffic Counts

SR100/US 302 (Forest) NW/O Bank Rd: 22,490
 SR100/US 302 (Forest) NW/O Cumberland: 7,190
 SR100/US 302 (Forest) S/O Holly St: 20,270



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