



COLONIAL MARKETPLACE • STANDISH, ME



111 Ossipee Trail • Standish, Maine

1,400-1,980± SF

2 Retail Spaces

Available

Retail Hub of Standish

Cardente Real Estate is pleased to offer for lease two retail space at Colonial Marketplace. This grocery-anchored retail center is located on Route 25 in Standish at the southern tip of Sebago Lake and approximately 19 miles west of Portland.

Other tenants that make up this retail hub include; Hannaford, Gorham Savings Bank, U.S. Post Office, Karry Out Chinese Restaurant, Saco Bay Orthopedic, Jungle Nails, Marketplace Card & Gift, State Farm, Mercy Hospital and Standish Family Practice, and our newest tenant, PNF Fitness.

For Further Information,
Please Contact:

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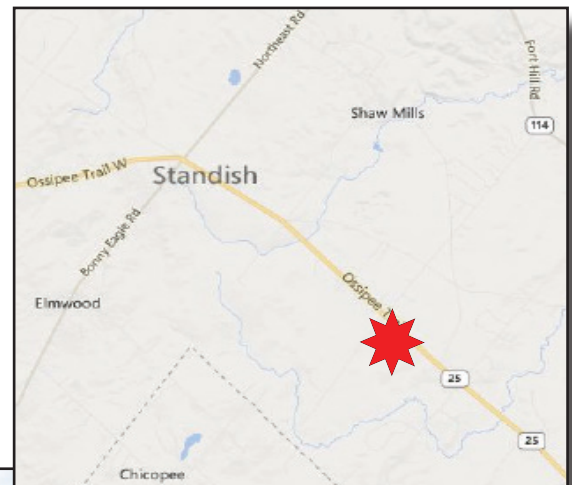


Property Details

Property Address:	111 Ossipee Trail East Standish, Maine
Landlord:	Colonial Marketplace Associates
Building Size:	75,245± SF
Ceiling Height:	9'±
Lighting:	Fluorescent
Windows:	Large plate glass and glass entry doors
Flooring:	Wood and wood facsimile
Electrical:	200AMPS/3-Phase
HVAC:	Propane/Electric
Hot Water:	Electric
Utilities:	Tenant pays electricity for lights, plugs, air, and propane for heat
Restrooms:	1 (One)
Parking:	5:1 Parking Ratio
Storage:	Rear area storage
Traffic Count: (AADT13)	14,000 SR 25 (OSSIPEE TRAIL) SE/O SR 35 (NORTHEAST)

Lease Details

Available Space:	Unit 1: 1,980± SF Unit 4: 1,400± SF
Lease Term:	3-5 years
Lease Rate:	\$11.50/SF NNN
NNN Expenses:	\$3.50/SF





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For Lease



Traffic Count Map

111 Ossipee Trl W, Standish, Maine, 04064
 Ring: 1, 5, 10 Miles

Latitude: 43.73446
 Longitude: -70.5611



Source: ©2012 Market Planning Solutions, Inc.

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics

	5	10 (miles)
2015 Population:	13,224	59,497
2015 Total Households:	5,022	22,033
Average Work Travel Time (mins):	30-34	30-34