



200 High Street • Portland, Maine

PREMIER PORTLAND RETAIL CENTER



1,380 +/- SQUARE FEET OF PRIME RETAIL SPACE

Cardente Real Estate is pleased to offer for lease 1,380+/- square feet of retail space at 1041 Brighton Avenue. The retail center offers ample parking, excellent signage on both the pylon sign and above the unit, and very strong traffic counts along Brighton Avenue. Some excellent neighboring tenants include Panda Garden, Catholic Charities, and the U.S Coast Guard. The Center is situated across from the Lowe's Plaza and is just seconds from I-95. Under new ownership, several major improvements are underway including a new roof, all new pavement and curbs, and improved landscaping. Call the Broker for additional information.



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Matthew Cardente
Designated Broker / Partner



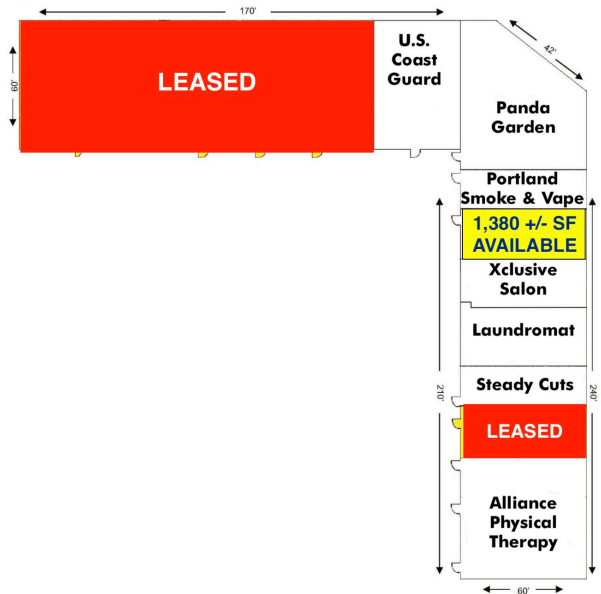
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Greg Perry
Senior Broker / Partner



Property & Lease Details

Property Address: 1041 Brighton Avenue, Portland
 Owner: All-American Family, LLC
 Location: In the heart of major retail hub
 Building Size: 24,150 +/- SF
 Year Built: 1988
 Lot Size: 2.3 +/- acres
 Building Type: Retail Strip Center
 Construction: Steel frame
 HVAC: Gas-fired, roof-top units
 Electricity: Separately metered
 Utilities: Public water & sewer
 Road Frontage: 250 +/- feet
 Signage: Highly visible facade & pylon signage
 Access: Less than a mile from Turnpike Exit 48
 Traffic Counts: 29,930 AADT
 Parking: Ample Onsite Parking
 Zoning: B2 - Business Community
 Unit Number: Unit 9
 Available Space: 1,380 +/- square feet
 Map & Lot: Map 274 Lot 1
 Lease Rate: \$11.50 per square foot NNN
 Estimated NNNs: \$5.05 per square foot
 Lease Term: 3 - 5 years





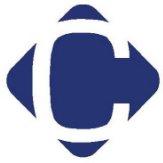
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Street View of 1041 Brighton Avenue



Aerial View of 1041 Brighton Avenue

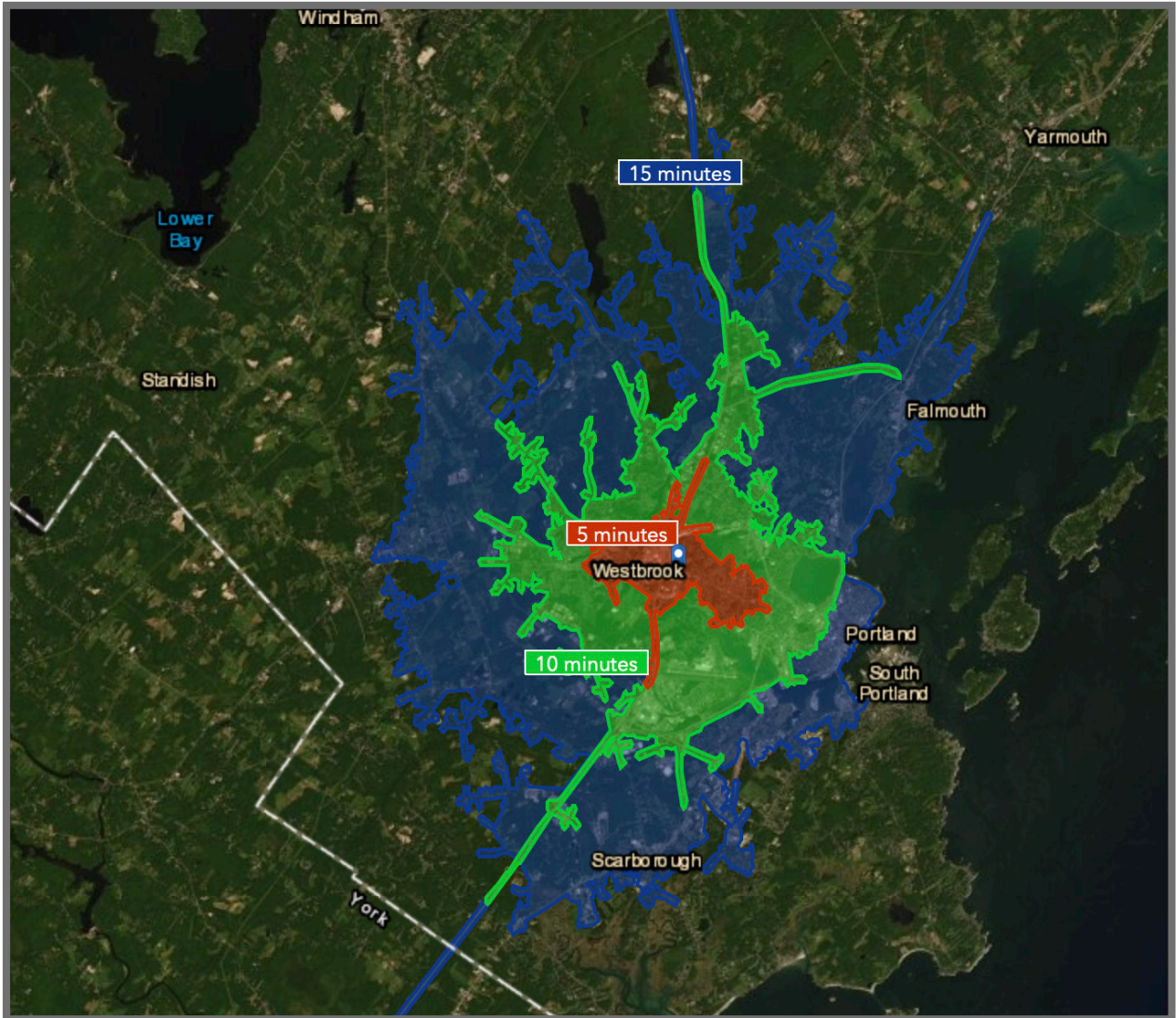


CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Lease

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Drive Time Map Based 5, 10, & 15 Minutes From Site



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