

PARKING AREA

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Last Remaining Space in this exceptional retail shopping center. Join Snip Its, American General, Thai Taste, Subway, ASAP Medical Clinic, Costa Vida & The Make Up Shop in this heavily traveled strip center.

WESTERN AVENUE CROSSING  
SOUTH PORTLAND'S PREMIERE RETAIL DESTINATION

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209  
WESTERN AVENUE

Located just minutes from the 1.2M sf Maine Mall, the Portland Jetport, I-295 & the Maine Turnpike

3,780± SF sub-dividable in line retail space offering excellent access and visibility with ample on site in common parking.

SBAUMANN@PARAGONRE.COM



# WESTERN AVENUE CROSSING

SOUTH PORTLAND'S PREMIER RETAIL DESTINATION

EXCEPTIONAL RETAIL SPACE for LEASE



## LOCATION, LOCATION, LOCATION.

Western Avenue Crossing is a highly visible and easily accessible retail center just past the intersection of Gorham Road and Western Avenue and just minutes from the 1.2M SF Maine Mall. Tenants at Western Avenue Crossing include American General Finance, Snip Its, Thai Taste, ASAP Medical Clinic, Costa Vida, and The Make Up Shop. Adjoining businesses include Ethan Allen, Ashley Furniture, Outback Steakhouse, Eggspectations, Young's Furniture, The Curtain Shop and many others.

This is a premiere site in South Portland with highly visible pylon & building facade signage making this an exceptional opportunity for any retailer looking for a Maine Mall area location for its business with easy access & impressive demographics & traffic counts.



## DESCRIPTION OF THE THE MAINE MALL AREA

The Maine Mall area of South Portland is conveniently accessed via both I-295 and the Maine Turnpike and is the most sought after retail locations not only in Greater Portland but in the entire Southern Maine area. The 1.2M sf Maine Mall is a constant draw for shoppers year round & benefits from the area's largest traffic counts & impressive demographics. South Portland has undergone much development in the last several years with the addition of new area hotels such as the Marriott Courtyard, Hilton Garden, Amerisuites, & Hampton Inn and retailers such as Outback Steakhouse, Longhorn Steakhouse, Eggspectations, Ashley Furniture, Bob's Discount Furniture, Bed, Bath & Beyond, Christmas Tree Shops, Old Navy, and Target and has benefited from the revitalized area of Scarborough with its new retail development including Cabela's, Kennel Shop, Dave's Famous BBQ, Staples, Lowe's and a new Super Wal-Mart. This is clearly the premier location for any retailer.

## PROPERTY OVERVIEW

ADDRESS: 209 Western Avenue  
South Portland, Maine

LANDLORD: REJ 1, LLC

ZONING: CCRT Zone - Retail

ROOF: Rubber membrane

EXTERIOR: Brick & glass

BUILT: 2007

NO OF STORIES: Single

SIGNAGE: Street pylon & entrance

ACCESS: Near I-295 & ME Turnpike  
located just off Gorham Road

PARKING: Ample on site in common

OTHER TENANTS: American General Finance,  
Subway, Snip Its, Costa  
Vida, ASAP Medical Clinic,  
The MakeUp Shop.

## LEASING SUMMARY

SPACE: UNIT 1 1,750± SF  
UNIT 2 2,030± SF  
can be combined for 3,780± SF

AVAILABLE: Immediate

INTERIOR: Vanilla shell

FLOORING: Carpet and tile

CEILINGS: Mixed finish and height

LIGHTING: Mixed

HVAC: Central HVAC - Gas

UTILITIES: Public water & sewer

RESTROOMS: Separate men's & women's

SPRINKLER: Yes

TERM: Five (5) to ten (10) years

LEASE RATE: \$18.00 - \$26.00/sf NNN

NNN CHARGES: \$5.75/sf - Estimated 2008

TI ALLOWANCE: To be determined

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