

CORNERBROOK

MAINE MALL AREA EXCLUSIVE RETAIL LOCATION

343
GORHAM ROAD

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

**1,653 +/- sf in line
retail space and 2,950 +/- sf
office space offering excellent
access and visibility with
ample on site in common
parking.**

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PARAGON
COMMERCIAL REAL ESTATE



Available in popular **Cornerbrook Plaza**, is a 1,653+/- sf retail space being offered for sublease as well as 2,950 +/- sf office space offered for lease. The plaza is adjacent to the 1.2M sf Maine Mall and located at the corner of Gorham & Foden Roads, offering unprecedented traffic counts and multiple means of access. Join Talbot's, Panera Bread, Dino Furs and Pearle Vision. Surrounding corporate giants such as UNUM Provident, National Semiconductor & Wright Express complement the steady flow of shopper traffic and make Cornerbrook a top selection for retailers looking for maximum exposure and office users for easy accessibility within close proximity to major metropolitans.

PROPERTY OVERVIEW

ADDRESS: 343 Gorham Road
South Portland, Maine

LANDLORD: Cornerbrook LLC

ZONING: CRC - Central & Regional Commercial

BUILDING SF: 38,480+/- sf

LAND AREA: 4.82+/- acres

EXTERIOR: Brick & glass

BUILT: 1984

SIGNAGE: Street pylon & entrance

ACCESS: Near I-295 & ME Turnpike across from Maine Mall

PARKING: Ample on site in common

TRAFFIC COUNTS: 20,200 ADT (2006 MDOT)

OTHER TENANTS: Panera Bread, Talbot's, Dino Furs, Lady Grace, and Pearle Vision.

LEASING SUMMARY

SPACE: 1,653+/- SF Retail
2,950+/- SF Office

AVAILABLE: Immediate

INTERIOR: Vanilla shell

FLOORING: Carpet and tile

CEILINGS: Acoustical Tile Dropped

LIGHTING: Mixed

HVAC: Water Source Heat Pump

UTILITIES: Public water & sewer

RESTROOMS: Separate men's & women's

SPRINKLER: Yes

TERM: Negotiable

LEASE RATE: \$27.50/sf NNN Retail
\$11/sf NNN Office

NNN CHARGES: \$7.20/sf (HVAC included)

TI ALLOWANCE: To be determined

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE	15 MILE
Population	27,670	107,774	175,608	258,185
Average Household Income	\$47,241	\$46,158	\$50,500	\$51,418

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