

# FOR LEASE: PRIME RETAIL OPPORTUNITY

197 Park Street | Rockland, ME 04841



## — Property Highlights —

- 9,376± SF single tenant retail property
- 0.88± AC site along Route 1
- Open Floor Plan — versatile layout that can be adapted for a wide variety of uses: showrooms, fitness, grocery, medical, furniture, service retail, etc.
- 10,520 average daily traffic count (MEDOT 2023)
- Rockland is Maine's most up and coming city with a strong regional draw; boasting a diverse and vibrant local economy.
- Lease Rate: \$15.00/SF NNN



**Property Address:** 197 Park Street Rockland, ME 04841

**Owner:** Parkman, LLC

**Map/Lot:** 51 / A7

**Land Area:** 0.88 ± acres

**Size:** 9,376 ± square feet

**Utilities:** Municipal water/sewer, Gas, Electric

**Parking:** 30+ parking spots

**Zoning:** Commercial 2 Zone (C2)

**Traffic Count:** 10,520 average daily vehicle count

**Construction:** Single-story, concrete block

**Roof:** Flat rubber membrane

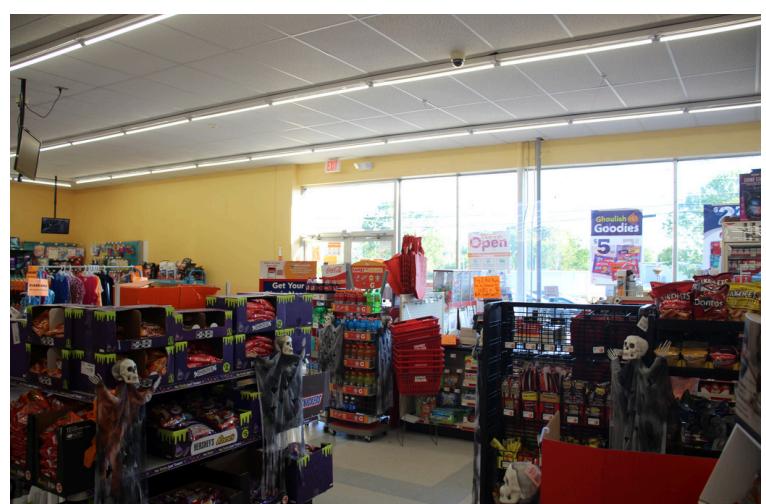
**Foundation:** Concrete slab

**HVAC:** Gas-fired central HVAC

**Year Built:** 1977

**Property Taxes:** \$10,012.66/yr (FY 2026)

**Lease Rate:** \$15.00/SF NNN



**PORTA  
& CO.**

# Floor Plan

197 Park Street, Rockland, ME 04841

**BAS**

126

Entrance

79

**FOP**

14<sup>8</sup>



## CONTACT



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