



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

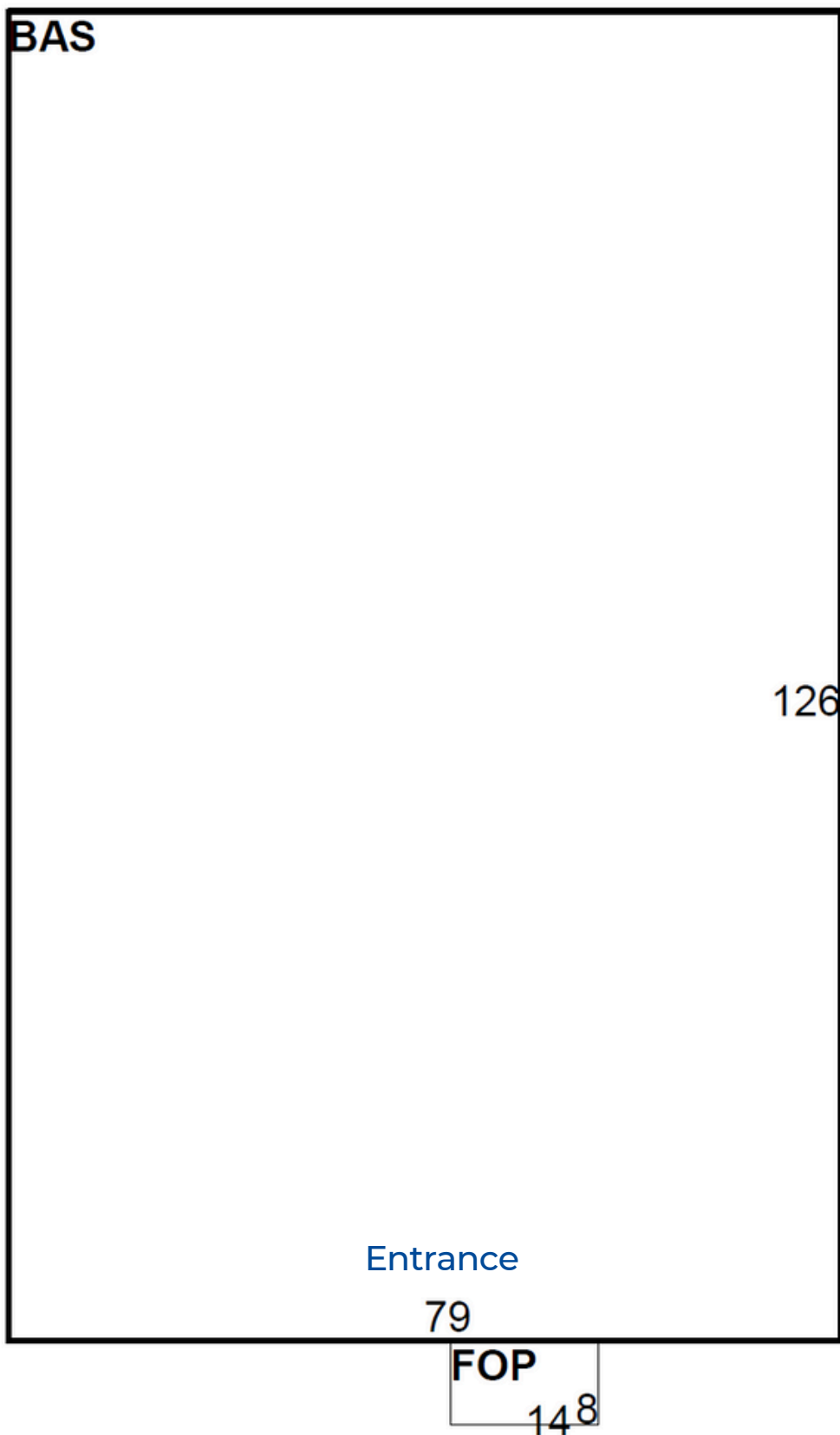
HVAC: Gas-fired central HVAC

Year Built: 1977

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

Lease Rate: \$15.00/SF NNN







CONTACT



Tim Millett

Broker

C: 207-713-6995

O: 207-558-0893

tmillett@portacompany.com

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com