



LEASE RATE:
\$15.75/SF MG

FOR LEASE

449 FOREST AVENUE
PORTLAND, ME 04101

- 1,444± SF of Office/Retail space available on the 2nd floor of Forest Avenue Plaza.
- Building common areas completely redone, including new flooring, lighting, updated lobby directory, with more improvements to come.
- Access to space via an elevator.
- On-site parking available in Landlord-owned lot and included in the lease rate.
- Centrally located on Forest Avenue, providing high visibility, ample retail amenities and easy access to I-295.



FOR LEASE | PRIME RETAIL SPACE

449 FOREST AVENUE, PORTLAND, ME 04101



PROPERTY DETAILS

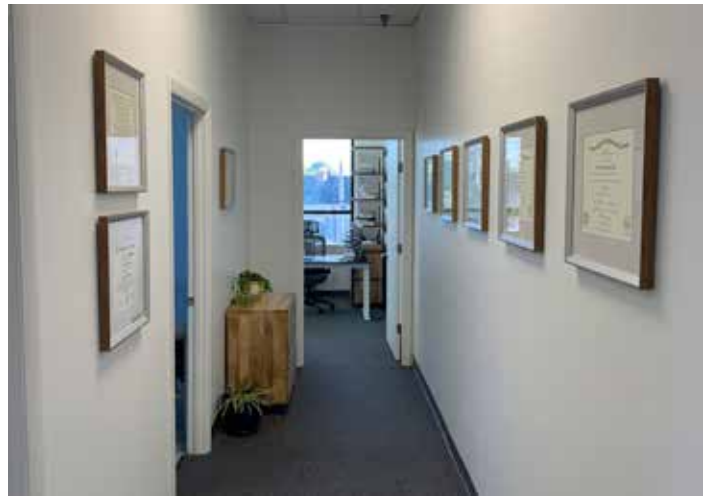
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|-------------------------|---|
| OWNER | Forest Avenue Plaza LLC |
| ASSESSOR'S REF | Parcel ID 111 A016002 |
| BOOK / PAGE | 14643/82 |
| LOT SIZE | 3.57± AC |
| PLAZA SIZE | 46,960± SF |
| ZONING | B-2B Community Business Zone |
| TRAFFIC COUNT | 22,817 Daily (2022) |
| ROAD FRONTAGE | 538± SF on Forest Avenue |
| UTILITIES | Public Water & Sewer |
| SPRINKLER | Yes, Wet System |
| HVAC | Central A/C |
| SIGNAGE | Pylon, Building, & Lobby Tenant Directory |
| PARKING | On-site parking shared with other tenants |
| SPACES AVAILABLE | Suite 210: 1,444± SF |
| DATE AVAILABLE | June 1, 2024 |
| LEASE RATE | \$15.75/SF MG |
| ELEVATOR | Yes |
| PLAZA TENANTS | CVS, TD Bank, State Farm, Burger King, Portland Yoga Project, The Wash Tub, Prompto, Above the Line Accounting, Portland Pilates, Magic Nails, Baby Booty, Digitry Company, and a few medical practitioners |

FOR LEASE | PRIME RETAIL SPACE

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PROPERTY PHOTOS





DEMOGRAPHICS 5 MILE RADIUS

| | | |
|---|---|---|
|  |  |  |
| <u>POPULATION</u> | <u>HOUSEHOLDS</u> | <u>MEDIAN AGE</u> |
| 125,222 | 59,630 | 40.6 |
|  |  | |
| <u>MEDIAN HOUSEHOLD INCOME</u> | <u>TOTAL BUSINESSES</u> | |
| \$76,578 | 8,022 | |



CONTACT US



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