

# FOR LEASE | RETAIL SPACE

Jetport Plaza | 443 Western Ave | South Portland, ME

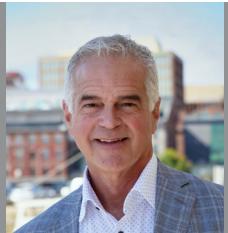


## 54,600± SF RETAIL SPACE - SUBDIVIDABLE

- 100,982± SF shopping plaza on 10± Acres
- Great location in the Maine Mall area just off of I-95/ Maine Turnpike and I-295, with traffic counts of 14,500± cars/day
- Tenants include Staples, Burlington Coat Factory, Appliance Warehouse, The UPS Store, Tru-Choice Credit Union, RaveX, AAA, Aroma Joes and more

## LEASE RATE: SEE BROKER FOR PRICING

Virtual Tour: <https://my.matterport.com/show/?m=MvwfoiBmPRy>



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# PROPERTY SUMMARY

443 Western Ave | South Portland, ME



**OWNER:** Jetport Plaza, LLC

**DEED:** Book 21265, Page 0300

**ASSESSOR:** Map 48, Lot 2E

**LOT SIZE:** 10.07± AC

**BUILDING SIZE:** 100,982± SF

**STORIES:** One (1)

**YEAR BUILT:** 1971; 2005

**CONSTRUCTION:** Slab

**ROOF:** Tar & gravel

**SIDING:** Concrete block

**FLOOR TYPE:** Concrete

**CEILING HEIGHT:** 15.7'±

**HVAC:** Forced hot air; natural gas

**UTILITIES:** Municipal water & sewer

**SPRINKLER:** Wet

**SIGNAGE:** Pylon and on building

**PARKING:** 462± on-site parking spaces;  
employee parking in rear of  
building

**ROAD FRONTAGE:** 853'±

**ZONING:** CCR

**NNN EXPENSES:** \$4.99/SF



# OPPORTUNITY ZONE

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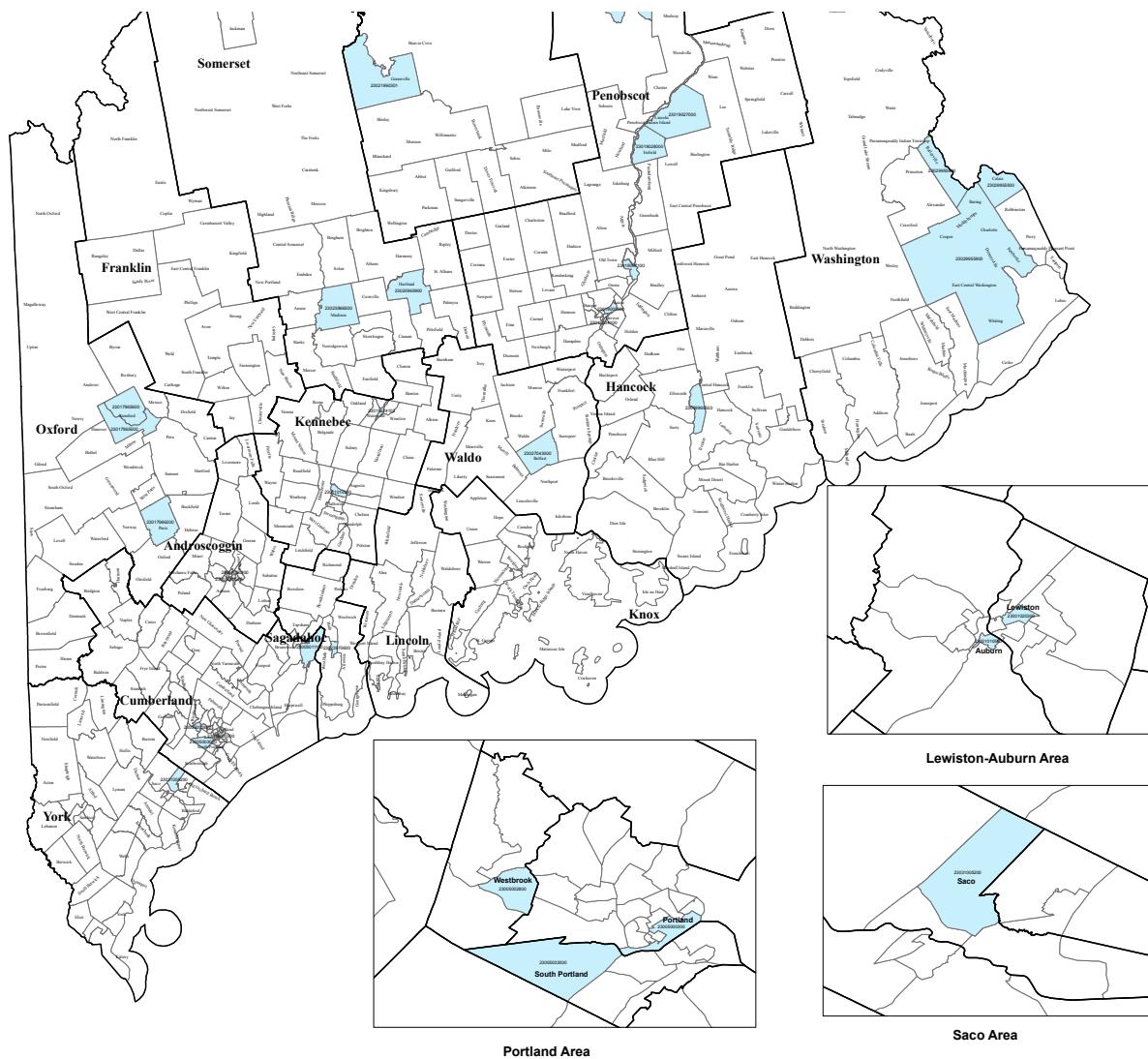
The Opportunity Zones incentive is a community investment tool established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. Opportunity Zones provide a tax incentive for investors to re-invest their unrealized capital gains into dedicated Opportunity Funds.

More information on Opportunity Zones, including answers to frequently-asked questions, is on the Tax Reform page of IRS.gov. The Tax Reform page will also feature updates on the implementation of this and other TCJA provisions.

Treasury Opportunity Zones Resources: <https://www.cdfifund.gov/opportunity-zones>  
IRS FAQ page: <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

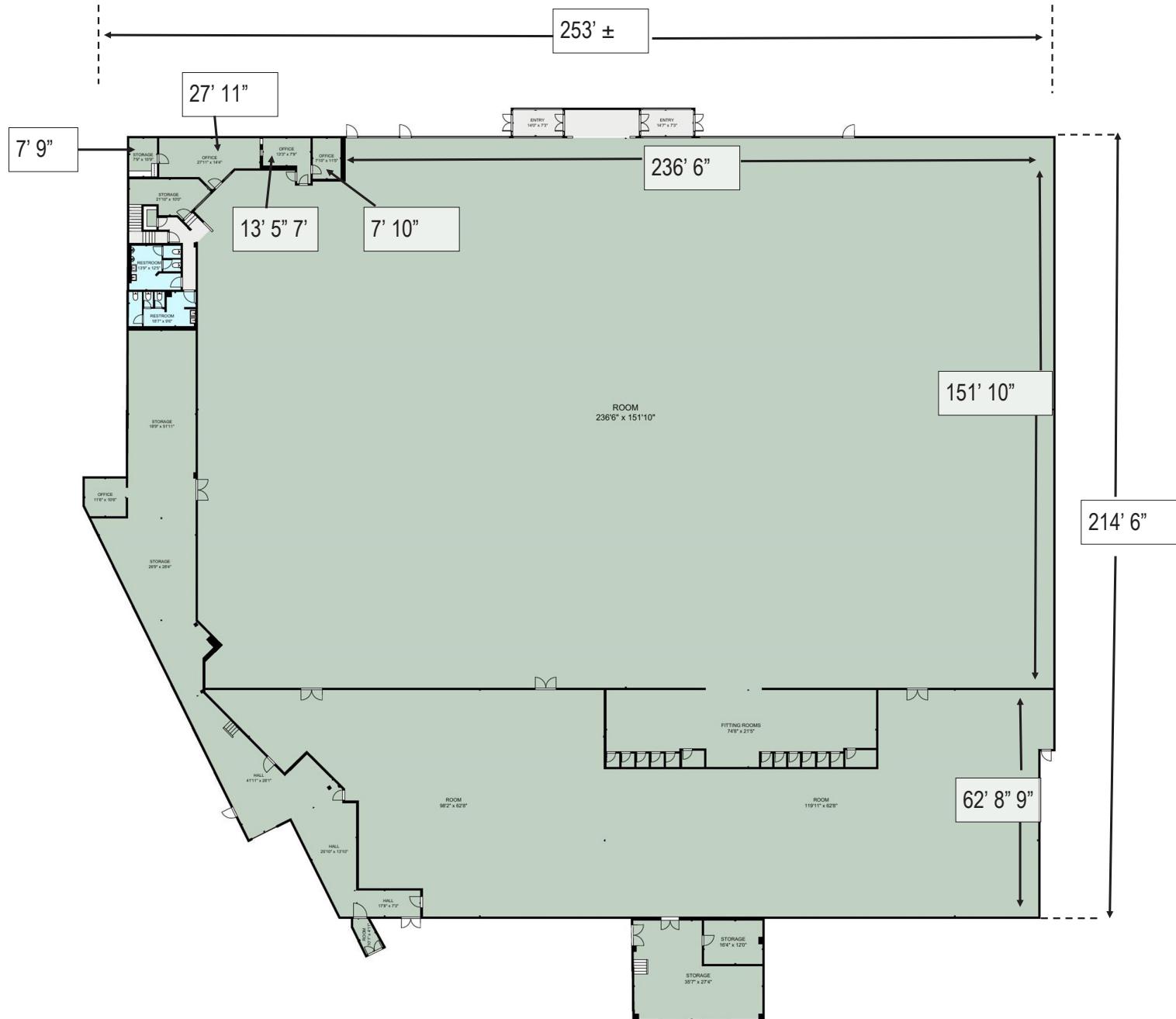
## Complete list of Opportunity Zones (PDF)

[Download Opportunity Zones Map \(PDF\)](#)



# FLOOR PLAN

443 Western Ave | South Portland, ME

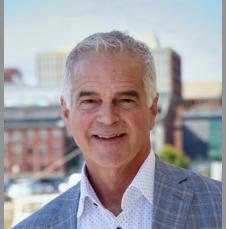


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