

FOR LEASE

NEWLY REMODELED OFFICE/RETAIL SPACE

468 PORTLAND STREET, SUITE A, BERWICK, ME



PROPERTY HIGHLIGHTS

- Strategically located along a highly visible, high traffic commercial corridor, minutes from the New Hampshire border
- Flexible layout can be tailored to meet the specific needs of various retail/office users
- Potential for drive-thru

LEASE RATE: \$15.00/SF NNN





PROPERTY DETAILS

OWNER	RR & JP Properties, LLC
ASSESSOR'S REFERENCE	Map RO71, Lot 7
DEED REFERENCE	Book 19473, Page 443
BUILDING SIZE	6,841± SF
AVAILABLE SPACE	Suite A: 2,260± SF
YEAR BUILT	1999 (Renovated in 2024/2025)
ZONING	RC/I
LOT SIZE	2.07± Acre
LOT FRONTAGE	190'±
HVAC	Propane & Central AC
UTILITIES	Private water/sewer
RESTROOM	One (1) private restroom
PARKING	On-site
TRAFFIC COUNT	9,600± vehicles/day (MDOT)
NNN EXPENSES	\$5.21/SF
LEASE RATE	\$15.00/SF NNN

DEMOGRAPHICS
(5 MILE RADIUS)



POPULATION

7,354



HOUSEHOLDS

2,881



MEDIAN INCOME

\$95,568



TOTAL BUSINESSES

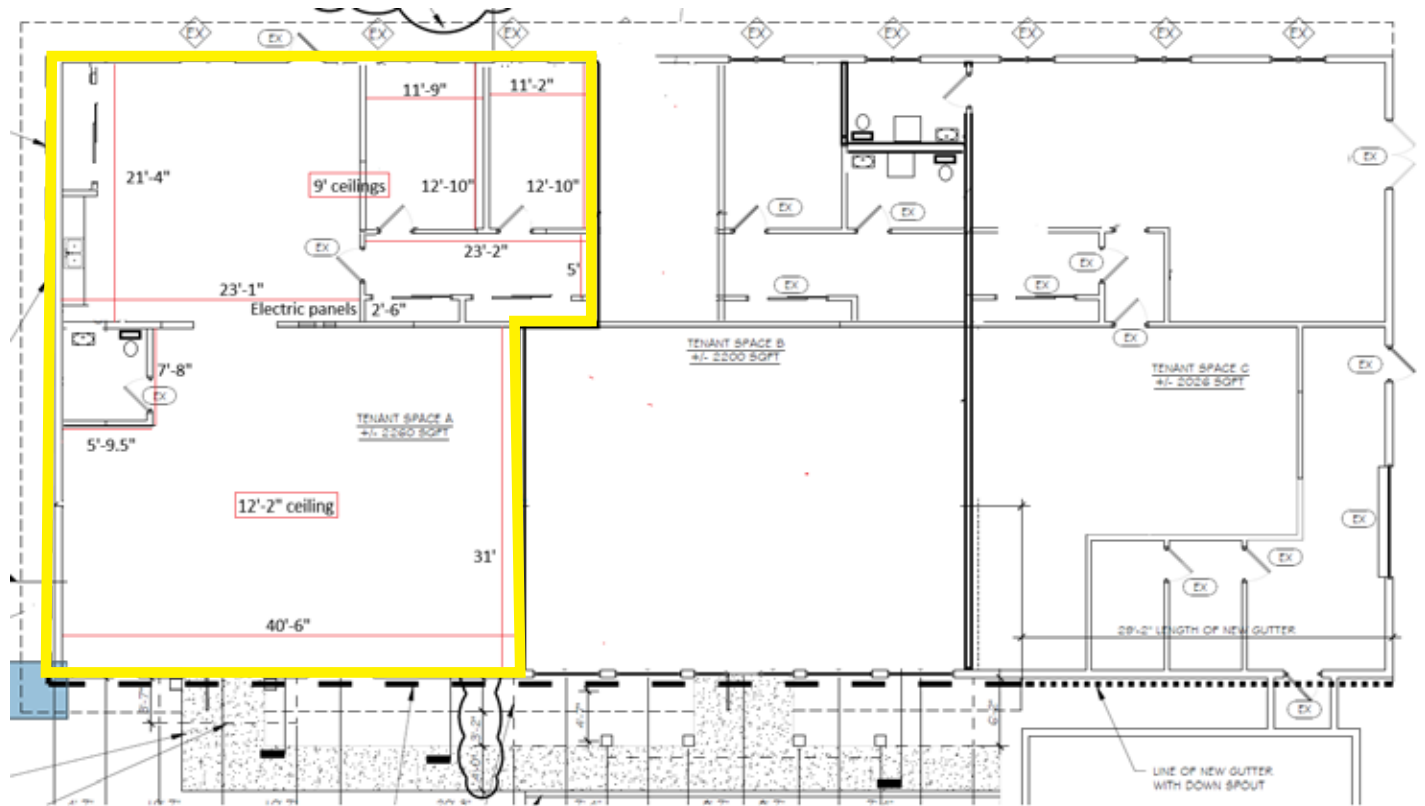
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FLOOR PLAN



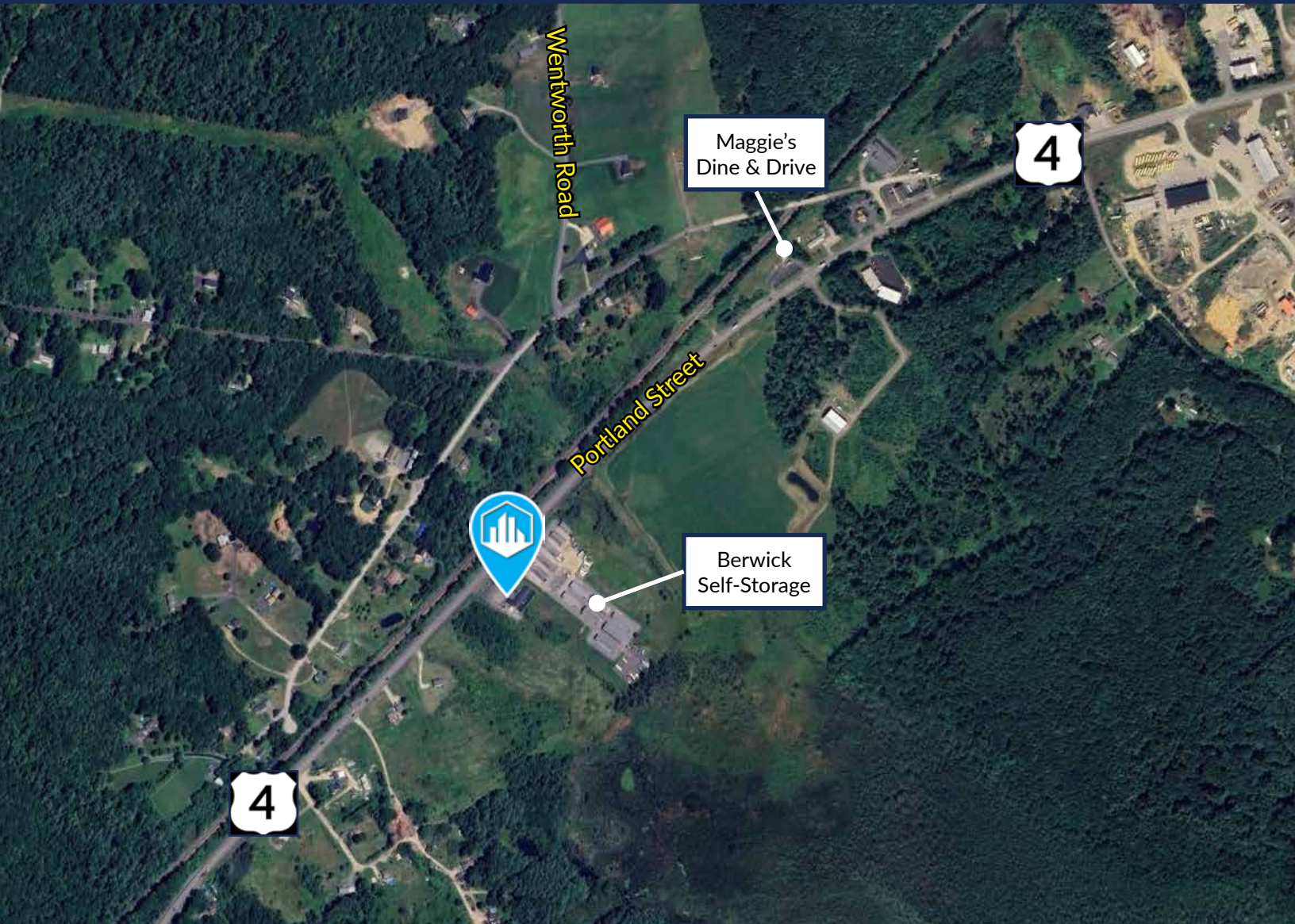
INTERIOR PHOTOS



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.

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🌐 BOULOS.COM