

**FOR
LEASE**



NEW CONSTRUCTION RETAIL SPACE

**186 MAIN STREET
AUBURN, ME 04210**

PROPERTY HIGHLIGHTS

- Retail suites available in this new construction, mixed-use building, featuring Class-A commercial opportunities on the river front & Main Street levels and 17 apartments on the upper floors
- 4,776± SF available overlooking the Androscoggin River, providing an abundance of natural light and an unmatched setting for restaurant, brewery, entertainment, and other commercial uses
- 1,340± SF of retail space available, offering great frontage along Main Street
- Situated along the Auburn Riverwalk which features several festivals, including Blues & Brews, New Year's Auburn, and the Auburn Lobster Festival
- Fall 2025 estimated construction completion
- Lease Rate: **\$18.50/SF NNN**



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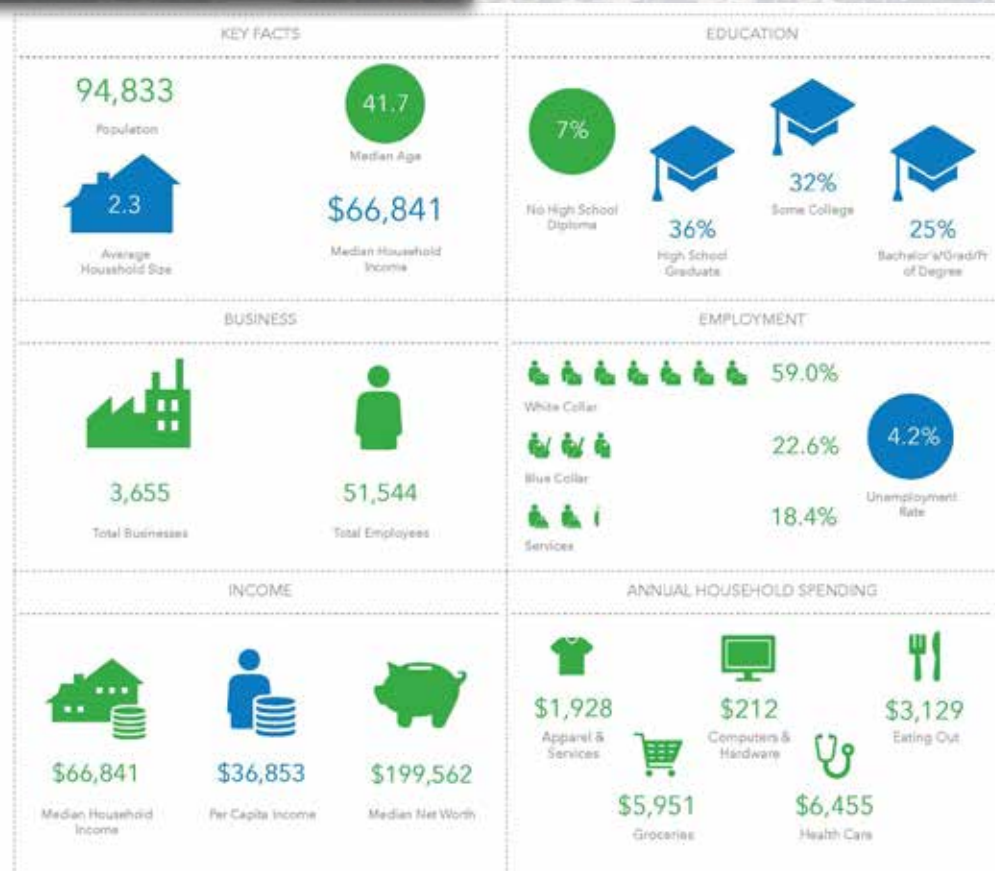
186 MAIN STREET, AUBURN, ME 04210



PROPERTY DETAILS

OWNER	JCS 18, LLC	ELEVATORS	Yes
BUILDING SIZE	28,985± SF	WATER/SEWER	Municipal
STORIES	Five (5)	HEATING	Natural Gas
TOTAL LAND AREA	0.16 Acres	LOT FRONTAGE	100'
ZONING	Downtown Traditional Center	PARKING	Convenient street parking, area garages/surface lots
DATE AVAILABLE	Fall 2025	AREA AMENITIES	Auburn Riverwalk
AVAILABLE SPACE	Suite 1: 4,776± SF (River frontage) Suite 2: 1,340± SF (Main St frontage)	AREA BUSINESSES	Gritty McDuff's BrewPub, Maine Gourmet Chocolates, Hannaford, Hilton Garden Inn, City Hall
LEASE RATE	\$18.50/SF NNN	WALKABILITY	81

DEMOGRAPHICS - 10 MILES



This infographic contains data provided by Esri, Esri Data Analytics, Esri U.S. BLS, Esri MHI Statistics. The vintage of the data is 2024, 2024.

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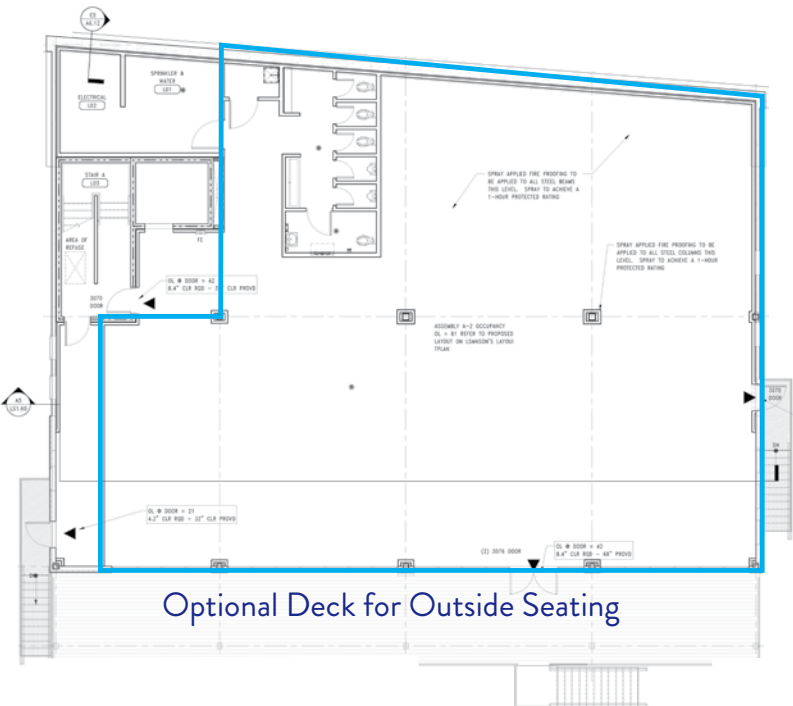
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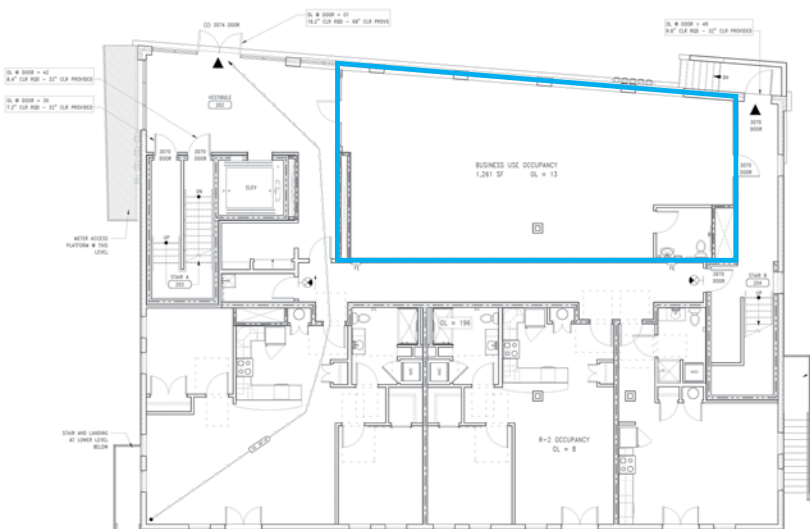


FLOOR PLAN & SITE PLAN

RIVER FRONTAGE



MAIN STREET FRONTAGE



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