



FOR LEASE

135 MAIN STREET

FREEPORT, ME 04032

- 4,590± SF building on heavily trafficked Main Street
- 0.9± acre corner lot offers excellent visibility and signage potential.
- Nearby businesses include L.L. Bean, The Harraseeket Inn, Patagonia Outlet, The Hilton Garden Inn, Old Navy, Starbucks, The North Face, J. Crew Factory and many more.
- Traffic count of 14,000± vehicles/day

RETAIL/OFFICE BUILDING

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PROPERTY DETAILS

OWNER	Yilmaz Family, LLC
ASSESSOR'S REF	Map 12, Lot 25
BUILDING SIZE	4,590± SF
AVAILABLE SPACE	Entire building: 2,295± SF first floor plus 2,295± SF lower level
# OF STORIES	Two (2)
INTERIOR LAYOUT	Space includes a few private offices, open space, a service counter and a large safe.
YEAR BUILT	1970
CONSTRUCTION	Masonry
HVAC	Propane RTU; supplemental electric baseboard heating.
ROOF	Flat roof, tar and gravel
ZONING	VC-1 (Village Commercial District)
LAND AREA	0.9± Acre
LOT FRONTAGE	163' on Main Street, 273' on Elm Street
TRAFFIC COUNT	14,000± AADT
UTILITIES	Public water/sewer
SIGNAGE	Exclusive use of pylon signage on the corner of Elm and Main, plus building signage
PARKING	26 on-site paved parking spaces
LEASE RATE	\$35.00/SF NNN (1st floor only)
REAL ESTATE TAXES	\$2.53 (Est.)
NNN EXPENSES	\$3.83 (Est.)



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COMMUNITY PROFILE

135 Main St, Freeport, Maine, 04032
Ring of 5 miles

12,736	1.01%	2.43	21.3	46.7	\$99,256	\$398,894	\$410,230	19.6%	58.5%	21.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



9.2%
Services



15.5%
Blue Collar

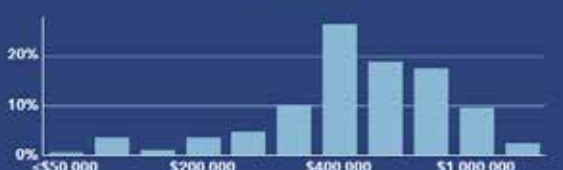


75.3%
White Collar

Mortgage as Percent of Salary



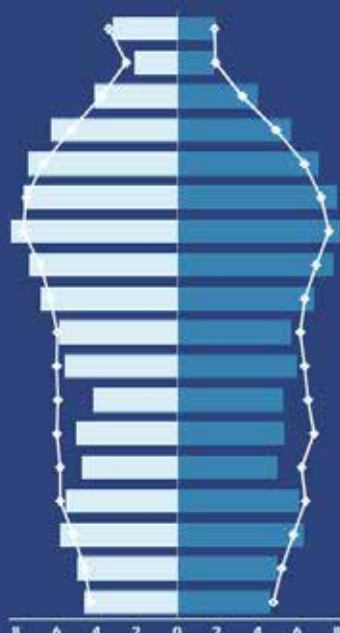
Home Value



Household Income



Age Profile: 5 Year Increments



Does show comparison to Cumberland County

Home Ownership



Own Rent

Housing: Year Built



Educational Attainment



Commute Time: Minutes



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FREEPORT

Maine

- YARMOUTH = 11 MINUTES
- PORTLAND = 20 MINUTES
- BRUNSWICK = 15 MINUTES
- BATH = 21 MINUTES

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