



FOR LEASE

104 PLEASANT STREET, SUITE 3
BRUNSWICK, ME

- Exceptionally located retail/office space, situated next to popular chains Dunkin and Subway
- Outstanding visibility from bustling Route 1, with traffic counts of 29,940 AADT, allowing for outstanding signage opportunities
- Ample on-site parking
- \$3,250.00/month MG

RETAIL/OFFICE SPACE

FOR LEASE

104 PLEASANT STREET, SUITE 3
BRUNSWICK, ME 04011



PROPERTY DETAILS

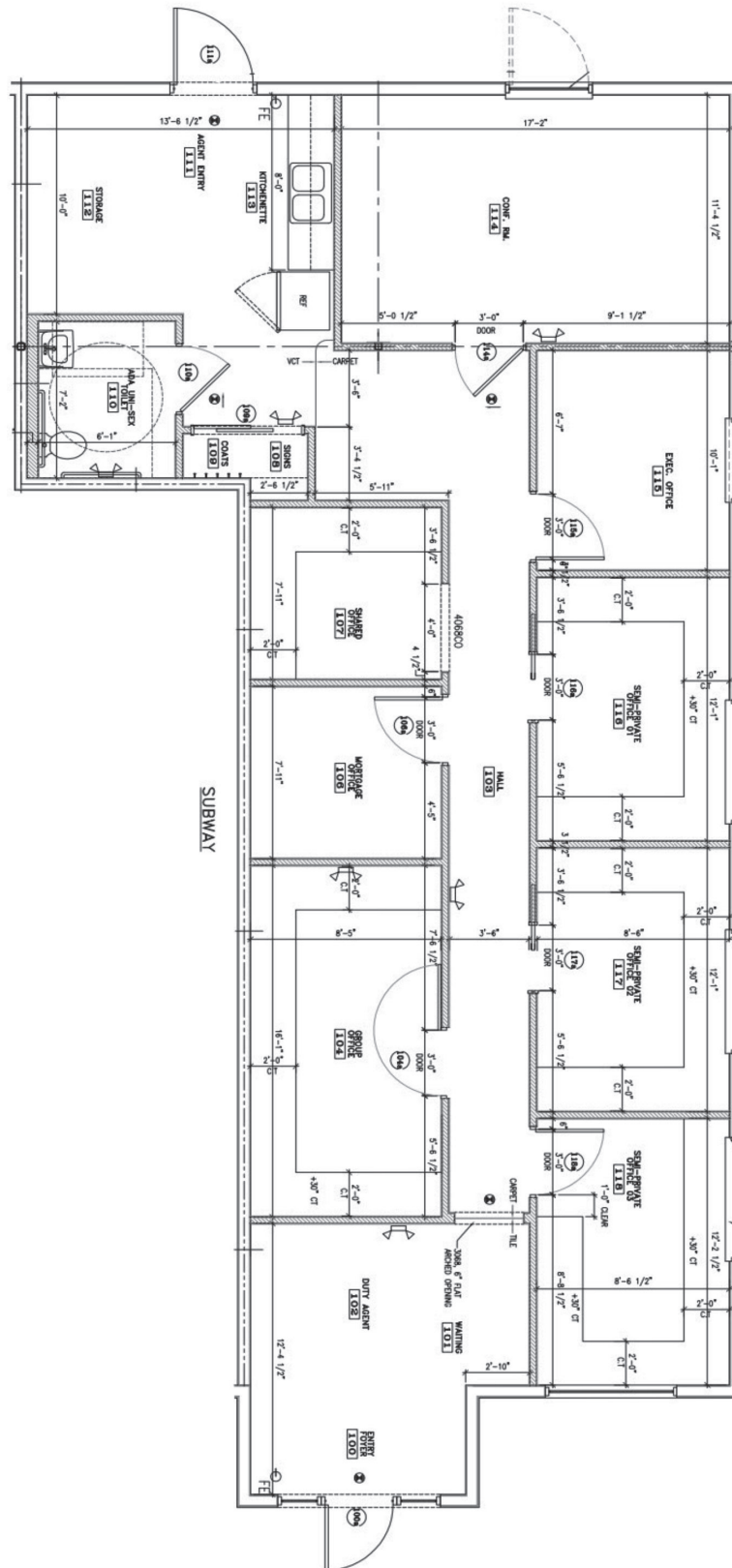
OWNER	Brunswick Town Holdings, LLC
ASSESSOR'S REFERENCE	Map U23, Lot 90
BUILDING SIZE	5,346± SF
AVAILABLE SPACE	1,585± SF
# OF STORIES	One (1)
INTERIOR LAYOUT	Layout consists of a sunny reception space, 6 offices, a conference room & kitchenette with plumbing
YEAR BUILT	2009
CONSTRUCTION	Wood frame
HVAC	Natural gas-fired, forced hot air
ROOF	Gable, asphalt shingle
ZONING	GM5 - Growth Mixed-Use
LOT FRONTAGE	180' on Pleasant Street
TRAFFIC COUNT	29,940 AADT 2022
UTILITIES	Public water/sewer
SIGNAGE	Roadside signage
PARKING	Ample, on-site paved parking
LEASE RATE	\$3,250/mo. Modified Gross



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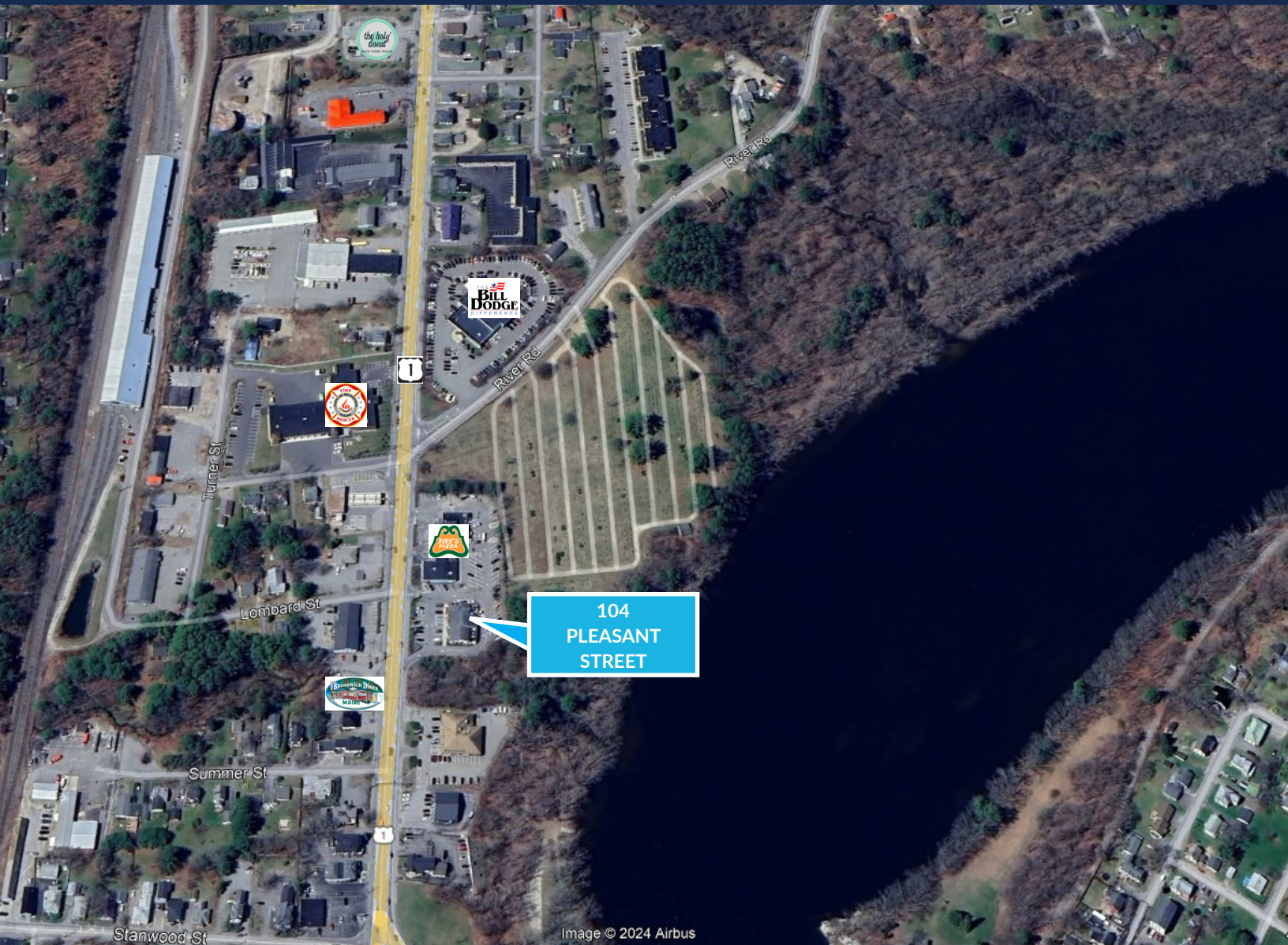
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FLOOR PLAN



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