

FOR SUBLEASE

Retail Building

2,400± SF | \$31.00/SF NNN



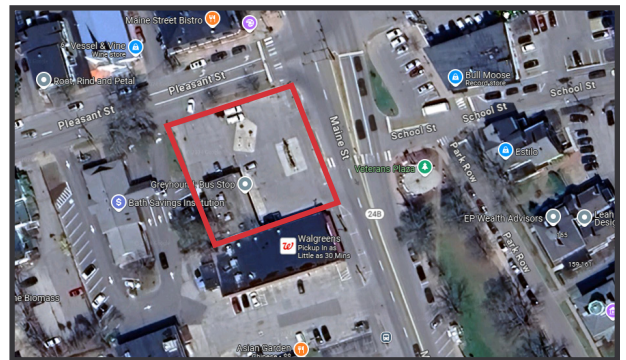
152 Maine Street, Brunswick

Property Highlights

- Prime C-Store Location
- Excellent Visibility & Traffic Counts
- Sublease with 7-Eleven through 4/30/28

Property Description

We are pleased to offer this 2,400± SF, former 7-Eleven for lease - located on the corner of Maine and Pleasant Streets in Downtown Brunswick. This prime c-store location has an operating history of 40+ years as a gas and convenience store and over 20 years as a 7-Eleven. The site has excellent visibility and high traffic volume, with Maine Street seeing over 23,000 vehicles per day and Pleasant Street over 9,000 vehicles per day.



BROKER CONTACT

Joe Atwood | joe@dunhamgroup.com
www.dunhamgroup.com | 207.773.7100

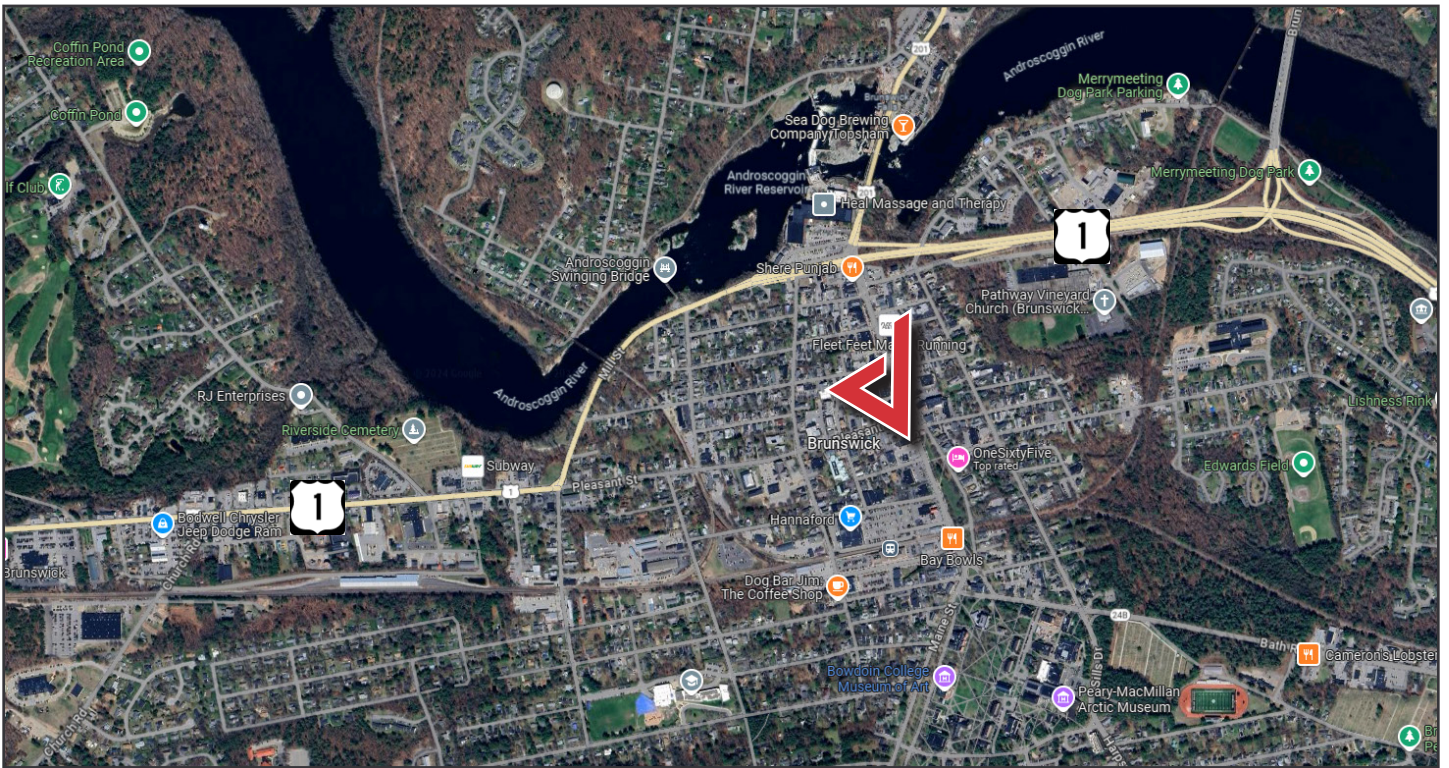


Property Overview

Sublandlord	7-Eleven
Sublease Terms	Sublease through 4/30/2028. Tenant can renegotiate directly with landlord for term extensions
Assessor's Reference	U13, 067
Building Size	2,400± SF
Lot Size	0.36± acres
Zoning	GM6 - Growth Mixed-Use
Year Built	1969
Parking	Paved on-site
Expenses	Tenant responsible for all taxes, and all charges for gas, electricity, and water. Tenant is responsible for all maintenance both inside and outside. Estimated taxes for 2025: \$14,152.59
Notes	7-Eleven will not allow users related to CBD or THC

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.