

FOR SUBLEASE



RESTAURANT/RETAIL SPACE

185 COTTAGE ROAD
SOUTH PORTLAND, ME 04106

PROPERTY HIGHLIGHTS

- 2,647± SF restaurant/retail space available for sublease
- Former location of Mast Landing Brewing Company Taproom
- Includes some restaurant FF&E and walk-in cooler
- Recently renovated bar and seating area
- 20± off-street parking spaces
- High traffic intersection next to Red's Dairy Freeze, Otto, and Ruby Thai and minutes from Willard Beach
- **SUBLEASE RATE: \$15.30/SF NNN**





PROPERTY DETAILS

OWNER	Berkeley Properties, LLC
SUBLESSOR	Mast Landing Brewing Company
ASSESSOR'S REFERENCE	Map 013, Lot 173
DEED REFERENCE	Book 28309, Page 0066
BUILDING SIZE	4,950± SF
AVAILABLE SPACE	2,647± SF
LOT SIZE	0.35± AC
LOT FRONTAGE	100'± on Cottage Road
ZONING	LB - Limited Business
YEAR BUILT	1959
UTILITIES	Municipal water/sewer
HVAC	Renai (gas) heat pumps
PARKING	20± paved, on-site parking spaces
AREA BUSINESSES	Cape Whoopies, Red's Dairy Freeze, Otto, Ruby Thai, Bistro Leluco, David's 388, DiPietro's Market, A&C Soda Shop, Drillen Ace Hardware
AREA AMENITIES	South Portland Library, South Portland Greenbelt, Mill Creek
TRAFFIC COUNT	12,924± vehicles/day (per MDOT)
DATE AVAILABLE	January 12, 2026
SUBLEASE END DATE	September 30, 2027 with 2x 3-year renewals at fixed rent
NNN EXPENSES	\$3.40/SF (approx.)
LEASE RATE	\$15.30/SF NNN

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PROPERTY PHOTOS



FOR SUBLEASE | RESTAURANT/RETAIL SPACE
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