

FOR LEASE | RETAIL

12 Lakes Plaza | Naples, ME



RETAIL IN-LINE SUITE

1,800± SF retail suite in a 9,000± SF contemporary retail center

Layout consists of large open area with one office and private bathroom

Excellent location with direct frontage on Route 302 near the historic village of Naples, a charming town located on Sebago and Long Lakes, a destination for second home residents and outdoor enthusiasts

Join Aroma Joe's, Luxe Nails and Spa, Annette's Fried Chicken and Bakery, Annette's Country Diner and Maine Community Bank

LEASE RATE: \$12.00/SF NNN

CAMs estimated at \$5.33/SF



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

12 Lakes Plaza | Naples, ME



OWNER: Kimco Realty LLC

DEED: 41153/267

ASSESSOR: U04/001

LOT SIZE: 2.7± AC

BUILDING SIZE: 9,000± SF

YEAR BUILT: 2015

CONSTRUCTION: Wood-frame

ROOF: Flat, Rubber Membrane

SIDING: EIFS

FOUNDATION: Slab

FLOORING: Wood (synthetic)

CEILING HEIGHT: 10'±, 2x4' ceiling tiles

LIGHTING: LED

ELECTRICITY: 100 amps, single phase

HVAC: Propane/electric

UTILITIES: Private septic and well

HOT WATER: 40 gallon tank

RESTROOM: One, ADA compliant

OFFICE: One, includes washer/dryer hook-up and a mop sink

SIGNAGE: On building and street pylon

PARKING: 5:1 ratio, in common

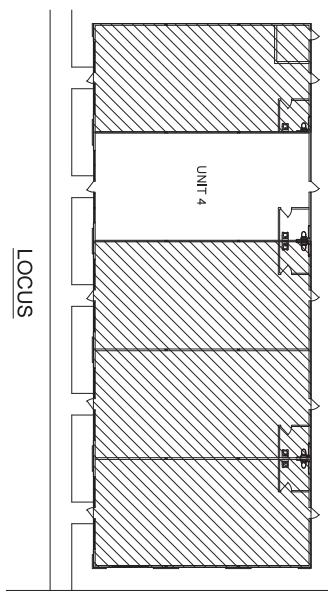
TRAFFIC COUNT: 9,630 2024 AADT

PROPERTY TAXES: \$11,719.97 (2025)



FLOOR PLAN

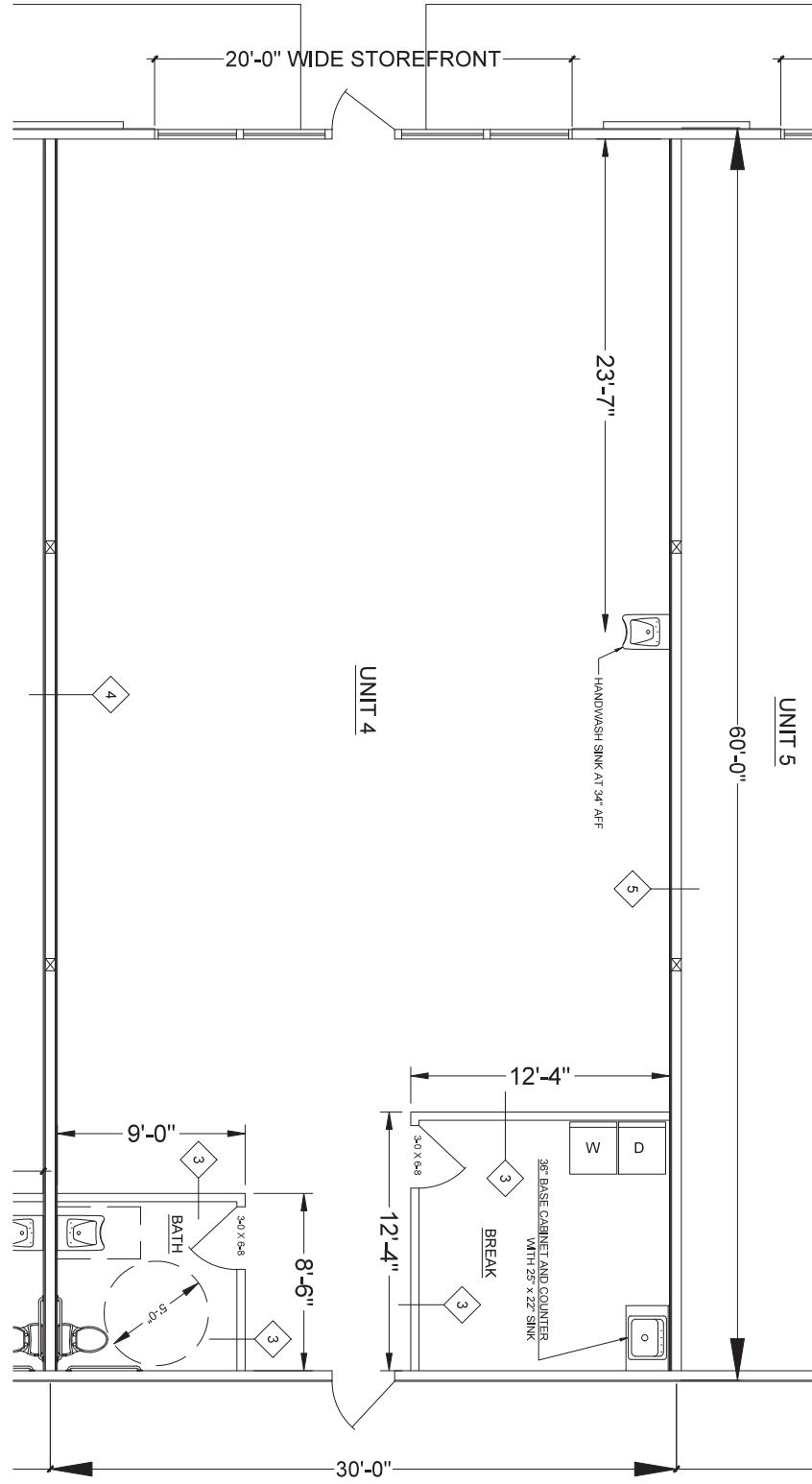
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LOCUS

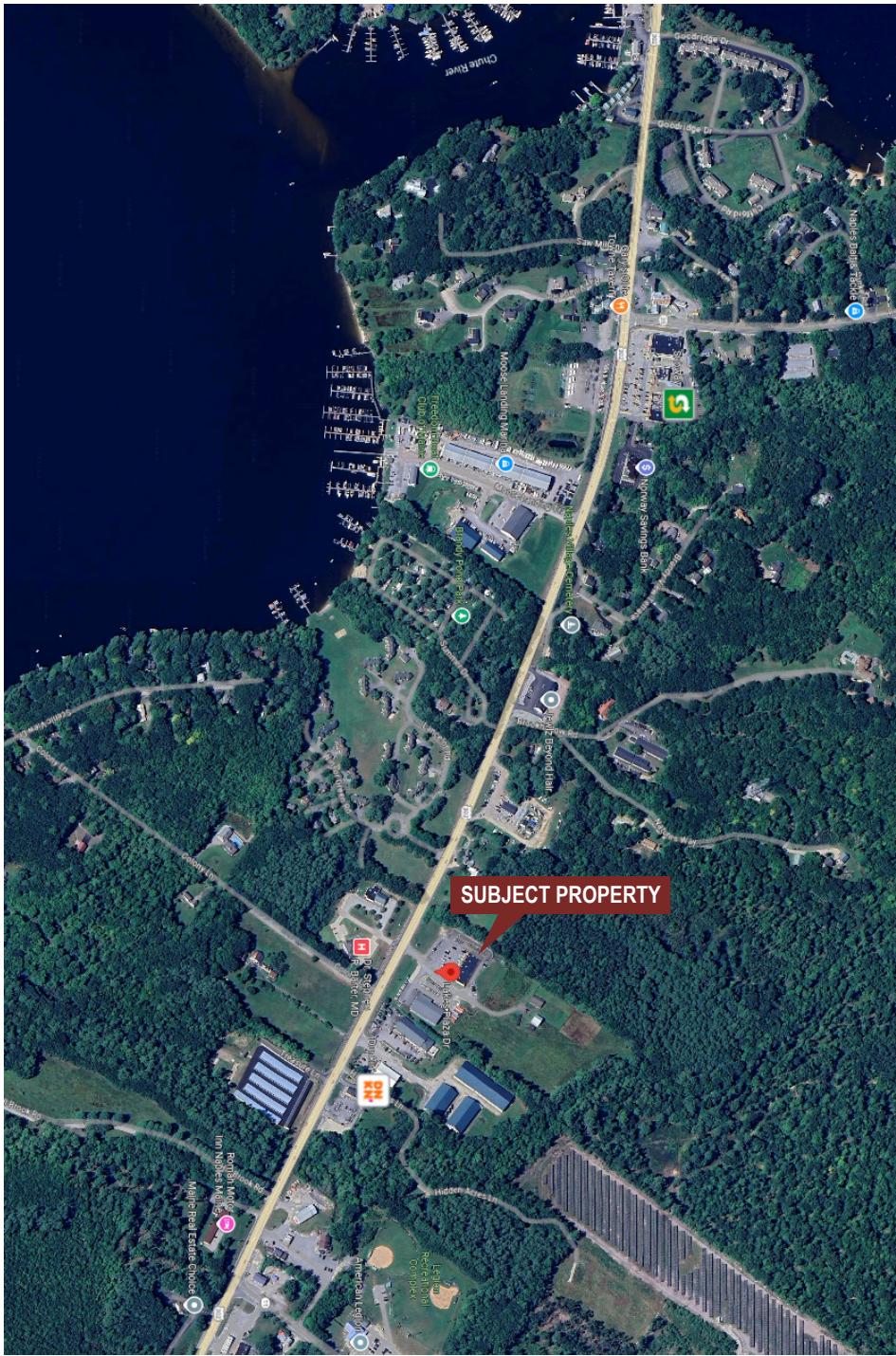
FIT-UP PLAN

SCALE 3/8"=1'



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