

# FOR LEASE | CORNWALL PLAZA



**PRIME RETAIL SPACE**  
179 MAIN STREET, SOUTH PARIS, ME 04281



## PROPERTY HIGHLIGHTS

- Join Save-A-Lot at Cornwall Plaza
- 1,000 - 9,000± SF of retail space for lease
- Area businesses include: Dunkin', Burger King, McDonald's, Advance Auto Parts and more.
- High visibility location right on Route 26 with ample on-site parking
- Traffic Count: 17,710 vehicles/day (AADT 2014)
- Lease Rate: \$8.00 - 12.00/SF NNN



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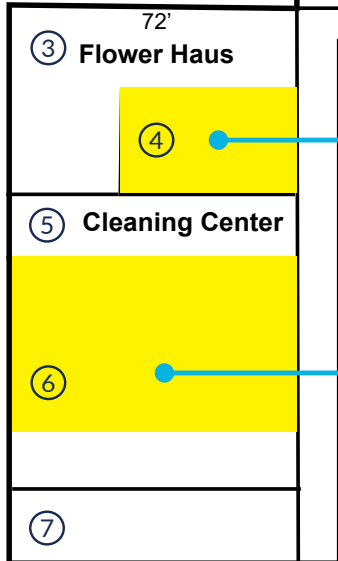
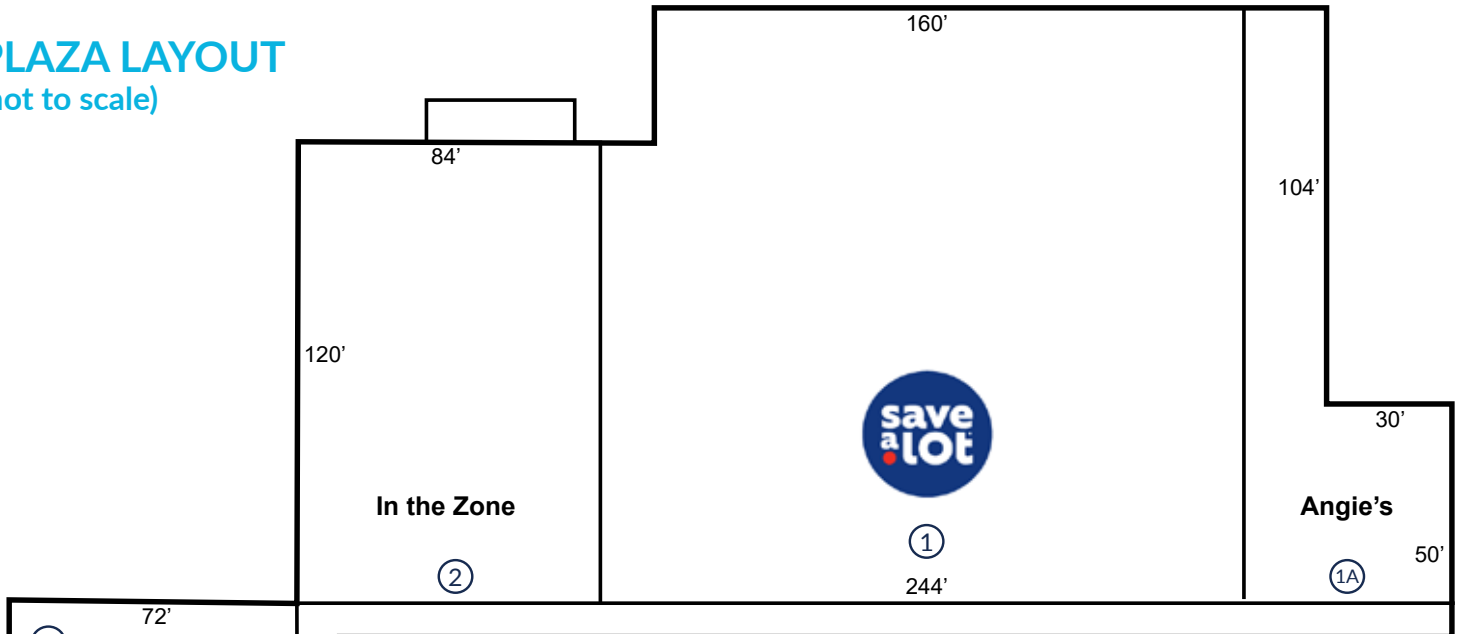


## PROPERTY DETAILS

|                             |   |
|-----------------------------|---|
| <b>OWNER OF RECORD</b>      | Cornwall Partners, LLC                                      |
| <b>ASSESSOR'S REFERENCE</b> | U 01/38   |
| <b>BUILDING SIZES</b>       | Plaza Total: 45,580± SF<br>Freestanding Building: 2,748± SF |
| <b>AVAILABLE SPACE</b>      | Unit 4: 1,000± SF<br>Unit 6: 5,000± SF                      |
| <b>YEAR BUILT</b>           | 1971  |
| <b>LOT SIZE</b>             | 6.35± Acres   |
| <b>ZONING</b>               | Commercial  |
| <b>UTILITIES</b>            | Municipal water and sewer                                   |
| <b>HVAC</b>                 | Direct vent, propane powered and electric heat pumps        |
| <b>SPRINKLER</b>            | Yes, wet system   |
| <b>SIGNAGE</b>              | Street pylon at entrance & building signage                 |
| <b>PARKING</b>              | Ample on-site parking in common with other tenants          |
| <b>LEASE RATE</b>           | \$8.00 - 12.00/SF NNN                                       |



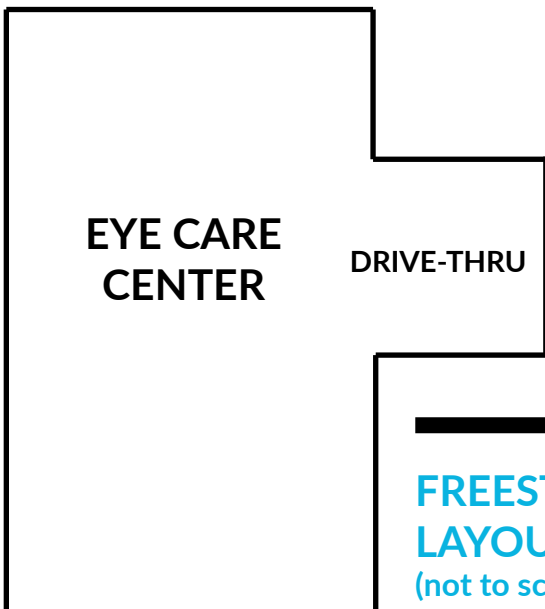
**PLAZA LAYOUT**  
(not to scale)



AVAILABLE  
1,000± SF

AVAILABLE  
5,000± SF

| UNIT #              | TENANT                           |
|---------------------|----------------------------------|
| UNIT 1A             | Angie's Attic Thrift & Gift Shop |
| UNIT 1              | Save-A-Lot                       |
| UNIT 2              | In the Zone Batting Cage Center  |
| UNIT 3              | Flower Haus                      |
| UNIT 4              | AVAILABLE                        |
| UNIT 5              | Cleaning Center Laundromat       |
| UNIT 6              | AVAILABLE                        |
| UNIT 7              | Ninja Sushi                      |
| Drive-thru Building | Eye Care Center                  |



**FREESTANDING BUILDING LAYOUT**  
(not to scale)



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## CONTACT US



**CHRISTOPHER GALLAGHER**  
Broker

+1 207.553.1728 D  
+1 917.673.1178 C  
[cgallagher@boulos.com](mailto:cgallagher@boulos.com)



**JOSEPH ITALIAANDER**  
Broker

+1 207.553.1730 D  
+1 404.933.7844 C  
[jitaliaander@boulos.com](mailto:jitaliaander@boulos.com)



**NATE ROOP**  
Associate

+1 207.553.1737 D  
+1 207.756.3002 C  
[nroop@boulos.com](mailto:nroop@boulos.com)

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