



*Lot lines are approximate

FOR SALE/LEASE

546 DEERING AVENUE, PORTLAND, ME 04103

PROPERTY HIGHLIGHTS

- 2,198± SF retail building available for sale or lease
- High visibility corner lot at signalized intersection on heavily traveled Forest Avenue
- Traffic count of 20,410 vehicles per day
- Located in Woodfords Corner, minutes from I-295 and downtown Portland
- 21 on-site parking spaces and excellent pylon and building signage
- **Sale Price: \$1,200,000**
- **Lease Rate: \$35.00/SF NNN**



PROPERTY DETAILS

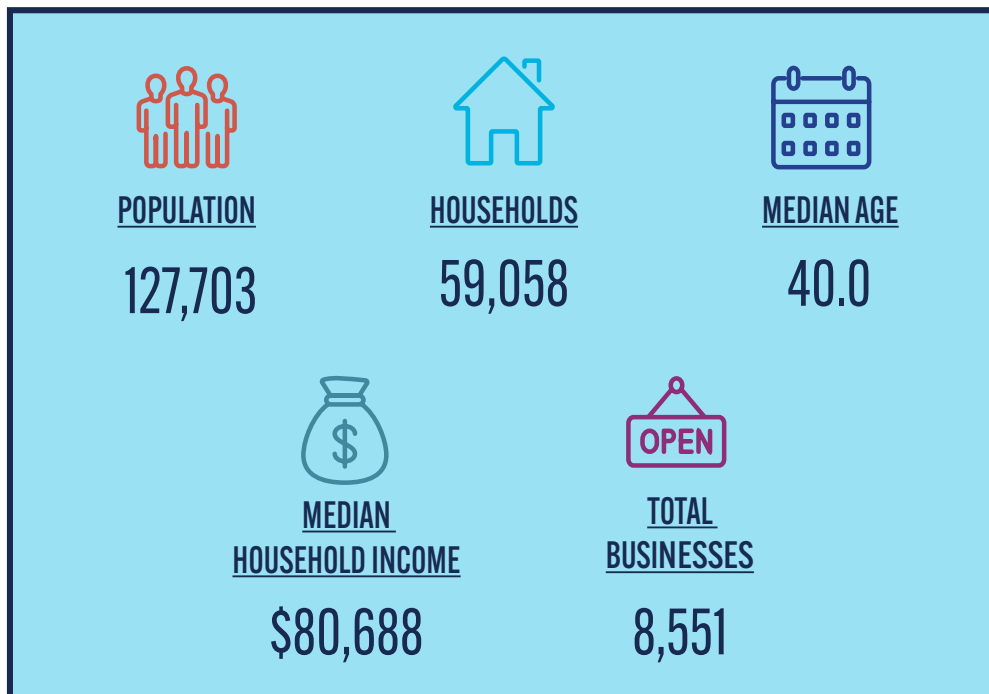
OWNER	CRT VIII LLC	YEAR BUILT	1962
DEED REFERENCE	30600/105	UTILITIES	Municipal water/sewer
ASSESSOR'S REFERENCE	125-F-004	HEATING SYSTEM	Hot air; Natural gas
LOT SIZE	0.33± AC	PARKING	21 on-site spaces
ZONING	TOD1 - Transit-Oriented Development Zone	ASSESSED VALUE	\$1,517,100
BUILDING SIZE	2,198± SF	SALE PRICE LEASE RATE	\$1,200,000 \$35.00/SF NNN



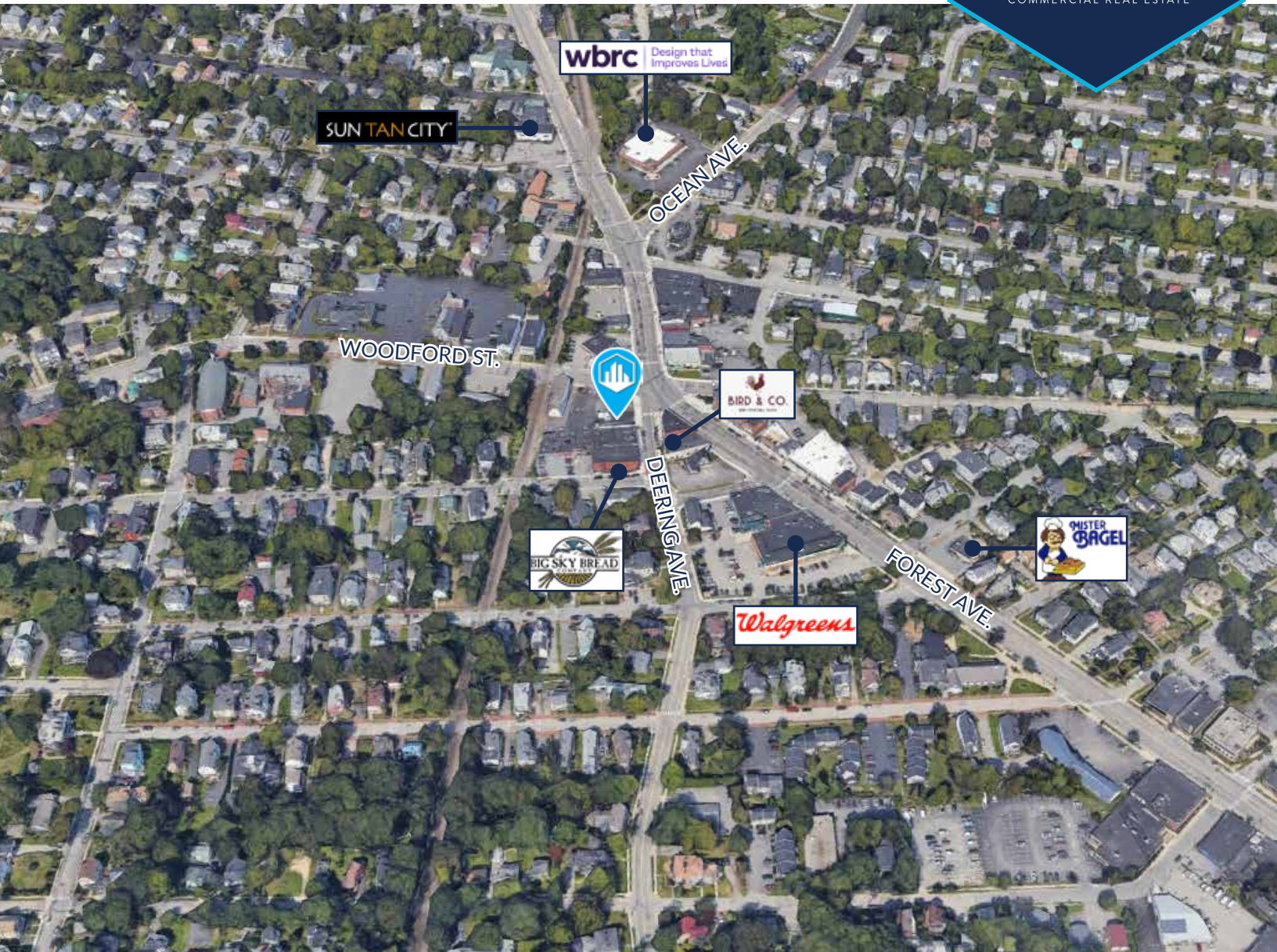
FOR SALE/LEASE | PRIME RETAIL BUILDING
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DEMOGRAPHICS 5 MILE RADIUS



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