

FOR LEASE | RETAIL SPACE

LEBANON CROSSING

291 CARL BROGGI HWY (RTE. 202), LEBANON, ME 04027

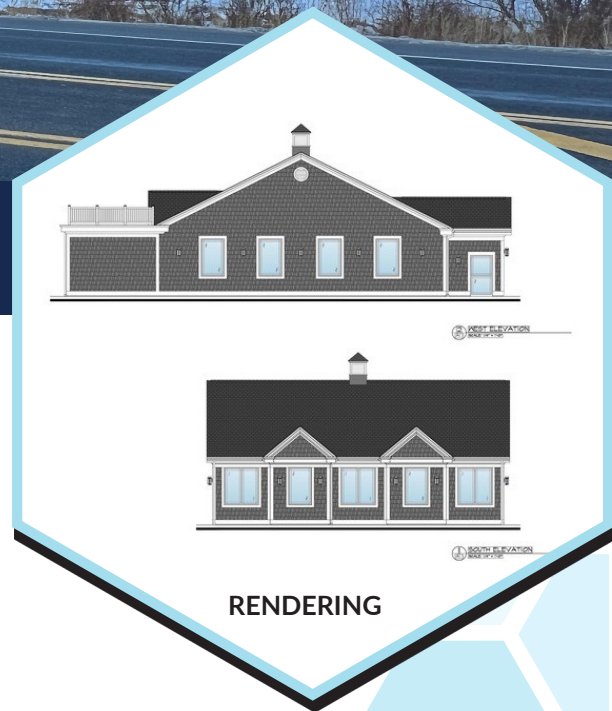


NOW LEASING - PHASE III

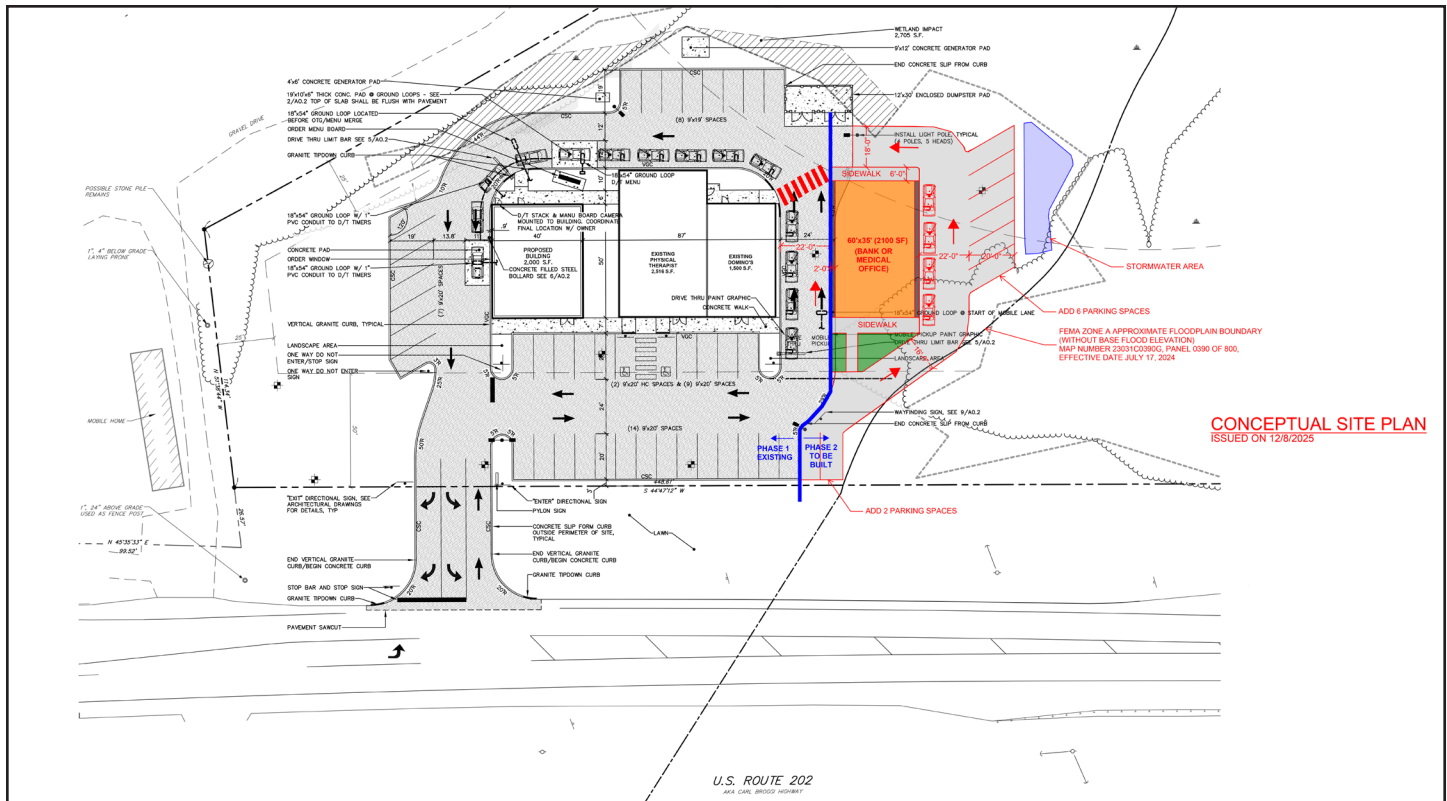
Join Dunkin', Apex Physical Therapy, & Domino's

PROPERTY HIGHLIGHTS

- 2,100± SF of customizable retail space
- Prime Route 202 frontage with excellent visibility
- Great site for a bank or credit union
- Dedicated turning lane for easy ingress/egress
- Drive-thru opportunity
- Ample on-site parking
- Space delivered in shell condition for maximum build-out flexibility
- LEASE RATE: \$30.00/SF NNN



SITE PLAN



OFFERING OVERVIEW

This retail space offers 2,100± SF of customizable space. The location boasts high visibility and a great signage opportunity, with ample parking available.

This prime location is situated in a high-traffic area, making it an ideal spot for businesses looking to establish a strong presence. The space is currently in shell condition, which means tenants have the ability to design and build-out the interior to their specific needs and preferences, resulting in a space that is perfectly suited to their business.

UNIT SIZE	2,100± SF
ZONING	Commercial
YEAR BUILT	2025
CONDITION	Shell - to be built out by tenant. Includes 5 ton HVAC unit, 200 amp electrical panel, water, sewer & propane stubbed in.

PARKING	Plenty on-site
LEASE RATE	\$30.00/SF NNN
CAM & TAXES	\$5.00/SF



For More Information Contact:

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