

FOR LEASE



PREMIER MALLSIDE RETAIL/RESTAURANT OPPORTUNITY

280 MAINE MALL ROAD SOUTH PORTLAND, ME 04106





PROPERTY HIGHLIGHTS

- 5,775± SF on .86± acres available for lease
- High visibility corner lot at signalized intersection with over 300' of combined frontage on Maine Mall Road and Gorham Road
- Traffic counts of 30,000+ cars/day (AADT)
- Easy access to both I-95 and I-295
- Located adjacent to The Maine Mall and minutes from the Portland Jetport
- **Lease Rate: See broker for details**

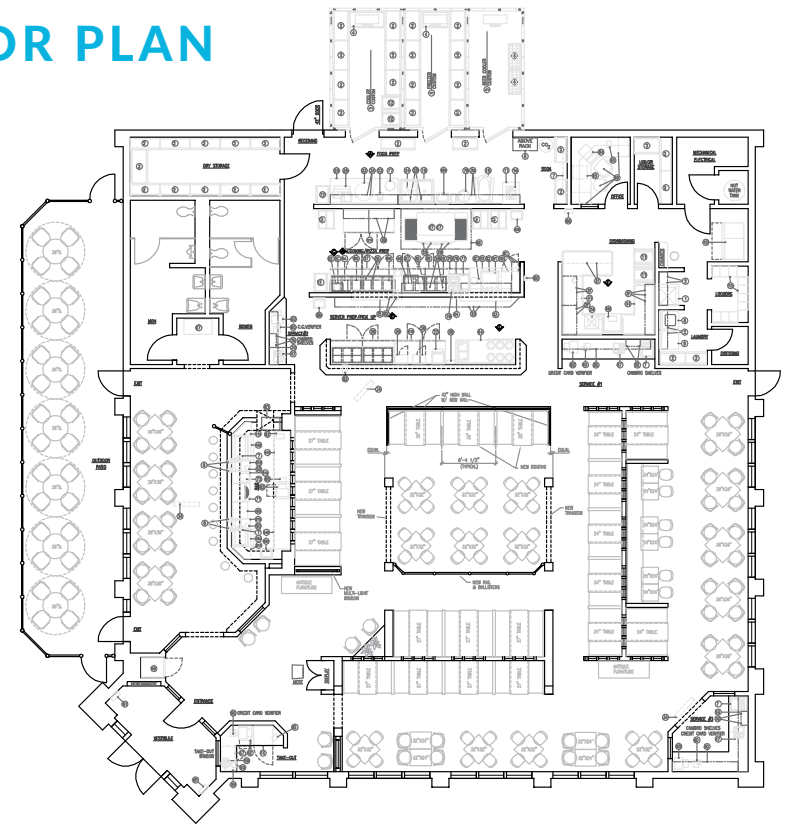
*Ground lease option also available - contact broker for more information



PROPERTY DETAILS

OWNER	WM Capital Partners 56, LLC
BOOK & PAGE	38768/161
ASSESSOR'S REFERENCE	074/B/005
BUILDING SIZE	5,775± SF
ZONING	CCR - Central & Regional Commercial District
LOT SIZE	0.86± AC
YEAR BUILT	1992
LOT FRONTAGE	190' on Maine Mall Road 168' on Gorham Road
HEATING SYSTEM	Forced hot-air; gas
UTILITIES	Municipal water/sewer
PARKING	Ample on-site
LEASE RATE	See broker for details

FLOOR PLAN



DEMOGRAPHICS (5 MILE RADIUS)

POPULATION	— — — — —	118,277
MEDIAN AGE	— — — — —	39.7
# OF HOUSEHOLDS	— — — — —	54,533
MED. HOUSEHOLD INCOME	— — — — —	\$78,436
TOTAL BUSINESSES	— — — — —	8,361
TOTAL EMPLOYEES	— — — — —	137,902
# OF VISITS/YEAR	— — — — —	6.6M



CONTACT US



JOSEPH ITALIAANDER
 Broker
 +1 207.553.1730 D
 +1 404.933.7844 C
jjitaliaander@boulos.com



CHRISTOPHER GALLAGHER
 Broker
 +1 207.553.1728 D
 +1 917.673.1178 C
cgallagher@boulos.com



NATE ROOP
 Associate
 +1 207.553.1737 D
 +1 207.756.3002 C
nroop@boulos.com



©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.