



## 35 BRIDGE STREET GARDINER, ME 04345

### PROPERTY HIGHLIGHTS

- 2,200± SF retail space with teller/ATM drive-thru
- Join Subway, Dunkin' and Emery's Meat & Produce
- Highly visible location that can be accessed by both Maine Avenue and Bridge Street
- Traffic Count: 15,390 vehicles/day (AADT 2017)
- Area businesses include: Hannaford, McDonald's Cumberland Farms, Rite Aid, Reny's and more.
- Lease Rate: \$16.00/SF NNN



# FOR LEASE

## RETAIL SPACE

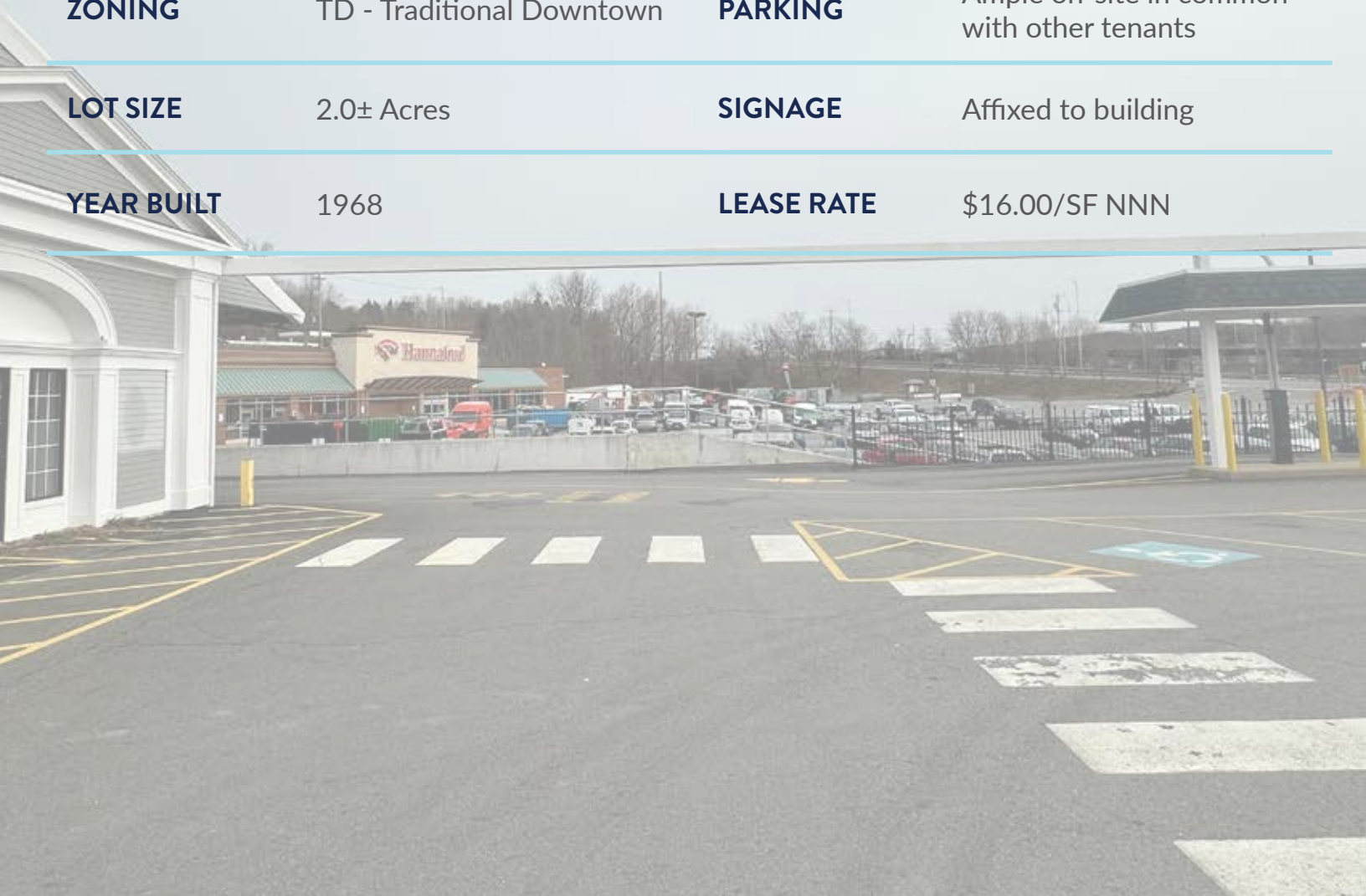
# FOR LEASE

35 BRIDGE STREET, GARDINER, ME 04345



## PROPERTY HIGHLIGHTS

<b>OWNER</b>	Cobbossee Leasing LLC	<b>STORIES</b>	One (1)
<b>BOOK/PAGE</b>	6973/0006	<b>CONSTRUCTION</b>	Wood frame
<b>ASSESSOR'S REFERENCE</b>	037/102	<b>HVAC</b>	Oil, forced hot-air, fully air conditioned
<b>BUILDING SIZE</b>	10,672± SF	<b>SPRINKLERS</b>	Yes
<b>AVAILABLE SPACE</b>	2,200± SF	<b>UTILITIES</b>	Municipal
<b>ZONING</b>	TD - Traditional Downtown	<b>PARKING</b>	Ample on-site in common with other tenants
<b>LOT SIZE</b>	2.0± Acres	<b>SIGNAGE</b>	Affixed to building
<b>YEAR BUILT</b>	1968	<b>LEASE RATE</b>	\$16.00/SF NNN



**FOR LEASE**

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## CONTACT US



**JOSEPH ITALIAANDER**  
Broker  
+1 207.553.1730 D  
+1 404.933.7844 C  
[jjitaliaander@boulos.com](mailto:jjitaliaander@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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