

FOR SUBLEASE | RETAIL BUILDING

403 Water Street | Augusta, ME



14,065± SF RETAIL SPACE

- Freestanding Building with Drive-Thru
- Located at the US Routes 201 & 202 Rotary/ Memorial Circle
- Daily traffic counts of 29,498± (2023)
- 55+/- parking spaces on-site and nearby
- Pylon Signage
- **LEASE RATE: \$14.50/SF NNN**



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PROPERTY SUMMARY

403 Water Street| Augusta, ME



PROPERTY INFORMATION

OWNER: Cole WG Augusta ME LLC

DEED: Book 10358 Page 110

ASSESSOR: Map 33 Lot 249

LOT SIZE: 1.36± AC

BUILDING SIZE: 14,065 SF

YEAR BUILT: 2007

FRAME TYPE: Masonry

ZONING: KBD2 (Kennebec Business District 2)

LEASE EXPIRATION: 7/31/2033

EXTERIOR: Clapboard & brick veneer

HVAC: Central A/C

UTILITIES: Municipal water & sewer

HEAT TYPE: Forced air

HEAT FUEL: Gas

ROOF: Tar & gravel

FLOORING: Vinyl/Asphalt/Carpet

ASSESSED VALUE: \$ 489,600 (land)
\$1,181,800 (building)

REAL ESTATE TAXES \$39,779 (2025)



PHOTOS

403 Water Street | Augusta, ME



AERIAL

403 Water Street | Augusta, ME

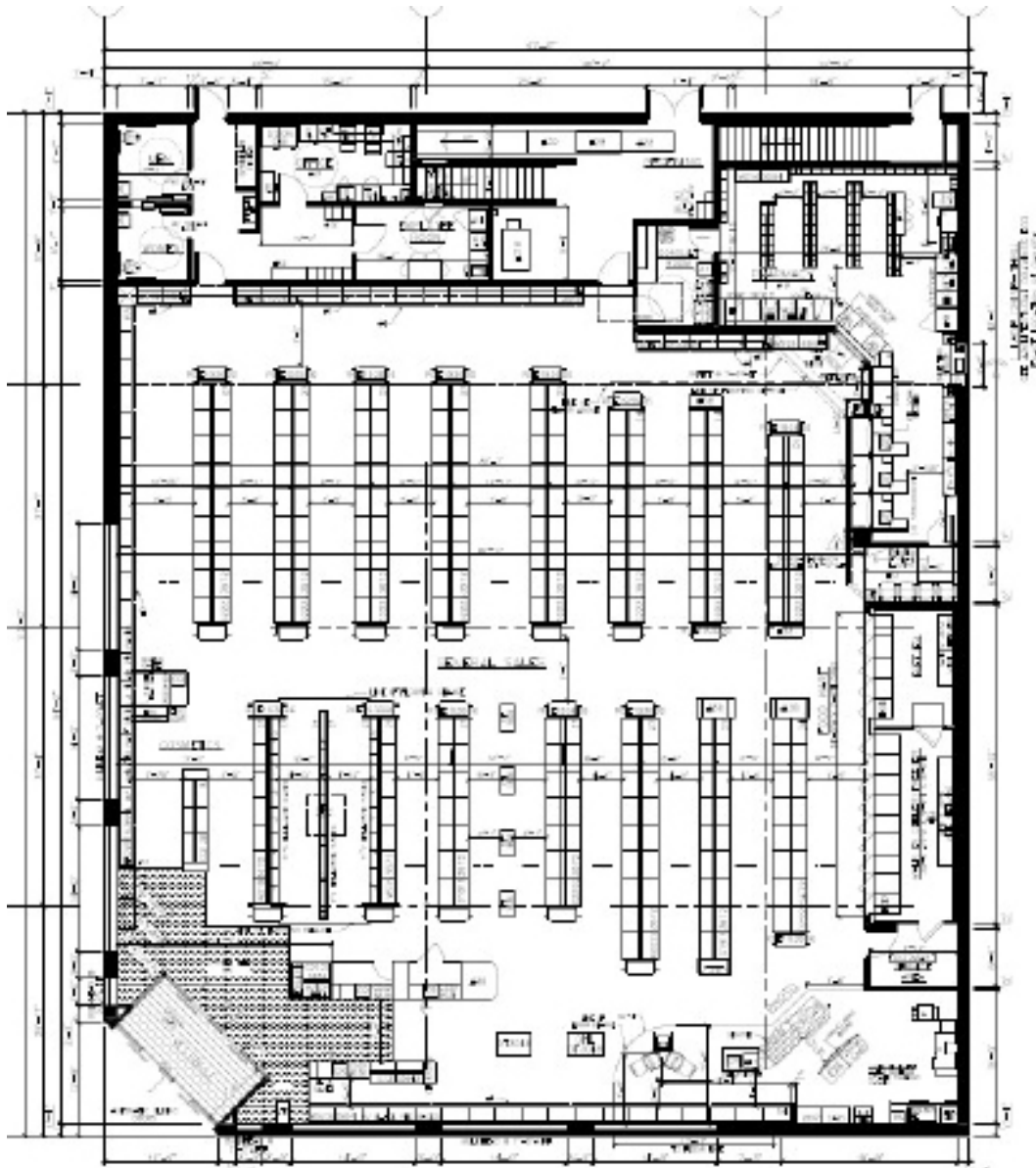


FLOOR PLANS

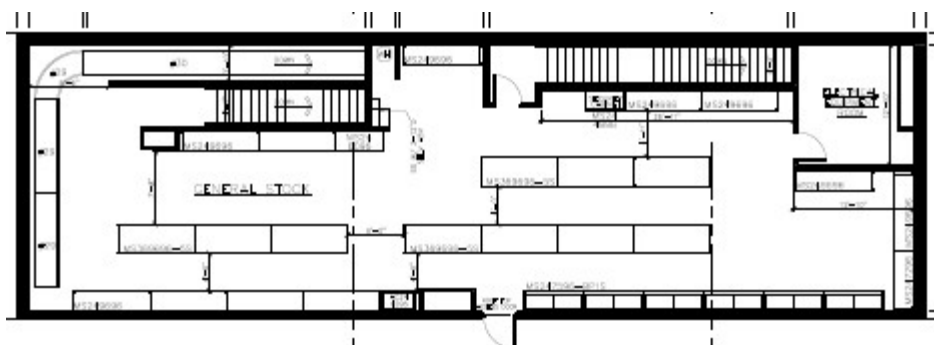
403 Water Street | Augusta, ME



FIRST FLOOR

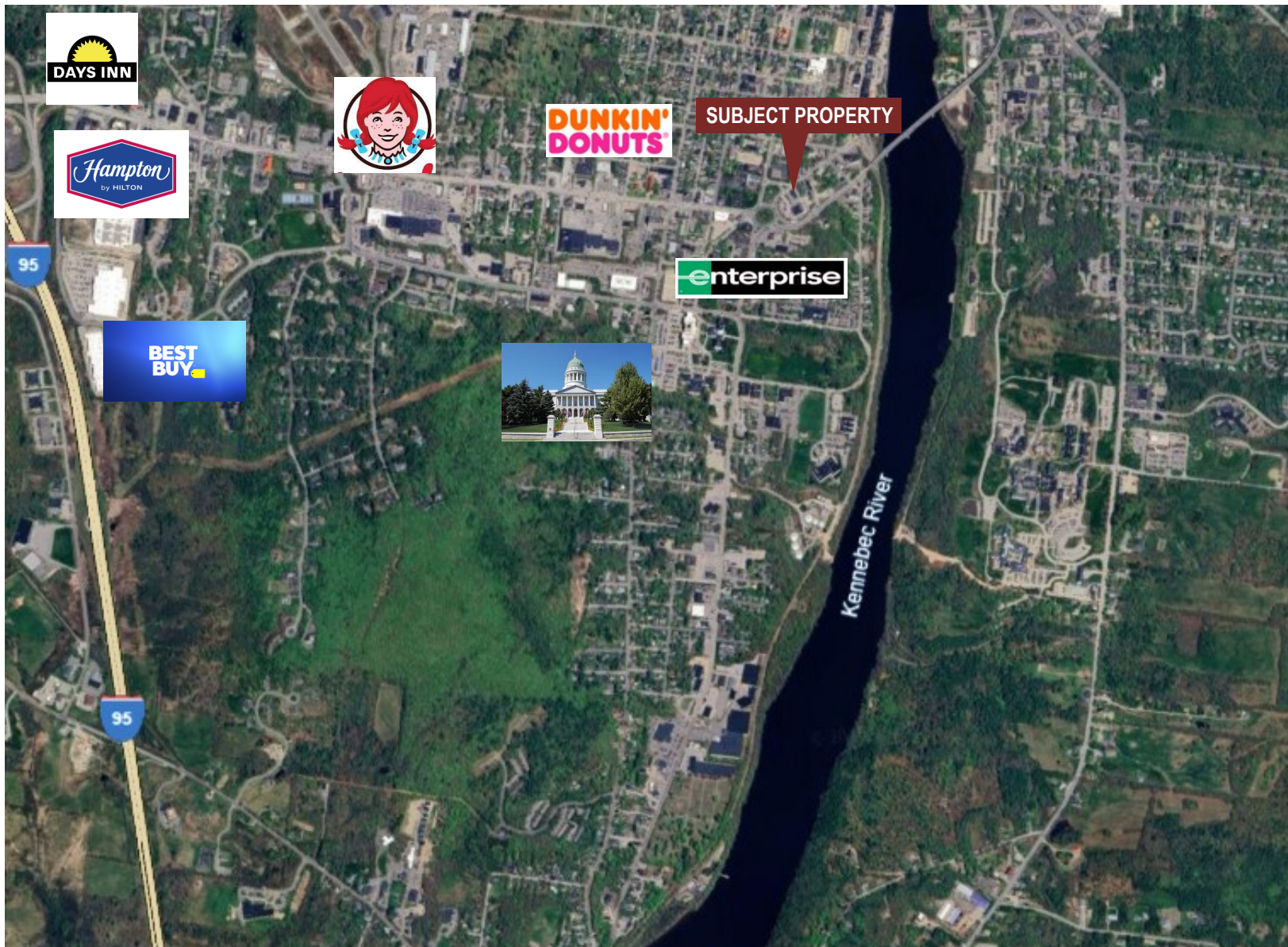


SECOND FLOOR



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DEMOGRAPHICS

403 Water Street | Augusta, ME



KEY FACTS

26,896

Population



2.0

Average Household Size

45.6

Median Age

\$54,492

Median Household Income

EDUCATION

5%

No High School Diploma



36%

High School Graduate



25%

Some College



33%

Bachelor's/Grad/Prof Degree

BUSINESS



2,167

Total Businesses



41,566

Total Employees

EMPLOYMENT



66%

White Collar



17%

Blue Collar



17%

Services

2.2%

Unemployment Rate

INCOME



\$54,492

Median Household Income



\$36,560

Per Capita Income



\$122,496

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$200,000+ (4.5%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 11.5% | +2.9% | |
| \$15,000 - \$24,999 | 9.2% | +2.1% | |
| \$25,000 - \$34,999 | 10.4% | +2.1% | |
| \$35,000 - \$49,999 | 14.4% | +1.3% | |
| \$50,000 - \$74,999 | 18.3% | +0.6% | |
| \$75,000 - \$99,999 | 12.1% | -1.3% | |
| \$100,000 - \$149,999 | 13.5% | -4.2% | |
| \$150,000 - \$199,999 | 6.1% | -2.1% | |

Bars show deviation from

Kennebec County ▼

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