



295 KENNEDY MEMORIAL DRIVE
WATERVILLE, ME 04901

PROPERTY HIGHLIGHTS

- 2,672± SF former pharmacy, fully renovated in 2022.
- Operational drive-up lane and window.
- Co-tenants include food, office, and medical.
- High-traffic corridor supported by turning lane.
- **Sublease Rate: \$15.00/SF NNN**



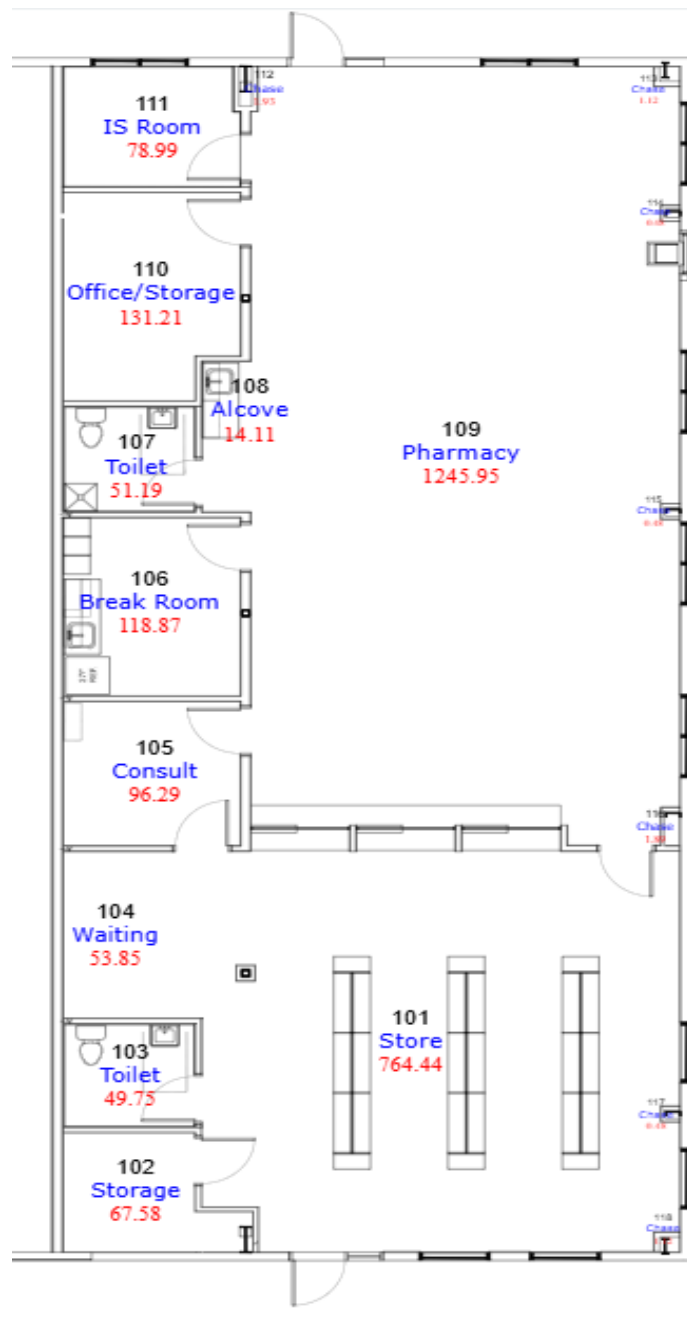
FOR SUBLEASE

END-CAP RETAIL SPACE W/ DRIVE-THRU

PROPERTY DETAILS

SUBLESSOR	Northern Light Health
BOOK/PAGE	11231/134
ASSESSOR'S REFERENCE	Map 41, Lot 100
AVAILABLE SPACE	2,672± SF
BUILDING SIZE	9,476± SF
LOT SIZE	8.75± AC
ZONING	CD - Highway Commercial
YEAR BUILT	1965; Space renovated in 2022
LOT FRONTAGE	300' on Kennedy Memorial Drive
UTILITIES	Municipal water and sewer
HEATING & COOLING	Forced-air; installed in 2022
SPRINKLERS	Yes, wet system.
PARKING	In common with other tenants, not assigned.
BUILDING TENANTS	Harvest Moon, Edward Jones, Waterville Pediatric & Hanger Clinic
TRAFFIC COUNT	24,082 vehicles/day (factored 2025)
DATE AVAILABLE	Immediately
NNN EXPENSES	See broker for details.
LEASE RATE	\$15.00/SF NNN

FLOOR PLAN



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CONTACT US



ROY DONNELLY
ASSOCIATE BROKER
+1 207.553.1736D
+1 207.356.1327 C
RDONNELLY@BOULOS.COM



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