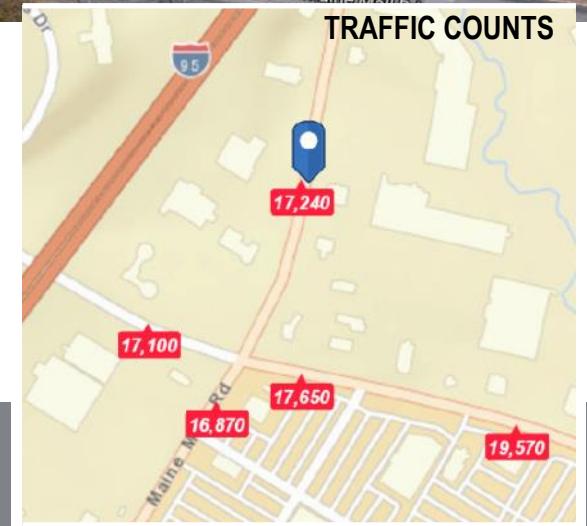


FOR LEASE | MALLSIDE PLAZA SPACES

198 Maine Mall Road | South Portland, ME



- Pad site 2,000-5,000 SF
- Prime location in the mall area with great visibility
- Near the intersection of Maine Mall Road, Gorham and Running Hill Roads
- Join Designer Shoe Warehouse, Five Guys, Dollar Tree, Guitar Center, Five Below, Planet Fitness, Theory Wellness, and Legal-Ease
- 467± on-site parking spaces
- Located between Exits 45 and 46 of the Maine Turnpike, combined traffic daily average: 40,000± cars/day



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FOR LEASE | MALLSIDE PLAZA SPACES

198 Maine Mall Road | South Portland, ME



LANDLORD:	NEGC Mallside BH LLC	FOUNDATION:	Slab	SPRINKLER:	Wet system
SITE SIZE:	12.90± acres	ROOF:	Flat / tar-gravel	UTILITIES:	Public water/sewer
PARKING:	467± spaces	EXTERIOR:	Concrete/cinderblock	HVAC:	Gas-fired forced hot air; central A/C package
BUILT:	1987	CEILING:	16±'	LEASE RATE:	See Broker for details
CONSTRUCTION:	Concrete/cinderblock	FLOORING:	Tile AVR, carpet	CAM CHARGES:	\$6.00 PSF <i>estimated</i>

NOTES: CAM charges include: Real estate taxes, insurance, common area maintenance, utilities



AREA STATISTICS	5 Mile	10 Miles	15 Miles
Total Residential Population:	117,359	194,999	282,558
Total Households:	52,167	82,943	117,712
Average Household Income:	\$73,702	\$83,133	\$83,891
Total Businesses:	7,962	10,450	13,623
Total Employees:	134,140	158,761	189,837
Employee/Residential Population Ratio: <i>(per 100 residents)</i>	114	81	67

U.S. Census Bureau, Census 2010 Summary File 1, Esri forecast for 2020

2,000-5,000 SF Pad Site Available - See Broker for Details

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