

# FOR LEASE

FLAGSHIP CINEMAS  
*Premium*



Renys



## RETAIL SPACE AT WELLS PLAZA

40-75 WELLS PLAZA, WELLS, ME 04090

### PROPERTY HIGHLIGHTS

- Two (2) inline spaces and one (1) end-cap space available for lease
- This 93,263± SF retail center is in an ideal location with excellent traffic flow and visibility from Route One.
- Plaza neighbors include Hannaford, Flagship Cinemas, Reny's, Saco Bay Physical Therapy, and others.
- Abundant on-site parking available.
- Contact brokers for pricing details.



THE BOULOS COMPANY IS  
PLEASED TO REPRESENT:

  
**BRIDGE33**





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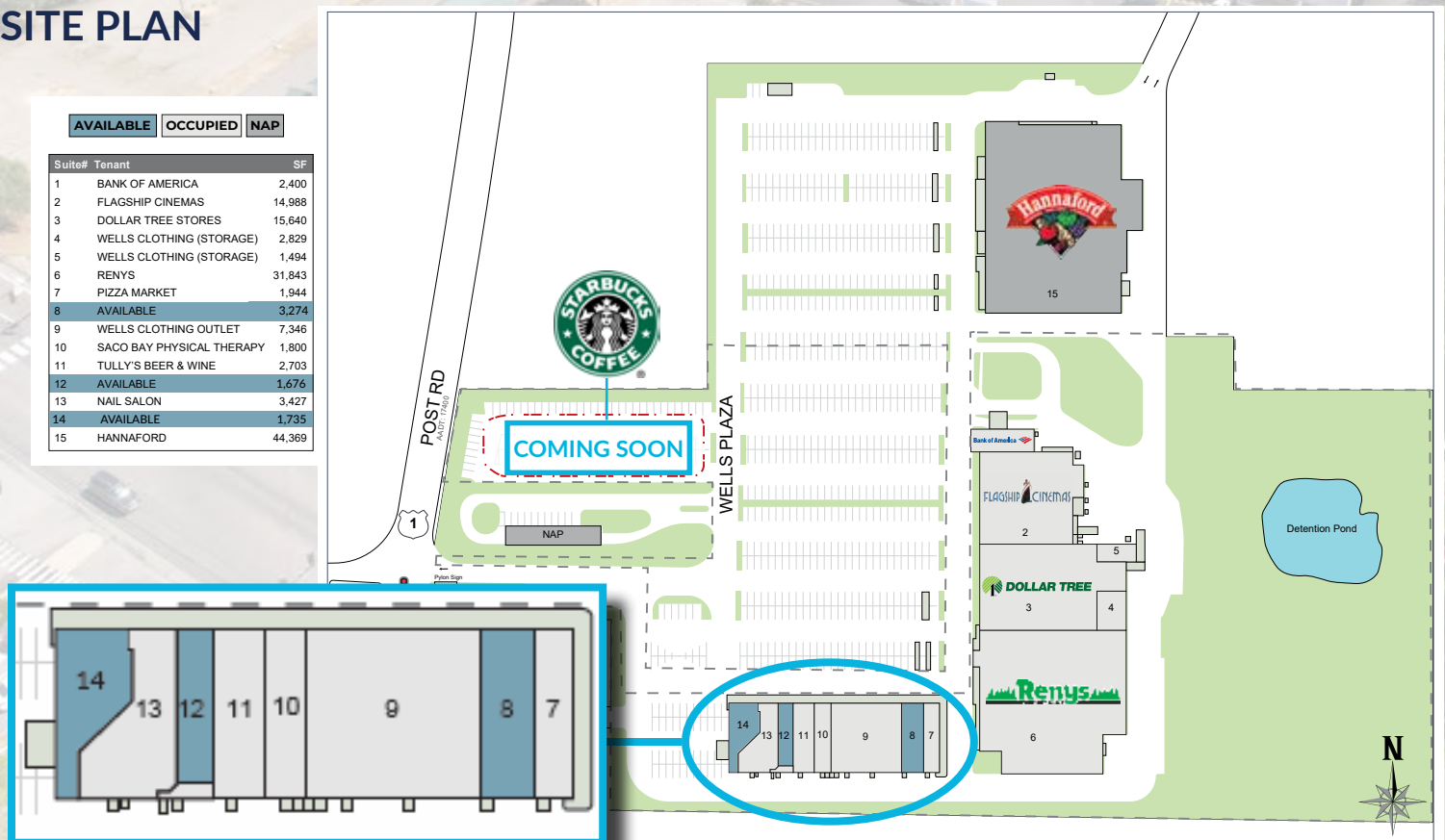
## 40-75 WELLS PLAZA, WELLS, ME 04090



### PROPERTY DETAILS

OWNER	B33 Wells Plaza II, LLC
DEED REFERENCE	Book 18716, Page 204
ASSESSOR'S REFERENCE	Map 121, Lot 024
BUILDING SIZE	93,263± SF
LOT SIZE	15.03± Acres
ZONING	GB - General Business
AVAILABLE SPACE	Unit 8: 3,274± SF Unit 12: 1,676± SF Unit 14: 1,735± SF
UTILITIES	Municipal water and sewer
HVAC	Gas-fired forced air heat; Central A/C
SIGNAGE	Pylon at entrance and on building or awning
PARKING	633± on-site spaces (6.81:2,000± SF)
LEASE RATE	Contact listing brokers
NNN EXPENSES	\$5.57/SF

### SITE PLAN





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SUITE 8: FORMER SALON/DAY SPA - 3,274± SF



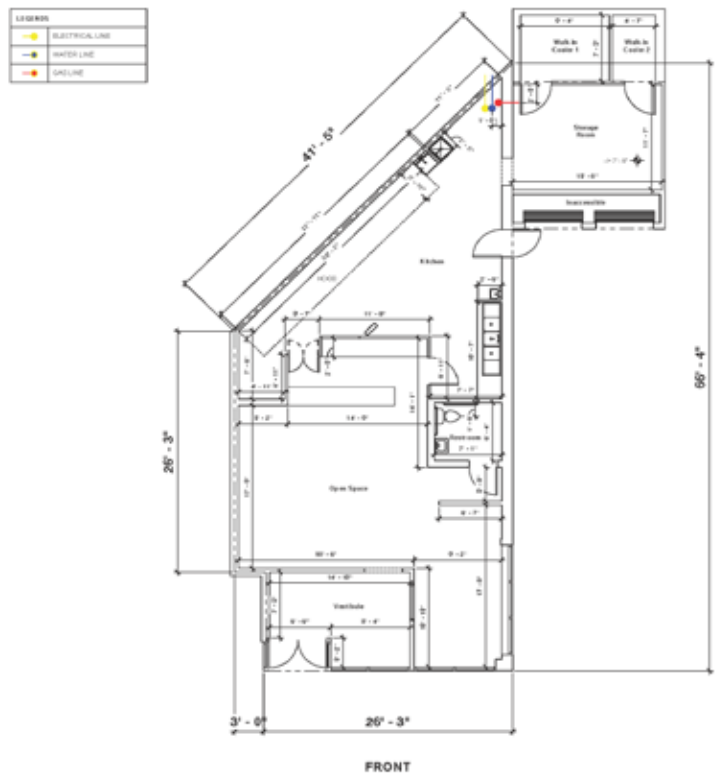
SUITE 12: FORMER DANCE STUDIO - 1,676± SF



SUITE 14: 1,735± SF



SUITE 14: FLOOR PLAN





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## CONTACT US



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