

FOR LEASE | CORNWALL PLAZA



PRIME RETAIL SPACE

179 MAIN STREET, SOUTH PARIS, ME 04281

PROPERTY HIGHLIGHTS

- Join Save-A-Lot at Cornwall Plaza
- 5,000 - 9,000± SF of retail space for lease
- Area businesses include: Dunkin', Burger King, McDonald's, Advance Auto Parts and more.
- High visibility location right on Route 26 with ample on-site parking
- Traffic Count: 19,894 vehicles/day (MDOT 2014)
- Lease Rate: \$8.00 - 12.00/SF NNN



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PROPERTY DETAILS

OWNER OF RECORD	Cornwall Partners, LLC
ASSESSOR'S REFERENCE	U 01/38
BUILDING SIZES	Plaza Total: 45,580± SF Freestanding Building: 2,748± SF
AVAILABLE SPACE	Unit 6: 5,000± SF
YEAR BUILT	1971
LOT SIZE	6.35± Acres
ZONING	Commercial
UTILITIES	Municipal water and sewer
HVAC	Direct vent, propane powered and electric heat pumps
SPRINKLER	Yes, wet system
SIGNAGE	Street pylon at entrance & building signage
PARKING	Ample on-site parking in common with other tenants
LEASE RATE	\$8.00 - 12.00/SF NNN

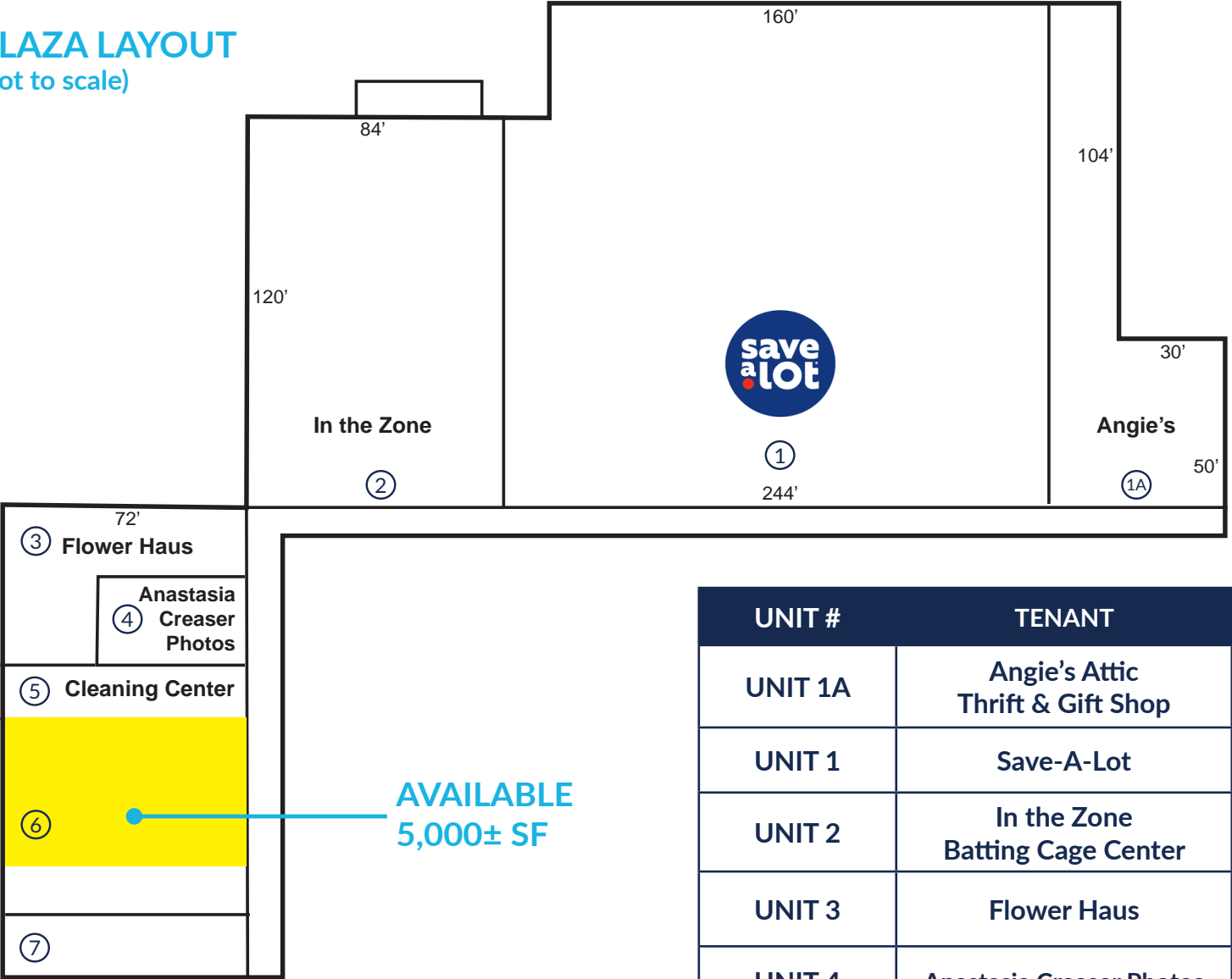


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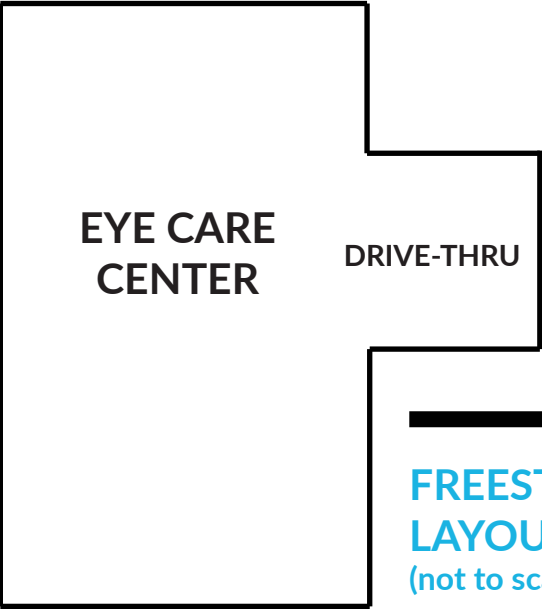
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PLAZA LAYOUT
(not to scale)



UNIT #	TENANT
UNIT 1A	Angie's Attic Thrift & Gift Shop
UNIT 1	Save-A-Lot
UNIT 2	In the Zone Batting Cage Center
UNIT 3	Flower Haus
UNIT 4	Anastasia Creaser Photos
UNIT 5	Cleaning Center Laundromat
UNIT 6	AVAILABLE
UNIT 7	Ninja Sushi
Drive-thru Building	Eye Care Center



FREESTANDING BUILDING
LAYOUT
(not to scale)

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