



**LEASE RATE:
\$15.75/SF MG**

FOR LEASE

**449 FOREST AVENUE
PORTLAND, ME 04101**



- **1,037± of Office/Retail space available on the 2nd floor of Forest Avenue Plaza.**
- **Building common areas completely redone, including new flooring, lighting, updated lobby directory, with more improvements to come.**
- **Access to space via an elevator.**
- **On-site parking available in Landlord-owned lot and included in the lease rate.**
- **Centrally located on Forest Avenue, providing high visibility, ample retail amenities and easy access to I-295.**

FOR LEASE | PRIME RETAIL SPACE

449 FOREST AVENUE, PORTLAND, ME 04101



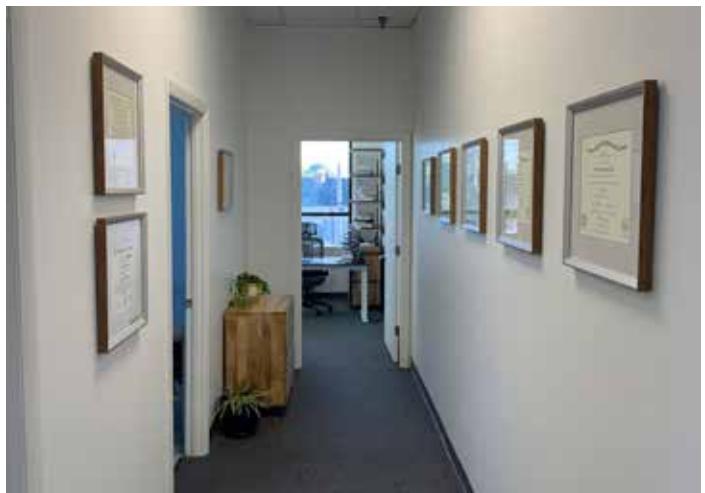
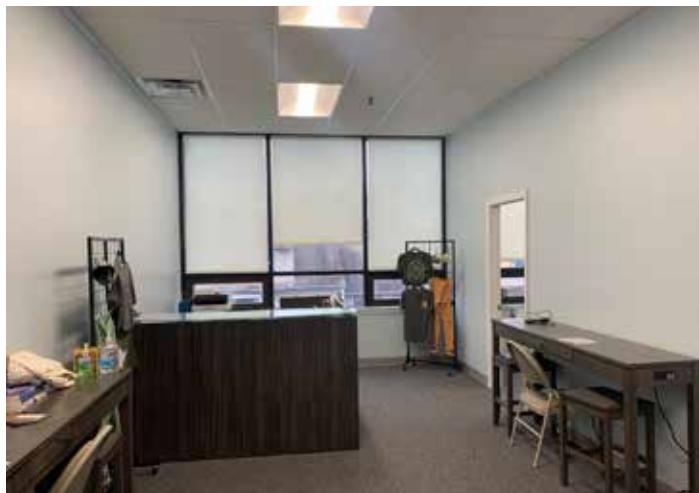
PROPERTY DETAILS

OWNER	Forest Avenue Plaza LLC
ASSESSOR'S REF	Parcel ID 111 A016002
BOOK / PAGE	14643/82
LOT SIZE	3.57± AC
PLAZA SIZE	46,960± SF
ZONING	B-2B Community Business Zone
TRAFFIC COUNT	22,817 Daily (2022)
ROAD FRONTAGE	538± SF on Forest Avenue
UTILITIES	Public Water & Sewer
SPRINKLER	Yes, Wet System
HVAC	Central A/C
SIGNAGE	Pylon, Building, & Lobby Tenant Directory
PARKING	On-site parking shared with other tenants
SPACES AVAILABLE	Suite 208: 1,037± SF
DATE AVAILABLE	April 1, 2025
LEASE RATE	\$15.75/SF MG
ELEVATOR	Yes
PLAZA TENANTS	CVS, TD Bank, State Farm, Burger King, Portland Yoga Project, The Wash Tub, Prompto, Above the Line Accounting, Portland Pilates, Magic Nails, Baby Booty, Bickmore Diversified, and a few medical practitioners

FOR LEASE | PRIME RETAIL SPACE

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PROPERTY PHOTOS





DEMOGRAPHICS 5 MILE RADIUS



POPULATION

125,222



HOUSEHOLDS

59,630



MEDIAN AGE

40.6



MEDIAN HOUSEHOLD

INCOME

\$76,578



TOTAL BUSINESSES

8,022



CONTACT US



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