



35 BRIDGE STREET GARDINER, ME 04345

PROPERTY HIGHLIGHTS

- 2,200± SF retail space with teller/ATM drive-thru
- Join Subway, Dunkin' and Emery's Meat & Produce
- Highly visible location that can be accessed by both Maine Avenue and Bridge Street
- Traffic Count: 15,390 vehicles/day (AADT 2017)
- Area businesses include: Hannaford, McDonald's Cumberland Farms, Rite Aid, Reny's and more.
- Lease Rate: \$16.00/SF NNN



FOR LEASE

RETAIL SPACE

FOR LEASE

35 BRIDGE STREET, GARDINER, ME 04345

PROPERTY HIGHLIGHTS

OWNER	Cobbossee Leasing LLC	STORIES	One (1)
BOOK/PAGE	6973/0006	CONSTRUCTION	Wood frame
ASSESSOR'S REFERENCE	037/102	HVAC	Oil, forced hot-air, fully air conditioned
BUILDING SIZE	10,672± SF	SPRINKLERS	Yes
AVAILABLE SPACE	2,200± SF	UTILITIES	Municipal
ZONING	TD - Traditional Downtown	PARKING	Ample on-site in common with other tenants
LOT SIZE	2.0± Acres	SIGNAGE	Affixed to building
YEAR BUILT	1968	LEASE RATE	\$16.00/SF NNN



FOR LEASE

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