

For Lease – Retail Space

1422 Broadway, South Portland, Maine



1,440 +/- sf Freestanding Restaurant/Retail Space

Location:	1422 Broadway, South Portland, Maine
Available Space:	1,440 +/- SF of Ground Floor Restaurant/Retail Space
Types Of Uses:	Restaurant/Retail
Building Size:	1,440 +/- SF
Zoning:	LB – Limited Business District
Lease Rate:	\$31.25/SF Triple Net (NNN)

Presented By:

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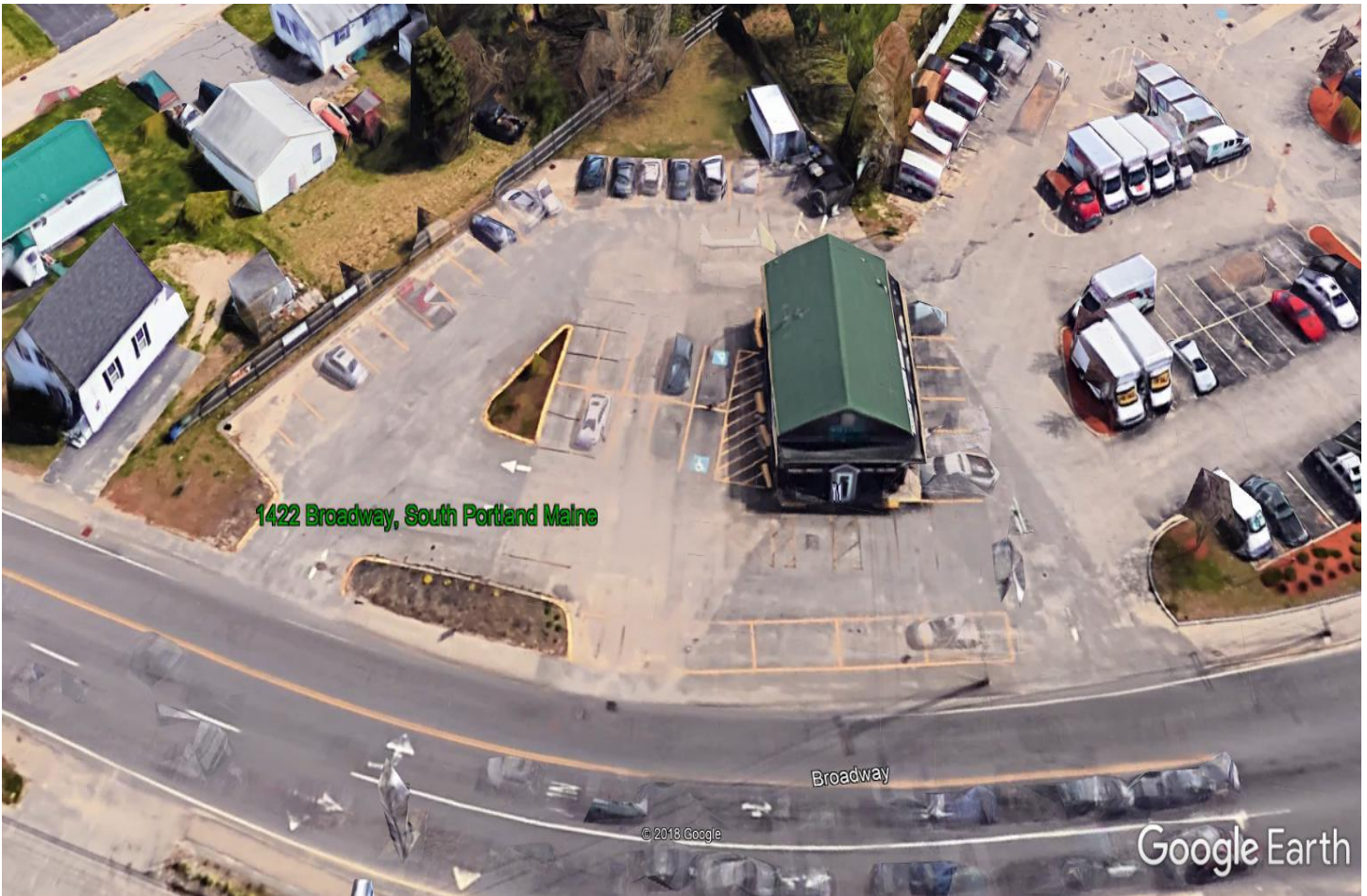
Property Summary

Available for lease is a freestanding building located at 1422 Broadway at “Cash Corner” in South Portland, Maine. This very heavily traveled intersection of US Route 1 and Broadway experiences a tremendous amount of traffic and visibility. Located in the heart of this intersection this freestanding building enjoys an abundance of on-site parking and yard space. The property has historically been operated as a restaurant containing a full kitchen with built in hood system, commercial kitchen plumbing, natural gas for heat and kitchen appliances, built in walk in cooler, 2 bathrooms, high ceilings, combination of Fujitsu electric heat/ac units and gas, forced hot air ceiling mounted heating units and open floor plan in dining area.



ADDRESS:	1422 Broadway Portland, Maine	TOTAL BUILDING SIZE:	1,440 +/- SF
OWNER:	1422 Broadway, LLC	PROPERTY SIZE:	0.62 +/- Acres
ZONE DISTRICT:	LB – Limited Business	HEATING:	Gas & Electric – Hot Air
HVAC:	2 Fujitsu Units	ELECTRICITY:	200 Amp Separately Metered
WATER & SEWER:	Municipal	RESTROOMS:	2 Full Sets
HOOD SYSTEM:	14' Existing Hood	EXISTING EQUIPMENT:	FF&E Can Be Purchased Separately
LEASE RATE:	\$31.25/SF NNN	PARKING:	Abundant
TRIPLE NET (Tax & Insur):	\$6.26/SF	AVAILABILITY:	Immediately

Aerial



Traffic Count (2016): Broadway & US Route 1 (Main St) – 17,840 Cars Daily – Maine Depart. of Transportation

Additional Pictures





