RETAIL FOR SALE/LEASE

375 Riverside Street, Portland ME

SUBDIVIDABLE

Suite A
Suite B
Suite C
Suite D
Suite E

Property Description:

Lease Rate: $16-$19 PSF NNN
Sale Price: $3,795,000

Available Space: 3,050-26,285+/- SF

Compass Commercial Brokers is pleased to present an exceptional opportunity at 375 Riverside Street in Portland, Maine, now available for both sale and lease. Ideally situated just a mile from Exit 48 of I-95 and the vibrant Rock Row Development, this property boasts unmatched accessibility and visibility. With an impressive traffic count of 18,300 AADT (2019) and approximately 300 feet of prominent road frontage, this location offers outstanding retail visibility along one of Portland's busiest corridors. The flexible layout options, ranging from 3,050-26,285+/- SF, cater to a diverse array of retail users, allowing businesses to find the perfect fit for their needs. From an investment perspective, the property's high "lease-ability" enhances its value and potential for repurposing, making it an attractive option for investors alike. Join a thriving community of strong local and national brands, including Home Depot, Berlin City Toyota, Empeople Credit Union, REI, and Chick-fil-A, in this rapidly growing area of Greater Portland. Don't miss this chance to position your business in a dynamic market with incredible potential.

- **Property Address**: 375 Riverside Street, Portland, Maine
- **Owner:** BE Holdings, LLC
- **Year Built:** 1989, Renovated 1995
- **Zoning:** B4

- **Book/Page:** 40072/60
- **Land Area:** 2.797+/- acres
- **Utilities:** Public water/ Private Septic/Replaced 2023
- **Parking:** Ample on-site parking

- **Amenities:** Easy Access to I-95.
- **Heating:**
  - Retail: Natural Gas
  - Service Center: Natural Gas
  - Warehouse: Propane
- **Building Size:** 26,285 +/- SF

Steve Baumann
President . CEO
241 US Route One
4th Floor
Falmouth, Maine 04105
O . 207.253.1781
C . 207.831.4063
E . sbaumann@compass-cb.com
W . www.compass-cb.com

Floorplan/Division Plan

375 Riverside Street, Portland ME

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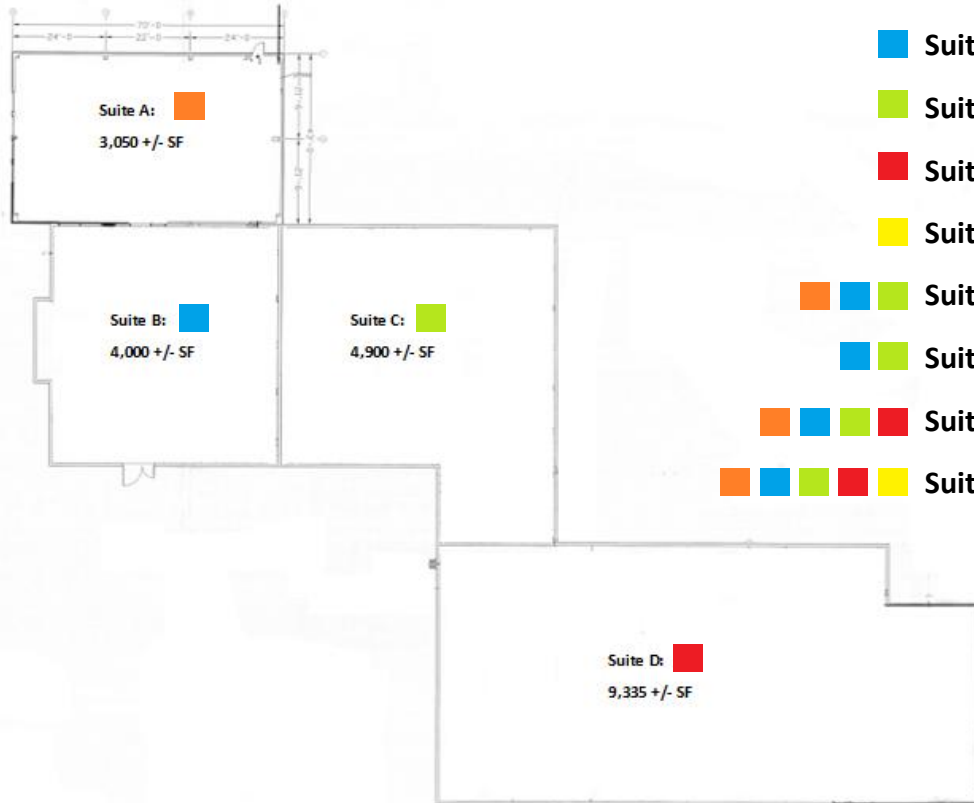
- ■ Suite A: 3,050+/- SF
- ■ Suite B: 4,000+/- SF
- ■ Suite C: 4,900+/- SF
- ■ Suite D: 9,355+/- SF
- ■ Suite E: 5,000+/- SF
- ■ ■ ■ Suites A, B, & C Combined: 11,950+/- SF
- ■ ■ Suites B & C Combined: 8,900+/- SF
- ■ ■ ■ ■ Suites A, B, C, D Combined: 21,285+/- SF
- ■ ■ ■ ■ ■ Suites A, B, C, D, E Combined: 26,285+/- SF

Suite A: 3,050 +/- SF

Suite B: 4,000 +/- SF

Suite C: 4,900 +/- SF

Suite D: 9,335 +/- SF

*Suite E Is not Shown on this plan.

Suite A · Suite B · Suite C · Suite D · Suite E

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