



185 OCEAN STREET | SOUTH PORTLAND

is a versatile property which suits retail office or flex uses featuring ample parking, 14' ceilings, building façade signage, highly visible location, easy access & close proximity to downtown Portland - all situated in the popular Millcreek area of South Portland with exceptional traffic counts. The space is currently configured as a physical therapy business with sixteen (16) private exam rooms and open bullpen area making it ideal for continued retail use or easy conversion to open concept office use with perimeter offices or flex space. Join Shaw's Supermarket, Anytime Fitness, TD Bank, Dunkin Donuts, Bull Moose & more.

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FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING



IDEAL FOR A VARIETY OF USES

LOCATED IN POPULAR & WELL TRAVELED MILLCREEK AREA

185 OCEAN STREET | SOUTH PORTLAND | MAINE | 04106

SPECIFICATIONS



LEASE DETAILS



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OWNERSHIP:

The property is owned by Last Corner, LLC

PROPERTY FEATURES

YEAR BUILT:	1953
ZONING:	Mill Creek Core
UTILITIES:	Municipal Water & Sewer
BUILDING SIZE:	8,125+/- Square Feet
LOT SIZE:	.37+/- Acres
PARKING:	Ample On Site Parking
SPRINKLER:	Wet System
HVAC:	Central Air

SQUARE FOOTAGE:	3,015+/- SF
LEASE RATE:	\$ 24.00 PSF NNN
SUITE:	A—First Floor Left

SQUARE FOOTAGE:	5,110+/- SF
LEASE RATE:	\$ 24.00 PSF NNN
SUITE:	B—First Floor Right

SQUARE FOOTAGE:	8,125+/- SF
LEASE RATE:	\$24.00 PSF NNN
SUITE:	A & B Combined—First Floor
NNN EXPENSES:	Estimated at \$6.52 PSF



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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

Located at the intersection of Market Street & Ocean Street, the property offers exceptional accessibility and visibility and it is a prime location in the popular Millcreek area of South Portland with easy access to I-295 and downtown Portland. Many local & national retailers and businesses alike surround the property making it is destination retail or office site with plenty of on site parking, building mounted signage, central HVAC, and municipal water and sewer. Currently configured as retail/office space but ideal for a wide variety of uses and situated in dynamic area of South Portland.

POPULATION:	27,007 (2025 Estimate)
AVERAGE GROWTH:	1.9% (2020 2025)
HOUSEHOLDS:	12,152 (2020 2024)
MEDIAN HOME VALUE:	\$ 441,200 (2020 2024)
MEDIAN INCOME:	\$ 86,838 (2020 2024)
MEDIAN AGE:	40.9 Years (Male: 38.8 Female: 43.5)
LAND AREA:	12.07 (2020)
TRAFFIC COUNTS:	27,000+/- Cars on Broadway Daily

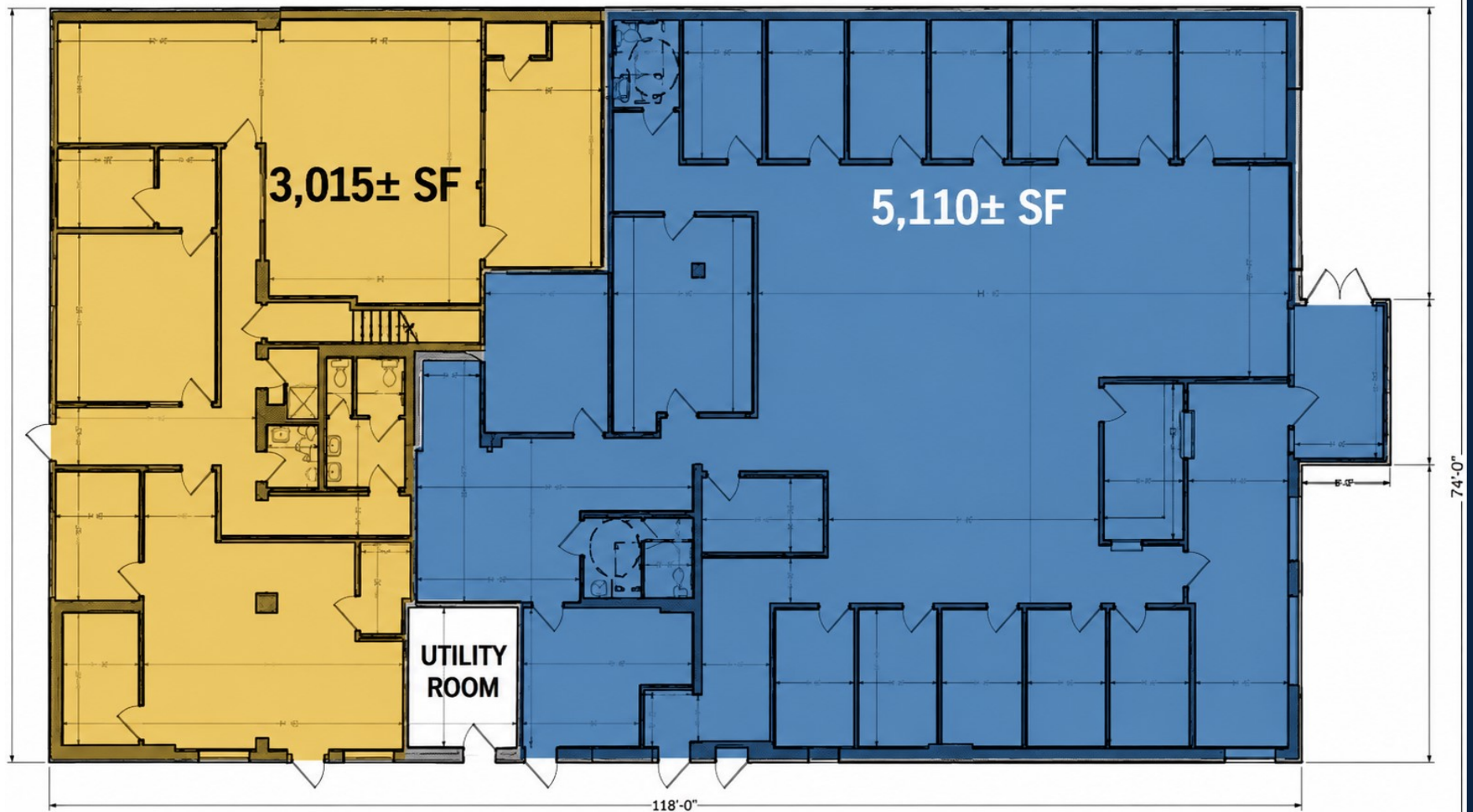
South Portland is located in Cumberland County and is part of the Greater Portland area including Portland, Westbrook and other communities.



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DIVISION PLAN

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INTERIOR PHOTOGRAPHS

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IDEAL FOR A VARIETY OF USES | SEE VIRTUAL RENDERINGS ON NEXT PAGE



SPACE CURRENTLY CONFIGURED WITH 16 EXAM ROOMS, OPEN BULLPEN & RECEPTION AREA



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VIRTUAL RENDERINGS

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VIRTUAL RENDERINGS UTILIZED AS OFFICE SPACE WITH RECEPTION AREA & OPEN BULLPEN



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VIRTUAL RENDERINGS

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VIRTUAL RENDERINGS UTILIZED AS RETAIL | FLEX SPACE WITH WIDE OPEN CONCEPT



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EXTERIOR PHOTOGRAPHS

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AERIAL PHOTOGRAPH

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LOCAL TENANT MIX

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RESTAURANTS

- 23 Q Street Diner
- 28 Kume Sushi Lounge
- 34 The Garden Bar
- 35 Asian House Kitchen & Bar

FAST FOOD

- 15 Starbucks
- 18 McDonalds
- 23 The Street Witch
- 24 Buffalo Wild Wings Go
- 25 Taco Trio
- 29 Caffeine Creative
- 33 South Portland House of Pizza

FINANCE

- 3 TD Bank
- 13 Key Bank
- 16 Bank of America Drive-Through
- 17 Bangor Savings Bank
- 21 Town & Country Fed Credit Union
- 30 Saco Biddeford Savings
- 31 Bath Savings
- 32 Norway Savings

FITNESS

- 20 Anytime Fitness

MUNICIPAL

- 21 South Portland Post Office
- 22 South Portland City Hall

AUTOMOTIVE

- 9 Yankee Ford
- 10 VIP Auto
- 11 Napa Auto Parts

SHOPPING

- 1 CVS Pharmacy
- 2 Shaws Supermarket
- 4 Tru Value Hardware
- 6 Dollar Tree
- 12 Bull Moose
- 14 Pet Supplies Plus
- 19 So Po Seafood

BUSINESSES

- 5 Goodwill
- 7 UPS Store
- 8 H&R Block
- 27 Heirloom Consignment

HEALTH & BEAUTY

- 26 Bella Rouge Salon & Spa
- 36 Golden Hour Massage & Bodywork
- 37 Beauty Wave Aesthetics

LEASING CONTACT



MILLCREEK PARK & POND LOCATED ACROSS
FROM PROPERTY & EASTERN PATHWAY TRAIL



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TO VIEW FROM WEBSITE
SCAN QR CODE

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