COMPASS
COMMERCIAL BROKERS

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.

JACKSON BAUMANN
DIRECTOR OF LEASING | ASSOCIATE BROKER
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
O. 207.253,.1781
E: jbaumann@compass-cb.com | C. 207.210.5451
W. www.compass-cb.com

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING



LOCATED IN POPULAR & WELL TRAVELED MILLCREEK AREA

185 OCEAN STREET | SOUTH PORTLAND | MAINE | 04106

SPECIFICATIONS

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106



OWNERSHIP:

The property is owned by Last Corner, LLC

PROPERTY FEATURES

YEAR BUILT:	1953
ZONING:	Mill Creek Core
UTILITIES:	Municipal Water & Sewer
BUILDING SIZE:	8,243+/- Square Feet
LOT SIZE:	.37+/- Acres
PARKING:	Ample On Site Parking
SPRINKLER:	Wet System
HVAC:	Central Air

LEASE DETAILS



SQUARE FOOTAGE:	3,059+/- SF
LEASE RATE:	$22.00 to $24.00|PSF NNN
SUITE:	A—First Floor Left
SQUARE FOOTAGE:	5,184+/- SF
LEASE RATE:	$22.00 to $24.00|PSF NNN
SUITE:	B—First Floor Right
SQUARE FOOTAGE:	8,243+/- SF
LEASE RATE:	$20.00 to $22.00|PSF NNN
SUITE:	A & B Combined—First Floor
NNN EXPENSES:	Estimated at $6.52|PSF

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

AMENITIES



DEMOGRAPHICS

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106

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

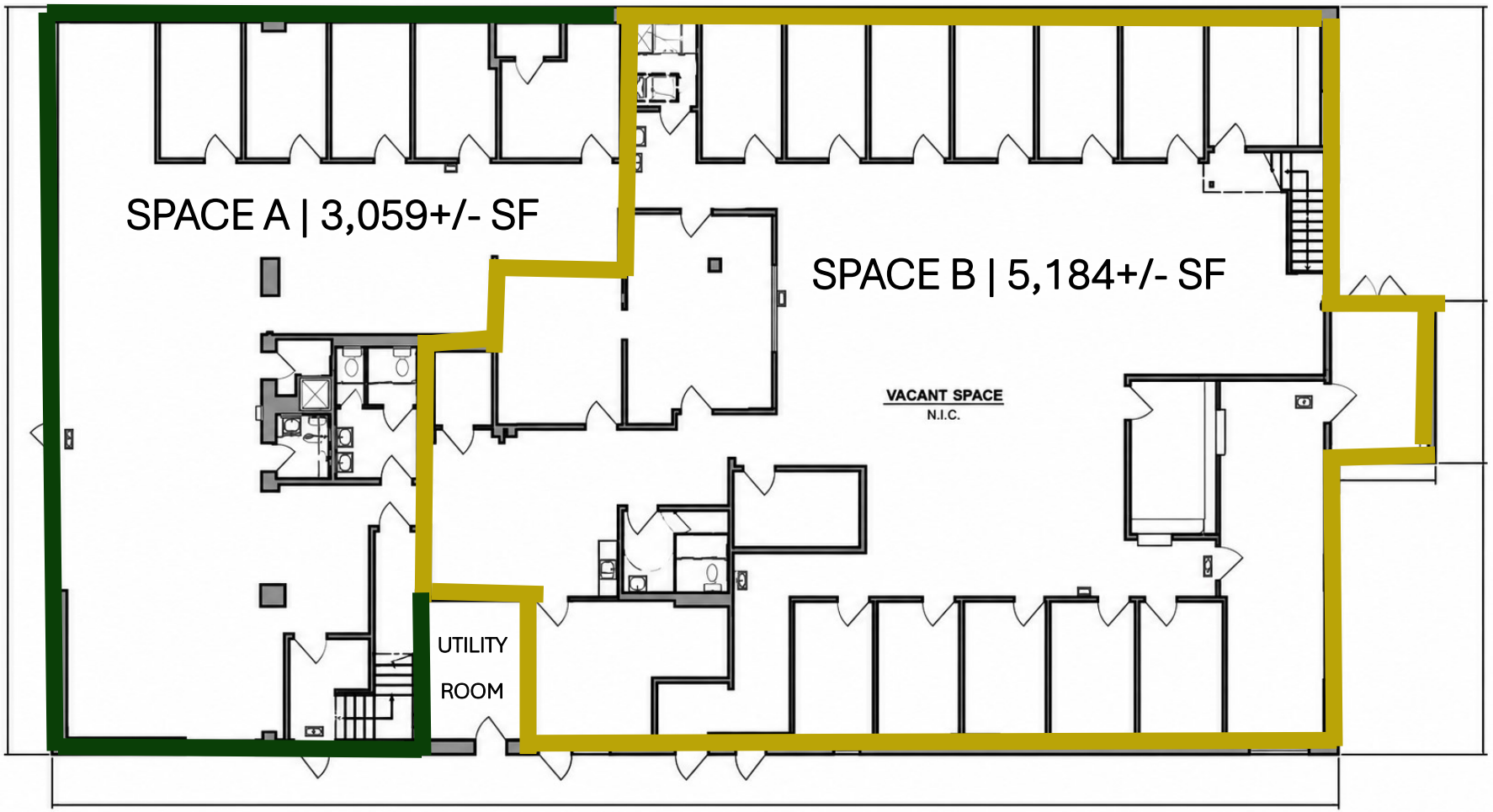
South Portland is located in Cumberland County and is part of the Greater Portland area including Portland, Westbrook and other communities.

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

UPDATED PLAN | 9.26

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106



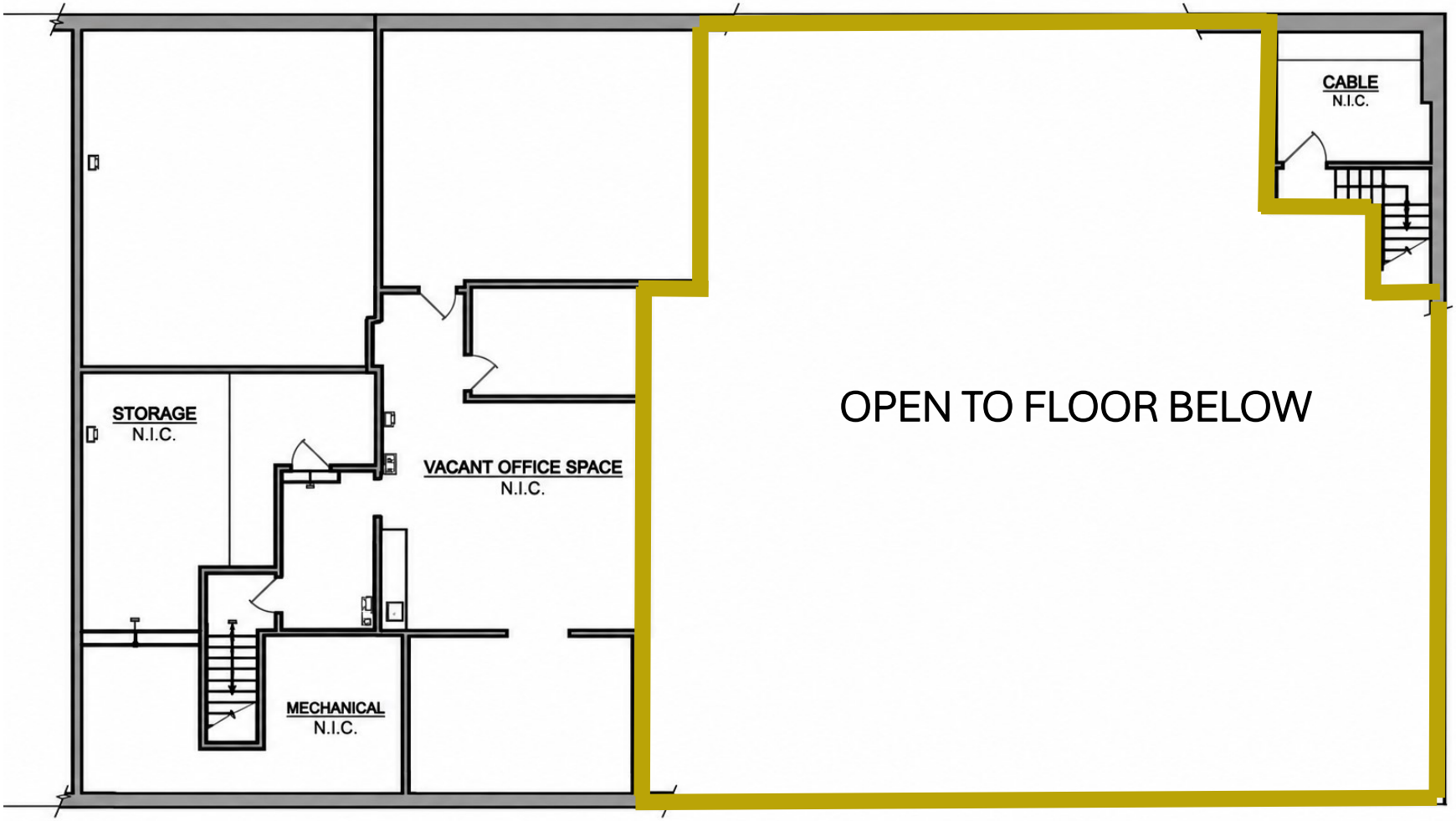
ENTIRE BUILDING IS 8,243+/- SF

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

UPDATED PLAN | 9.26

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106



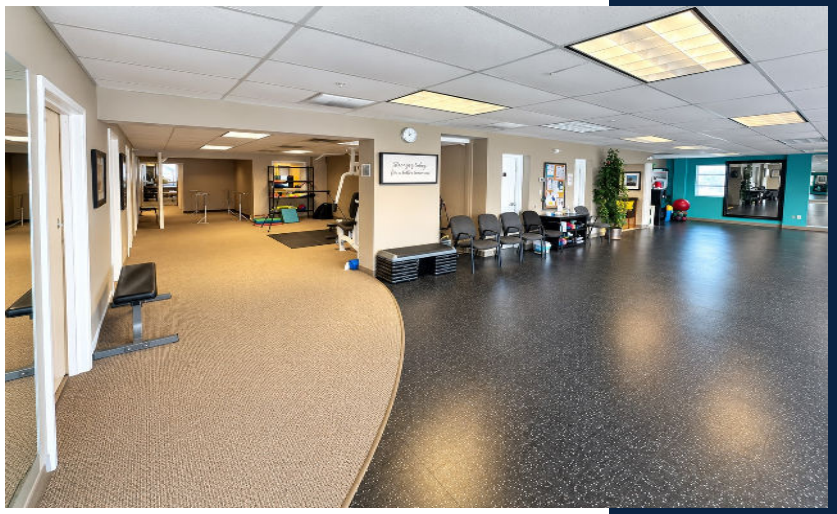
MEZZANNE LEVEL ADDITIONAL SPACE

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

INTERIOR PHOTOGRAPHS

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106





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





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

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

VIRTUAL RENDERINGS

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106











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

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

VIRTUAL RENDERINGS

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106











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

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

EXTERIOR PHOTOGRAPHS

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106









COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

AERIAL PHOTOGRAPH

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106



COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

LOCAL TENANT MIX

185 OCEAN STREET | SOUTH PORTLAND| MAINE | 04106



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

COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

LEASING CONTACT



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



COMPASS
COMMERCIAL BROKERS

FOR LEASE | FREESTANDING RETAIL | OFFICE | FLEX BUILDING

JACKSON BAUMANN

Director of Leasing | Associate Broker

Compass Commercial Brokers, LLC
241 US Route One, Floor 4
Falmouth, Maine 04105

Office: 207. 253.1781
Cell: 207.210.5451
Email: jbaumann@compass-cb.com



TO VIEW FROM WEBSITE
SCAN QR CODE

LOCATED IN POPULAR & WELL TRAVELED MILLCREEK AREA

185 OCEAN STREET | SOUTH PORTLAND | MAINE | 04106