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## 140 FORE STREET IN PORTLAND

is a turn-key, second generation restaurant opportunity on Portland's Eastern Waterfront, the city's fastest growing district. Built in 2021, the 1st floor space is delivered with hood, kitchen equipment and natural gas in place, cutting buildout cost and time to open. A strong mix of local and national retailers, restaurants, office users and hotels generates significant daily foot and vehicular traffic, with seasonal tourism from Portland's cruise ship terminals. Outdoor patio seating and on-site parking complete the package.


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# FOR LEASE
# TURN-KEY RESTAURANT SPACE




1ST FLOOR 2ND GENERATION RESTAURANT SPACE WITH OUTDOOR PATIO

## STRONG LOCATION ON PORTLAND'S EASTERN WATERFRONT

140 FORE STREET | PORTLAND | MAINE | 04101

# SPECIFICATIONS



# AVAILABILITIES




## 140 FORE STREET | PORTLAND | MAINE | 04101

### OWNERSHIP:

The property is owned by 100 Fore Street LLC

### PROPERTY FEATURES

| | |
|---|---|
| YEAR BUILT: | 2021 |
| ZONING: | RC |
| PARKING: | On-site |
| BUILDING SIZE: | 7,000+/- SF |
| NO OF STORIES: | One (1) |

### AVAILABLE SPACES:

| | |
|---|---|
| SQUARE FOOTAGE: | 2,675+/- SF |
| LEASE RATE: | $35.00 PSF NNN |
| LOCATION: | 1st Floor \| Turnkey Restaurant |
| NNN: | See Broker for Details |

### DETAILS:

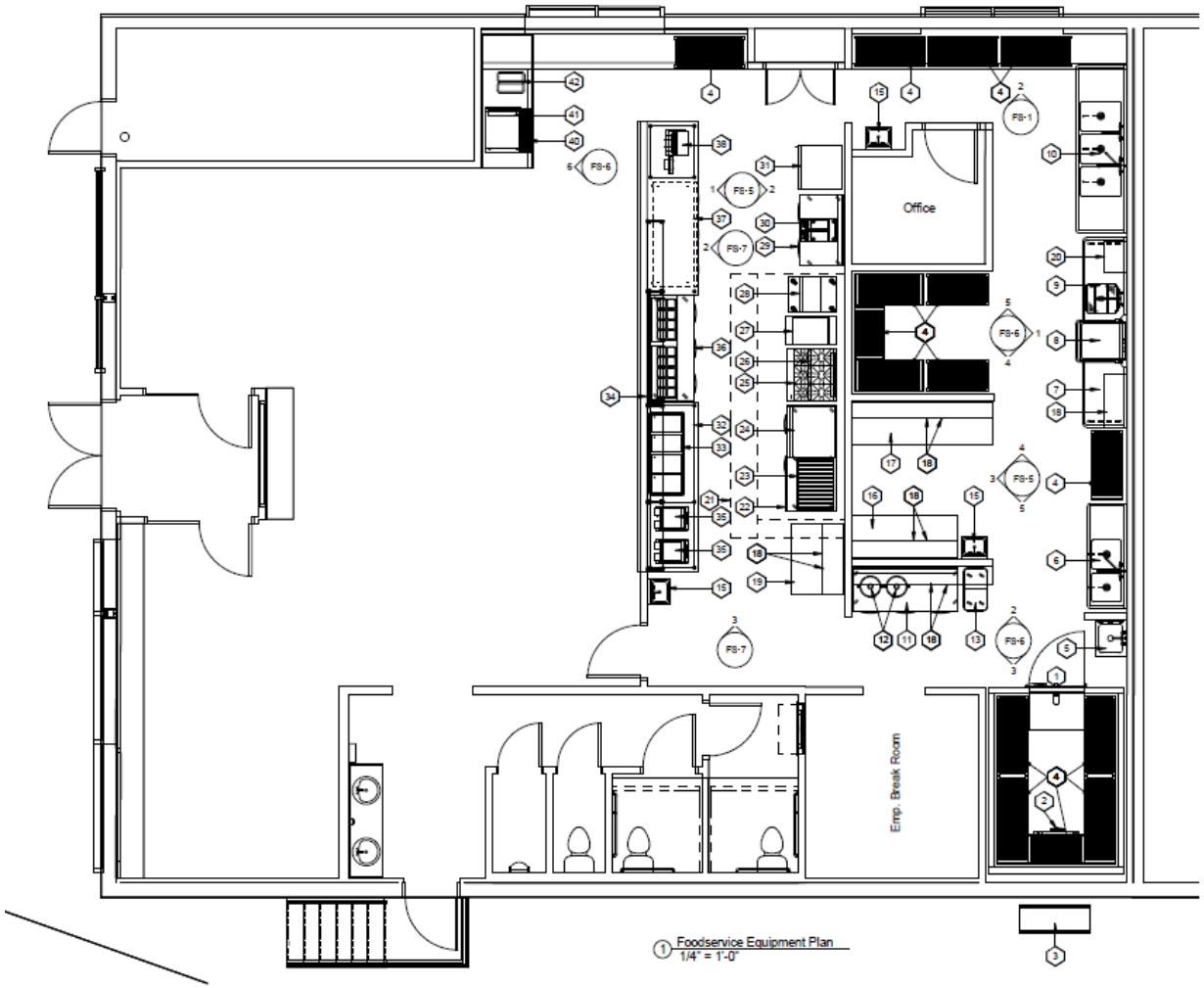
| | |
|---|---|
| PARKING: | On-site and area lots and garages |
| HVAC: | Natural gas fired heat and AC |
| KITCHEN: | Hood and kitchen equipment in place |
| PATIO: | Outdoor patio seating |

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## TURN-KEY RESTAURANT SPACE FOR LEASE

# FLOOR PLAN

## 140 FORE STREET | PORTLAND | MAINE | 04101




① Foodservice Equipment Plan
1/4" = 1'-0"

**Foodservice Equipment Schedule**

| Item # | Qty. | Description |
|---|---|---|
| 1 | 1 | Walk-In Cooler |
| 2 | 1 | Evaporator Coil, Cooler |
| 3 | 1 | Compressor, Cooler |
| 4 | 15 | Shelving Unit |
| 5 | 1 | Mop Sink |
| 6 | 1 | Sink, 2-Compartment |
| 7 | 1 | Dishtable, Clean |
| 8 | 1 | Dishwasher, Door-Type, Tall, Ventless |
| 9 | 1 | Dishtable, Soiled |
| 10 | 1 | Sink, 3-Compartment |
| 11 | 1 | Worktop Refrigerated |
| 12 | 2 | Rice Cooker |
| 13 | 1 | Ingredient Bin |
| 15 | 3 | Hand Sink |
| 16 | 1 | Work Table |
| 17 | 1 | Work Table |
| 18 | 9 | Wall Shelf |
| 19 | 1 | Work Table |
| 20 | 1 | Slant Rack Shelf |
| 21 | 1 | Exhaust Hood |
| 22 | 1 | Refrigerated Equipment Stand |
| 23 | 1 | Char-Broiler |
| 24 | 1 | Griddle |
| 25 | 1 | Range, 6-Burner |
| 26 | 1 | Salamander Broiler |
| 27 | 1 | Fryer |
| 28 | 1 | Stationary Rack Smoker |
| 29 | 1 | Worktop Refrigerated |
| 30 | 1 | Slushie Machine |
| 31 | 1 | Refrigerator, Merchandiser |
| 32 | 1 | Serving Counter |
| 33 | 1 | Hot Food Wells, Drop-In |
| 34 | 1 | Sneeze Guard |
| 35 | 2 | Panini Grill |
| 36 | 1 | Refrigerated Sandwich Unit |
| 37 | 1 | Undercounter Refrigerator |
| 38 | 1 | POS/Cash Register (By Owner) |
| 40 | 1 | Ice/Soda Dispenser (By Soda Vendor) |
| 41 | 1 | Ice Machine |
| 42 | 1 | Beverage Dispenser |

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# DINING AREA PHOTOS

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## TURN-KEY RESTAURANT SPACE FOR LEASE

# KITCHEN PHOTOS

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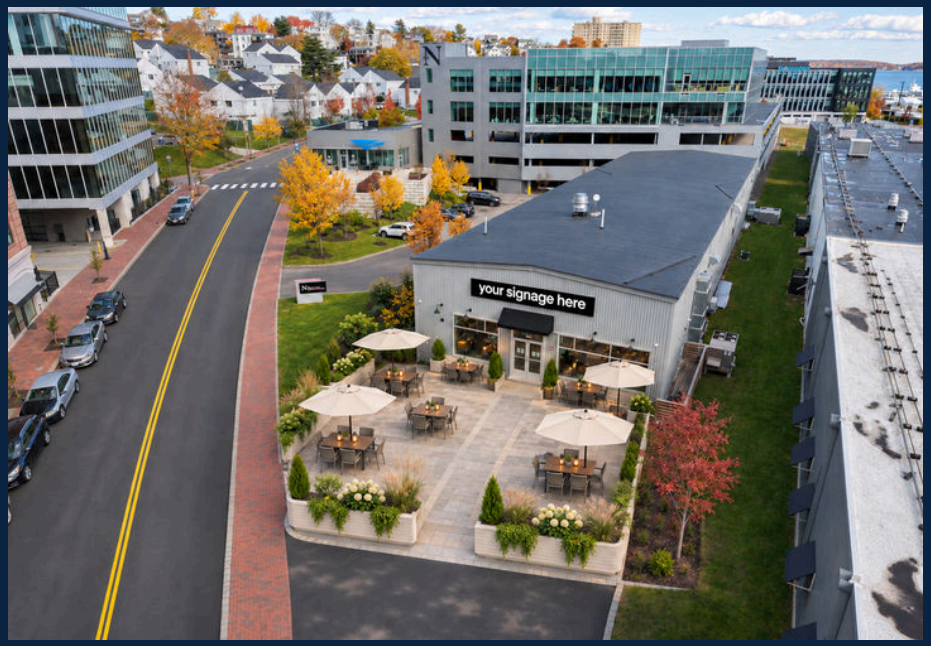
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## TURN-KEY RESTAURANT SPACE FOR LEASE

# VIRTUAL RENDERINGS

## 140 FORE STREET | PORTLAND | MAINE | 04101




RENDERINGS OF POTENTIAL OUTDOOR PATIO SPACES




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## TURN-KEY RESTAURANT SPACE FOR LEASE

# VIRTUAL RENDERINGS

## 140 FORE STREET | PORTLAND | MAINE | 04101













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## TURN-KEY RESTAURANT SPACE FOR LEASE

# LOCAL TENANT MIX

## 140 FORE STREET | PORTLAND | MAINE | 04101






### RESTAURANTS

1.Eventide Oyster Co.
The Honey Paw
Duckfat
Twelve
Scales
Fish & Bone
Angoor Wine Bar
Brickyard Hollow
Dok Mali
Douro
Highroller Lobster Co.
Flatbread Company
Gilbert's Chowder House
Ri Ra Irish Pub
Navis Café
Speckled Ax
Bom Dia
Live at Madrid's

### ENTERTAINMENT

Eastern Promenade
East End Beach
Maine Narrow Gauge Railroad
Fore Points Marina
Ocean Gateway Terminal
Merrill Auditorium

### BUSINESS

Roux Institute at Northeastern
WEX
Covetrus
Sun Life
Thames Landing
Pierce Atwood
MEMIC
Casco Bay Lines

### SHOPPING

Whole Foods Market
Micucci's Grocery
The Drift Collective
Moss Galleries
Browne Trading Market
Walgreens

### HOTELS

AC Hotel Portland Downtown
Residence Inn Downtown Waterfront
Hilton Garden Inn Waterfront
Hampton Inn Downtown
Canopy by Hilton
Portland Harbor Hotel

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## TURN-KEY RESTAURANT SPACE FOR LEASE

# AMENITIES



# DEMOGRAPHICS



## 140 FORE STREET | PORTLAND | MAINE | 04101

## PROPERTY AMENITIES

Located in Portland's Eastern Waterfront district, the property offers immediate access to the city's top restaurants, breweries and waterfront amenities, with strong pedestrian traffic and excellent walkability. Surrounding users such as WEX, the Roux Institute, Covetrus, the AC Hotel, Thames Landing, Fish & Bone, Angoor Wine Bar, Brickyard Hollow and Micucci's Grocery drive the continued growth of the neighborhood. Close to I-295, the I-95 connector and the Portland Jetport. With hood, kitchen equipment and natural gas in place, the space offers a fast, cost effective path to opening, plus outdoor patio seating and on-site parking.

| | |
|---|---|
| POPULATION: | 69,911 (2025) |
| AVERAGE GROWTH: | 2.2% (2020-2025) |
| HOUSEHOLDS: | 32,965 (2020-2024) |
| MEDIAN HOME VALUE: | $ 489,600 (2020-2024) |
| MEDIAN INCOME: | $ 79,540 (Household) |
| MEDIAN AGE: | 37.8 Years |
| LAND AREA: | 21.54+/- Miles |

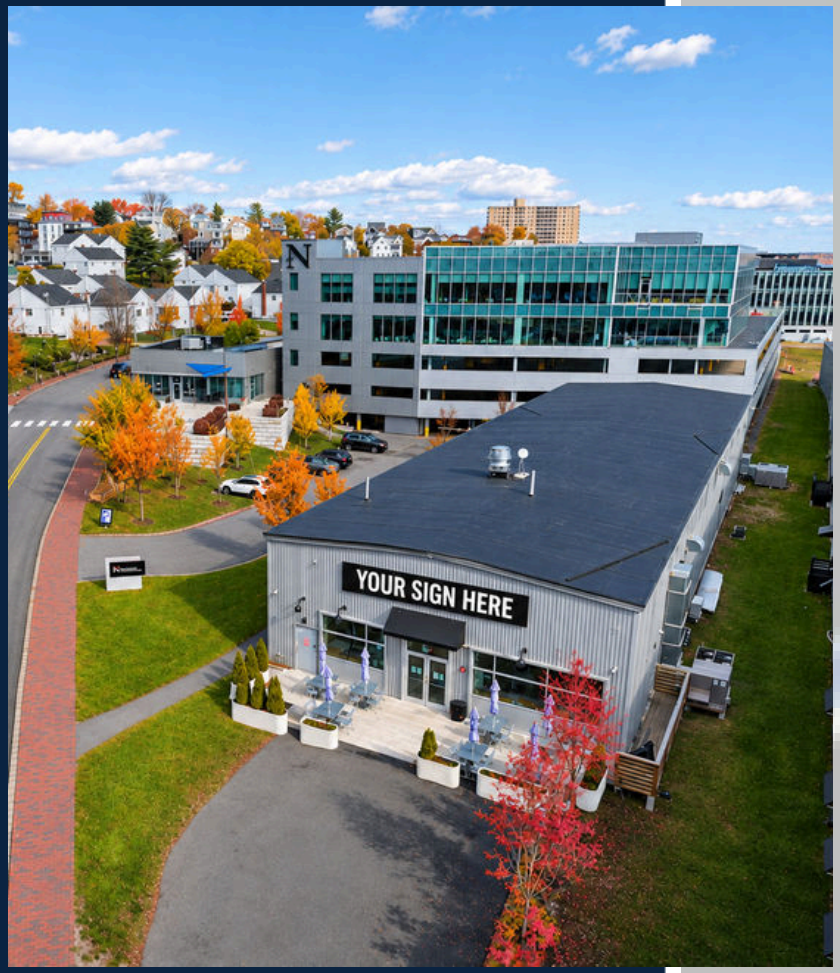
Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.

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TURN-KEY RESTAURANT SPACE FOR LEASE

# LEASING CONTACTS

# TURN-KEY RESTAURANT SPACE FOR LEASE




## LEASING REPRESENTATIVES


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