

Learn more about South Portland, the Maine Mall area this site adjacent to Aetna and across from Target at RUNNINGHILL.COM

PARAGON
COMMERCIAL REAL ESTATE



AT THE CROSSROADS OF THE MAINE MALL'S NEWEST DEVELOPMENT

Outparcel @ Running Hill

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AT THE CROSSROADS OF THE MAINE MALL'S NEWEST DEVELOPMENT

RETAIL / OFFICE / BANK
OUTPARCEL

AVAILABLE FOR IMMEDIATE
GROUND LEASE

An opportunity to command one of South Portland's most visible and heavily traveled **intersections.**

RUNNINGHILL.COM



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Outparcel @ Running Hill

RETAIL/OFFICE OUTPARCEL FOR LEASE



GET NOTICED. GET RESULTS.

At the crossroads of the most dynamic new development in South Portland's thriving retail district, the Outparcel at Running Hill offers two acres of premium visibility and access. Prominently positioned between the Maine Mall and the shops of Maine Crossing at a signaled intersection on Running Hill Road, this outparcel is a rare opportunity for your business to stand out in a very big crowd.

SOUTH PORTLAND MEANS BUSINESS.

Bordered by the Fore River, the towns of Portland, Cape Elizabeth, Scarborough and Westbrook and the Atlantic Ocean, South Portland is southern Maine's business and transportation hub.

Maine's second largest city at 12.93 square miles, South Portland boasts the Portland International Jetport, two world class computer chip companies (Fairchild Semiconductor and National Semiconductor), the Maine headquarters for Anthem Blue Cross/Blue Shield and Wright Express, and the Maine Mall. The Maine Mall perimeter hosts numerous restaurants, retail storefronts, hospitality and office concerns—and there's more to come! Two new hotels are slated to begin construction soon.

South Portland's more residential eastern side is home to a community college, one of Maine's largest marinas, a municipal boat ramp and beach area, a maritime museum, an outdoor theater, a famous lighthouse and the second-busiest oil port.



DEBRA NAPOLITANO, PRESIDENT
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2 MARKET STREET, 5TH FLOOR
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THE OUTPARCEL AT RUNNING HILL's premium location at the entrance to Running Hill puts your business in good company. Aetna Insurance has fully leased one of southern Maine's most distinctive business addresses, and now benefits from easy highway access, a signaled intersection on bustling Running Hill Road, close proximity to national retail and restaurant chains—and to local businesses with international reputations. The options are numerous, but the choice is clear. The Outparcel at Running Hill is southern Maine's destination for business.



SITE AND LEASING SUMMARY

ADDRESS:	175 Running Hill Road South Portland, Maine	TRAFFIC COUNTS:	25,000 AADT
ACREAGE:	2.1 ± acres	HIGHWAY ACCESS:	I-295 or I-95
LANDLORD:	Dead River Running Hill, LLC	AREA BUSINESSES:	Target, Old Navy, Babies 'R Us, Toys 'R Us, Tweeter, Best Buy, Michael's, AC Moore, Christmas Tree Shops, Petco, Pet Quarters, Bed Bath & Beyond, Linens 'N Things, Macy's, Sears, JC Penney, Hannaford Shop 'n Save, Dunkin Donuts, Tim Horton's, Applebees, Pizzeria Uno, Outback Steakhouse, Ruby Tuesday, Marriott Sable Oaks, Residence Inn, Sheraton, Hampton Inn and others.
LOCATION/DIRECTIONS:	I-295 to Maine Mall Road Exit 45	AVAILABILITY:	2.1 ± Acre Pad Site
WATER/SEWER:	Public	LEASE RATE:	\$80,000/year ground lease
TOPOGRAPHY:	Level	TO INQUIRE:	Debra Napolitano, President or Evelyn Garland, Broker
ZONING:	PO (Professional Office)	Paragon Commercial Real Estate	207.775.7300 or 207.756.2828, www.ParagonRE.com
PERMITTED USES:	Professional Offices, R&D Facilities, child or adult care centers, banks, etc.		
SPECIAL EXCEPTION USES:	High rise hotels, restaurants (except fast food/drive-thru), day spas, telecommunications towers, etc.		
PARKING:	Ample onsite parking		
SIGNAGE:	Street signage and building facade available per City ordinances		

FIND ALL THE DETAILS ONLINE AT RUNNINGHILL.COM