RUNNINGHILL.COM

intersections.

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

GROUND LEASE

RETAIL / OFFICE / BANK OUTPARCEL



AT THE CROSSROADS OF THE MAINE MALL'S NEWEST DEVELOPMENT

Outparcel a Running Hill

Withpervell (a) Runwing Hill

AT THE CROSSROADS OF THE MAINE MALL'S NEWEST DEVELOPMENT





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

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.

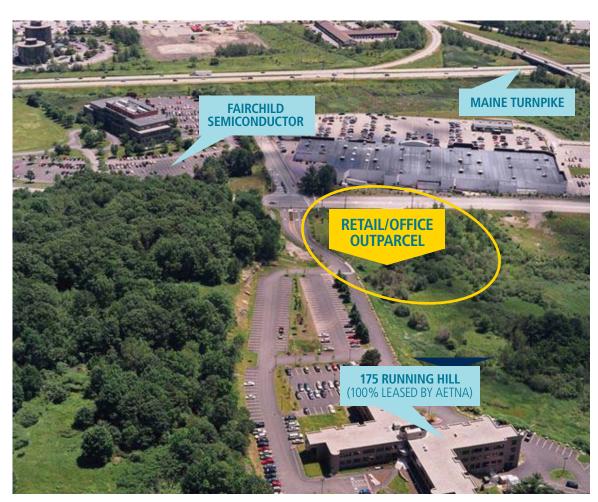
Maine's second largest city at 12.93 square miles, South Portland boasts the Portland International Jetport, two world class computer chip companies (Fairchild Semiconductor and National Semiconductor), the Maine headquarters for Anthem Blue Cross/Blue Shield and Wright Express, and the Maine Mall The 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 PARAGON COMMERCIAL REAL ESTATE 2 MARKET STREET, 5TH FLOOR PORTLAND, MAINE 04101 207.775.7300

Outparcel @ Running Hill



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 signalized 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

ACREAGE: $2.1 \pm acres$

Dead River Running Hill, LLC LANDLORD:

LOCATION/DIRECTIONS: I-295 to Maine Mall Road

Exit 45

WATER/SEWER: Public

TOPOGRAPHY: Level

PO (Professional Office) **ZONING:** Professional Offices, R&D PERMITTED USES:

Facilities, child or adult care

centers, banks, etc.

High rise hotels, restaurants **SPECIAL EXCEPTION USES:** (except fast food/drive-thru),

day spas, telecommunications

towers, etc.

PARKING: Ample onsite parking

SIGNAGE: Street signage and building facade available per City

ordinances

TRAFFIC COUNTS: 25,000 AADT **HIGHWAY ACCESS:**

I-295 or I-95

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. AVAILABILITY: 2.1 ± Acre Pad Site

\$80,000/year ground lease **LEASE RATE:**

TO INQUIRE: Debra Napolitano, President or Evelyn Garland, Broker

> Paragon Commercial Real Estate 207.775.7300 or 207.756.2828, www.ParagonRE.com

FIND ALL THE DETAILS ONLINE AT RUNNINGHILL.COM