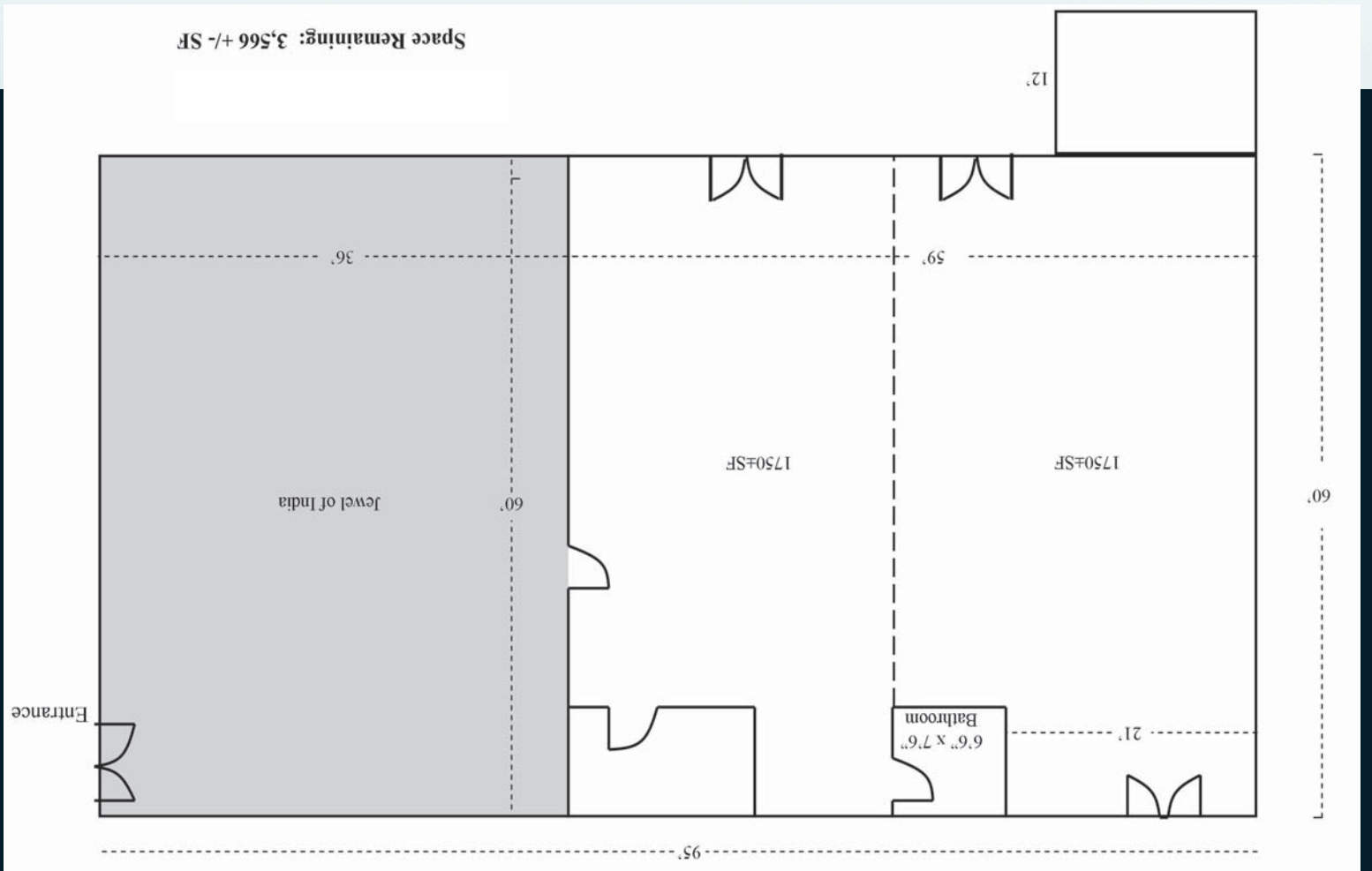


A 5,700+/- SF
free-standing retail
building For Sale or
For Lease located
just minutes from
both I-295 & the
Maine Turnpike in the
Maine Mall area of
South Portland



STAND ALONE RETAIL BUILDING IN THE MAINE MALL AREA

45 WESTERN AVENUE

FOR SALE and/or LEASE

45 WESTERN AVENUE

STAND ALONE RETAIL BUILDING IN THE MAINE MALL AREA

45 WESTERN AVENUE

Located just minutes from
the 1.2M sf Maine Mall,
the Portland Jetport, I-295
& the Maine Turnpike

This 5,700+/- sf free-
standing retail building
is being offered For Sale
and For Lease and
offers excellent visibility &
accessibility via I-295 &
the Maine Turnpike in the
Maine Mall Area

SBAUMANN@PARAGONRE.COM



Rendering shows potential renovation to building

45 WESTERN AVENUE

STAND ALONE RETAIL BUILDING IN THE MAINE MALL AREA

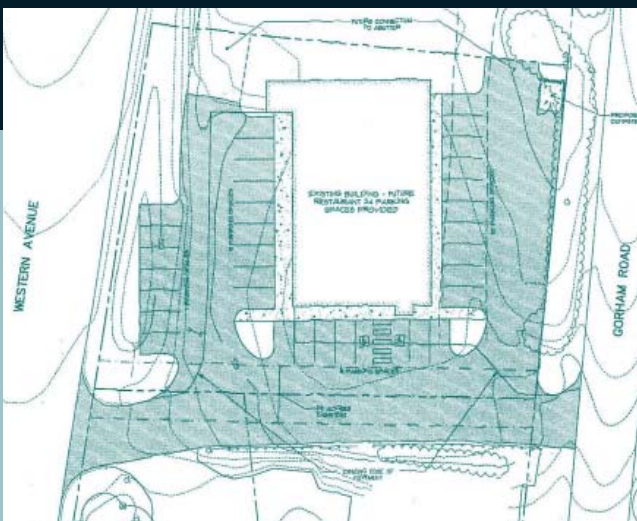
EXCEPTIONAL RETAIL LOCATION
For Sale and For Lease



LOCATION, LOCATION, LOCATION.

45 Western Avenue Crossing is a highly visible and easily accessible 5,700+/- sf retail building located just before the intersection of Gorham Road and Western Avenue and just minutes from the 1.2M SF Maine Mall. Area businesses include Ethan Allen, Ashley Furniture, Outback Steakhouse, Eggspectations, Young's Furniture, The Curtain Shop, Ricetta's Brick Oven Pizza, Home Depot, Home Goods, and many others.

This is a premiere site in the South Portland with highly visible pylon & building facade signage making this an exceptional opportunity for any retailer looking for a Maine Mall area location for its business with easy access & impressive demographics & traffic counts.



DESCRIPTION OF THE MAINE MALL AREA

The Maine Mall area of South Portland is conveniently accessed via both I-295 and the Maine Turnpike and is the most sought after retail locations not only in Greater Portland but in the entire Southern Maine area. The 1.2M sf Maine Mall is a constant draw for shoppers year round & benefits from the area's largest traffic counts & impressive demographics. South Portland has undergone much development in the last several years with the addition of new area hotels such as the Marriott Courtyard, Hilton Garden, Amerisuites, & Hampton Inn and retailers such as Outback Steakhouse, Longhorn Steakhouse, Eggspectations, Ashley Furniture, Bob's Discount Furniture, Bed, Bath & Beyond, Christmas Tree Shops, Old Navy, and Target and has benefited from the revitalized area of Scarborough with its new retail development including Cabela's, Kennel Shop, Dave's Famous BBQ, Staples, Lowe's & a new Super Wal-Mart, Petsmart & others. This is clearly *the* premier location for any retailer.

PROPERTY OVERVIEW

ADDRESS:	45 Western Avenue South Portland, Maine
BUILDING SF:	5,700+/- sf
LAND AREA:	.68+/- acres
ZONING:	LB - Limited Business
ROOF:	Fiberglass composite (New 2007)
EXTERIOR:	Vinyl Sided
BUILT:	1981 - Renovated 2008
NO OF STORIES:	One (1)
SIGNAGE:	Building facade & entrance
ACCESS:	I-295 or the Maine Turnpike to Western Avenue
PARKING:	Ample on site parking
AREA BUSINESSES:	Home Depot, Seadog Brewing Company, Outback Steakhouse, Staples, Bugaboo Creek, Ricetta's, Olive Garden, Talbot's, Panera Bread, & many others

LEASING SUMMARY

AVAILABLE:	3,500+/- SF - subdividable to 1,750+/- sf
OCCUPANCY:	Immediate
FLOORING:	Carpet and tile
CEILINGS:	Acoustical Tile Dropped
HVAC:	Central HVAC - Oil
UTILITIES:	Public water & sewer
LEASE RATE:	\$16.00/sf NNN
NNN CHARGES:	\$4.05/sf - Estimated 2009 - '10
TI ALLOWANCE:	To be negotiated

SALE SUMMARY

The property is being offered for \$1,195,000.

DEBRA NAPOLITANO - President
STEVE BAUMANN - Vice President & Partner
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