

FOR LEASE

FLAGSHIP CINEMAS
Premium



Renys
A BATH COMPANY



RETAIL SPACE AT WELLS PLAZA

40-75 WELLS PLAZA, WELLS, ME 04090

PROPERTY HIGHLIGHTS

- Two (2) inline spaces and one (1) end-cap space available for lease
- This 93,263± SF retail center is in an ideal location with excellent traffic flow and visibility from Route One.
- Plaza neighbors include Hannaford, Flagship Cinemas, Reny's, Saco Bay Physical Therapy, and others.
- Abundant on-site parking available.
- Contact brokers for pricing details.

THE BOULOS COMPANY IS
PLEASED TO REPRESENT:


BRIDGE33


**THE BOULOS
COMPANY**



FOR LEASE | RETAIL SPACE AT WELLS PLAZA

40-75 WELLS PLAZA, WELLS, ME 04090



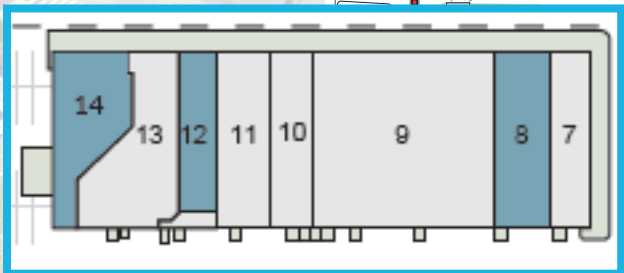
PROPERTY DETAILS

OWNER	B33 Wells Plaza II, LLC
DEED REFERENCE	Book 18716, Page 204
ASSESSOR'S REFERENCE	Map 121, Lot 024
BUILDING SIZE	93,263± SF
LOT SIZE	15.03± Acres
ZONING	GB - General Business
AVAILABLE SPACE	Unit 8: 3,274± SF Unit 12: 1,676± SF Unit 14: 1,735± SF
UTILITIES	Municipal water and sewer
HVAC	Gas-fired forced air heat; Central A/C
SIGNAGE	Pylon at entrance and on building or awning
PARKING	633± on-site spaces (6.81:2,000± SF)
LEASE RATE	Contact listing brokers
NNN EXPENSES	\$6.33/SF

SITE PLAN



Suite#	Tenant	SF
1	BANK OF AMERICA	2,400
2	FLAGSHIP CINEMAS	14,988
3	DOLLAR TREE STORES	15,640
4	WELLS CLOTHING (STORAGE)	2,829
5	WELLS CLOTHING (STORAGE)	1,494
6	RENY'S	31,843
7	PIZZA MARKET	1,944
8	AVAILABLE	3,274
9	WELLS CLOTHING OUTLET	7,346
10	SACO BAY PHYSICAL THERAPY	1,800
11	TULLY'S BEER & WINE	2,703
12	AVAILABLE	1,676
13	NAIL SALON	3,427
14	AVAILABLE	1,735
15	HANNAFORD	44,369

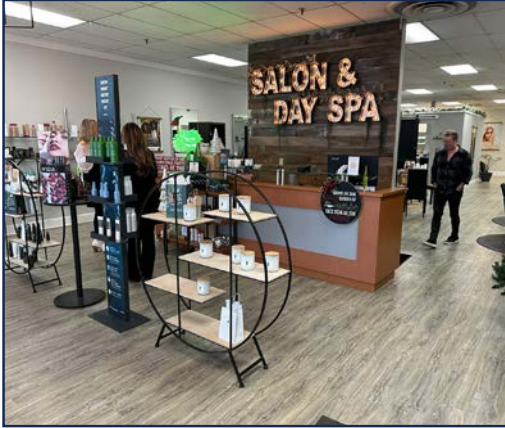


FOR LEASE | RETAIL SPACE AT WELLS PLAZA

40-75 WELLS PLAZA, WELLS, ME 04090



SUITE 8: FORMER SALON/DAY SPA - 3,274± SF



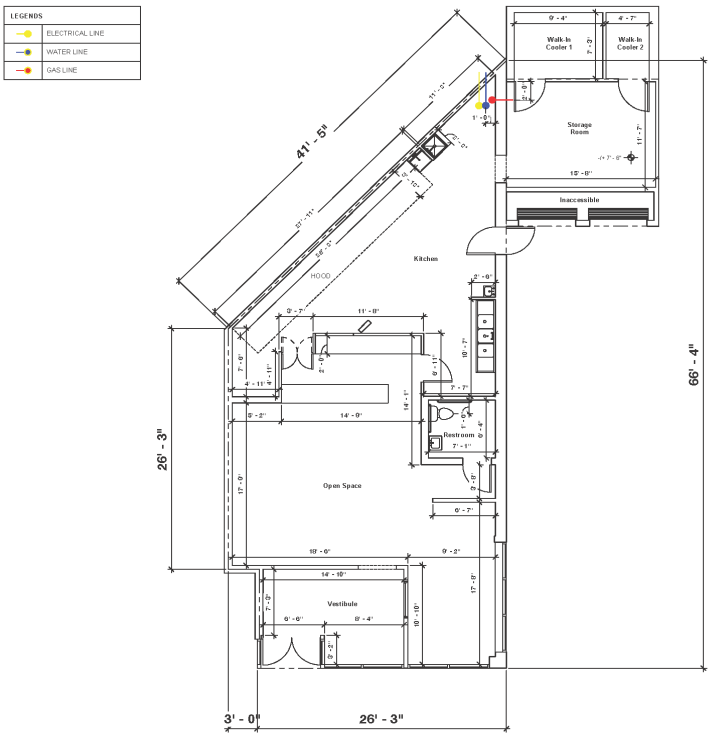
SUITE 12: FORMER DANCE STUDIO - 1,676± SF



SUITE 14: 1,735± SF



SUITE 14: FLOOR PLAN



FOR LEASE | RETAIL SPACE AT WELLS PLAZA

40-75 WELLS PLAZA, WELLS, ME 04090



THE BOULOS COMPANY



CONTACT US



DEREK MILLER
Partner, Broker

207.553.1721 D
207.240.0032 C
dmiller@boulos.com



BRICE O'CONNOR
Broker

207.553.1725 D
603.674.2272 C
boconnor@boulos.com



SASHA PHILLIPS
Associate Broker

207.553.1733 D
860.387.3408 C
sphillips@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.