



For Lease

Highly Visible Route 1 Retail/Office/Flex

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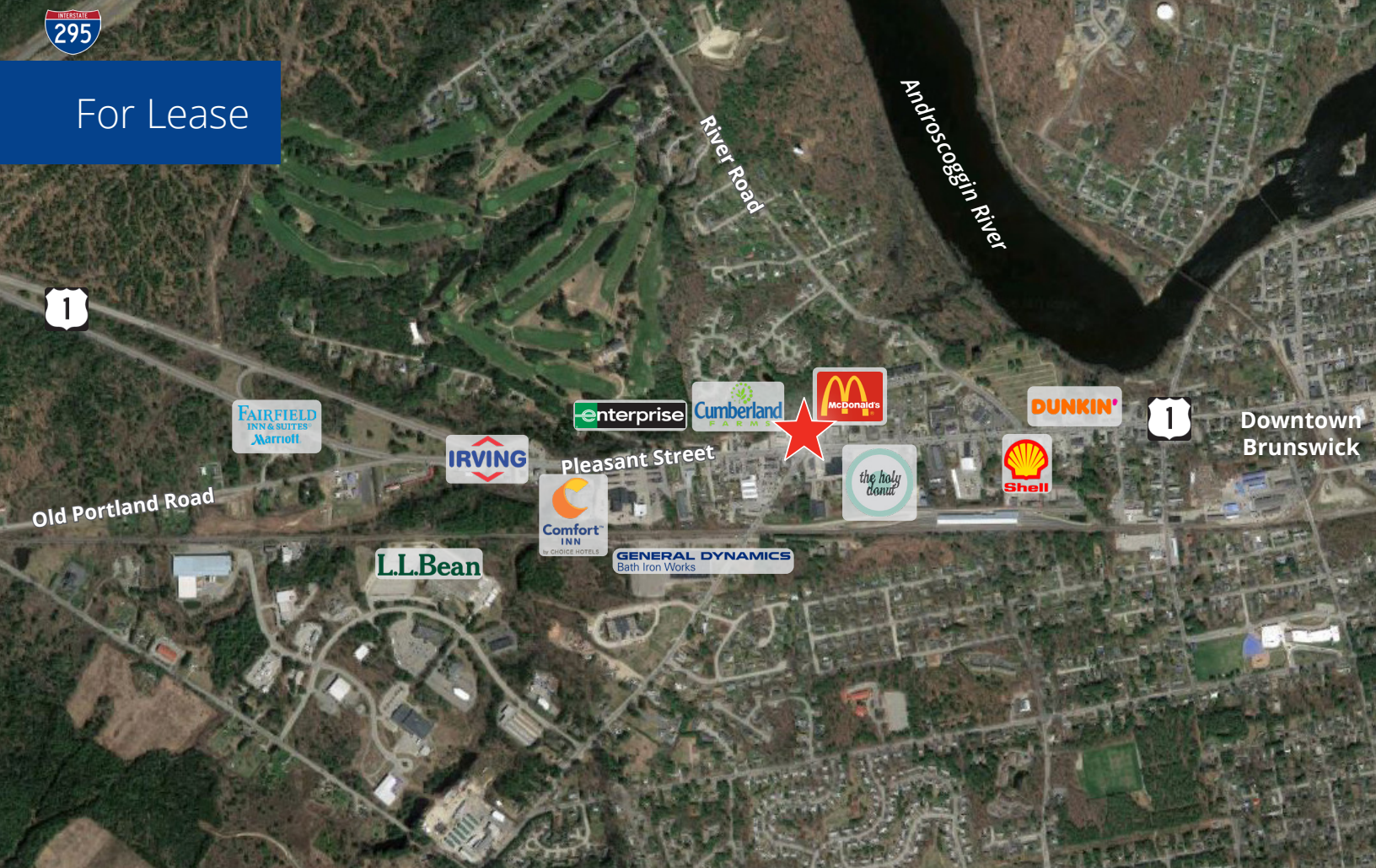
156 Pleasant Street Brunswick, ME

Property Highlights

- Highly visible retail/office/flex building available for lease
- Standalone building is 1,440± SF and consists of wide open space with a private restroom
- 8 dedicated on-site parking spaces
- New customizable LED monument signage delivers exceptional visibility and exposure along busy Route 1/Pleasant Street which boasts a traffic count of 27,289± AADT per Maine DOT 2023
- Located directly between downtown Brunswick and I-295 with easy access from Church Road
- Join neighboring tenants on Route 1 such as Cumberland Farms, McDonalds, Amato's, numerous car dealerships, and more

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Specifications

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|--------------------|---|
| Address: | 156 Pleasant Street |
| Location: | Brunswick, ME 04011 |
| Building Type: | Retail/office/flex |
| Year Built: | 1900 |
| Year Renovated: | 2009/2017 |
| Total Building SF: | 1,440± |
| Floors: | 1 |
| Acreage: | 0.80± |
| Road Frontage: | 141'± on Pleasant Street/Route 1 |
| Utilities: | Public water & sewer Electric/forced-air duct & central AC |
| Zoning: | GM5 |
| Parking: | 8 dedicated spaces |
| Lease Rate: | \$25.00 modified gross |



5 Mile Demographics



Avg HH Income
\$115,942



of Households
13,289



Avg Population
31,412

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.

Floor Plan

