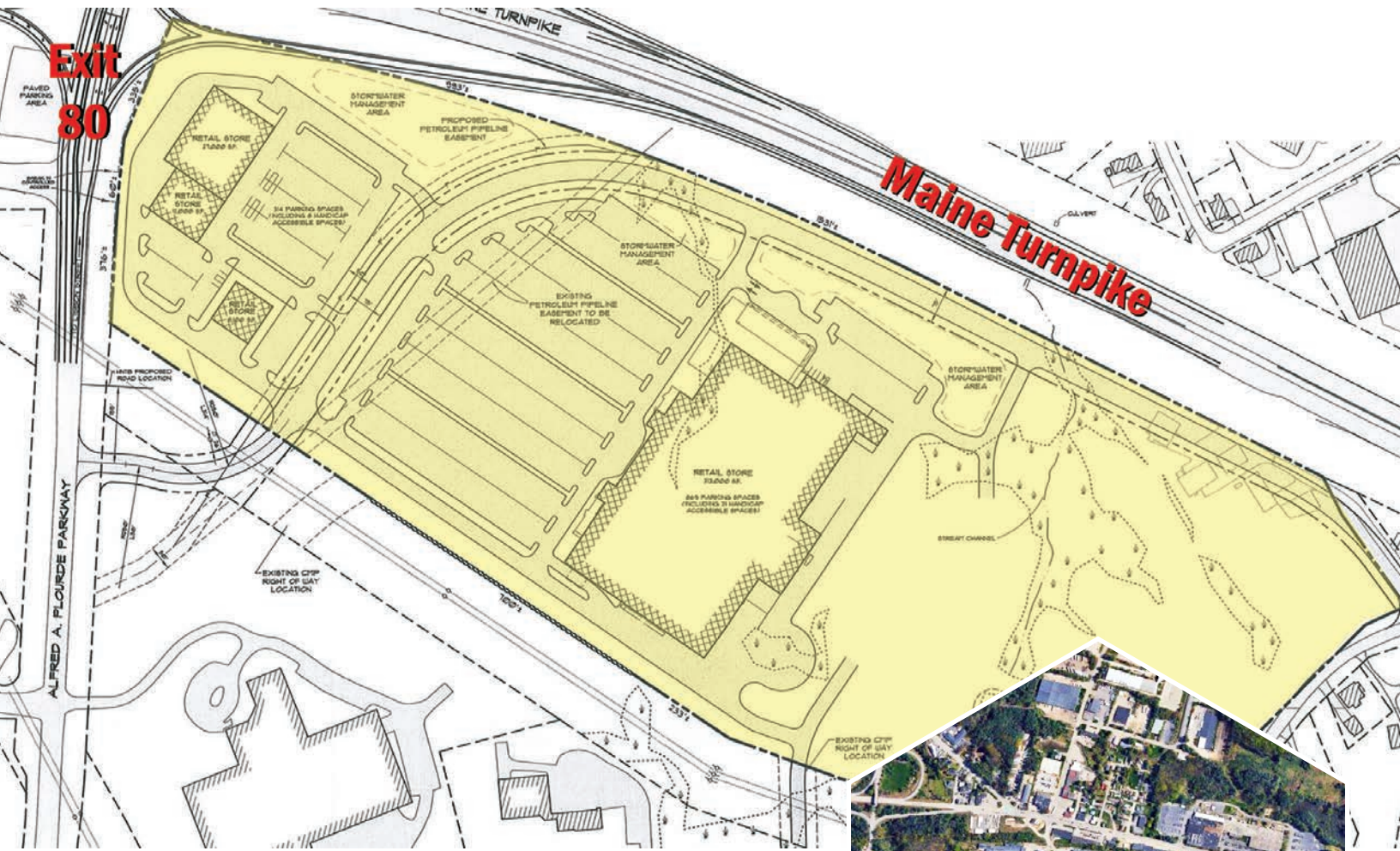


# FOR LEASE | 43.3± AC RETAIL DEVELOPMENT SITE

135 APPLE ROAD, LEWISTON, ME 04240



## PROPERTY HIGHLIGHTS

- 43.3± acre development lot
- Designed for a 213,000± SF retail anchor tenant
- 8,100 - 27,000± SF retail outparcel opportunities
- Population of 91,000 within a ten-mile radius
- Easy access to Maine Turnpike
- Lease Rate: See broker for details.



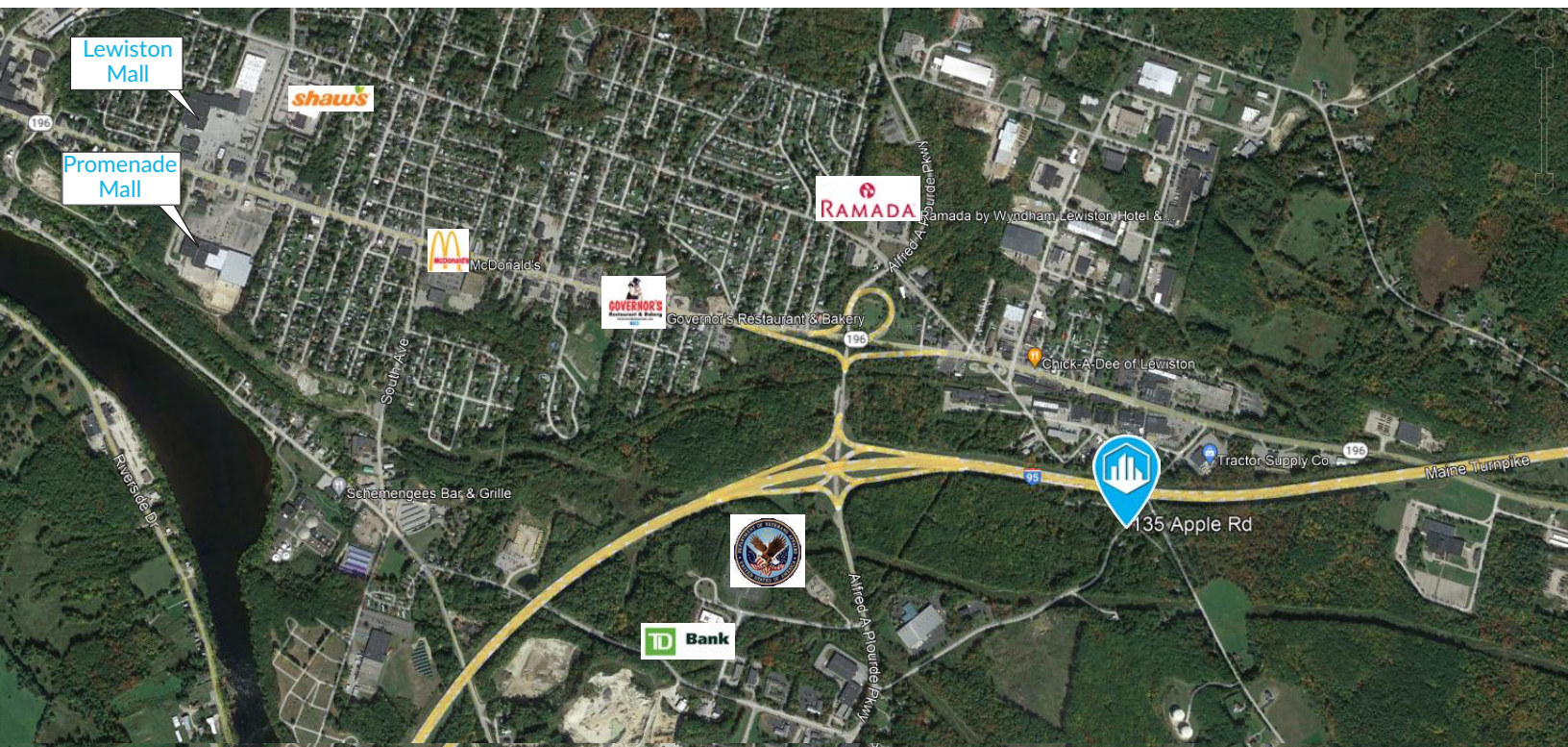
# FOR LEASE | 43.3± AC RETAIL DEVELOPMENT SITE

135 APPLE ROAD, LEWISTON, ME 04240

## PROPERTY DETAILS

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| OWNER OF RECORD      | GRE, LLC                                               |
| ASSESSOR'S REFERENCE | Map 126, Lot 18<br>Map 151, Lot 1<br>Map 125, Lots 1-3 |
| LOT SIZE             | 43.3± Acres                                            |
| ZONING               | UE - Urban Enterprise District                         |

|                        |                                                                     |
|------------------------|---------------------------------------------------------------------|
| MALL SIZE              | 213,000± SF GBA to be built                                         |
| OUTPARCEL AVAILABILITY | Option 1: 27,000± SF<br>Option 2: 12,000± SF<br>Option 3: 8,100± SF |
| PARKING SPACES         | Approximately 869 paved spaces; 21 handicapped                      |
| UTILITIES              | Municipal water, sewer, gas and telecommunications                  |



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.