

**FOR LEASE**

**NEWLY REMODELED OFFICE/RETAIL SPACE**

**468 PORTLAND STREET, SUITE A, BERWICK, ME**



## PROPERTY HIGHLIGHTS

- Strategically located along a highly visible, high traffic commercial corridor, minutes from the New Hampshire border
- Flexible layout can be tailored to meet the specific needs of various retail/office users
- Potential for drive-thru

**LEASE RATE: \$15.00/SF NNN**





PROPERTY DETAILS

|                      |                               |
|----------------------|-------------------------------|
| OWNER                | RR & JP Properties, LLC       |
| ASSESSOR'S REFERENCE | Map RO71, Lot 7               |
| DEED REFERENCE       | Book 19473, Page 443          |
| BUILDING SIZE        | 6,841± SF                     |
| AVAILABLE SPACE      | Suite A: 2,260± SF            |
| YEAR BUILT           | 1999 (Renovated in 2024/2025) |
| ZONING               | RC/I                          |
| LOT SIZE             | 2.07± Acre                    |
| LOT FRONTAGE         | 190'±                         |
| HVAC                 | Propane & Central AC          |
| UTILITIES            | Private water/sewer           |
| RESTROOM             | One (1) private restroom      |
| PARKING              | On-site                       |
| TRAFFIC COUNT        | 9,600± vehicles/day (MDOT)    |
| NNN EXPENSES         | TBD                           |
| LEASE RATE           | \$15.00/SF NNN                |

DEMOGRAPHICS  
(5 MILE RADIUS)



POPULATION

7,354



HOUSEHOLDS

2,881



MEDIAN INCOME

\$95,568



TOTAL BUSINESSES

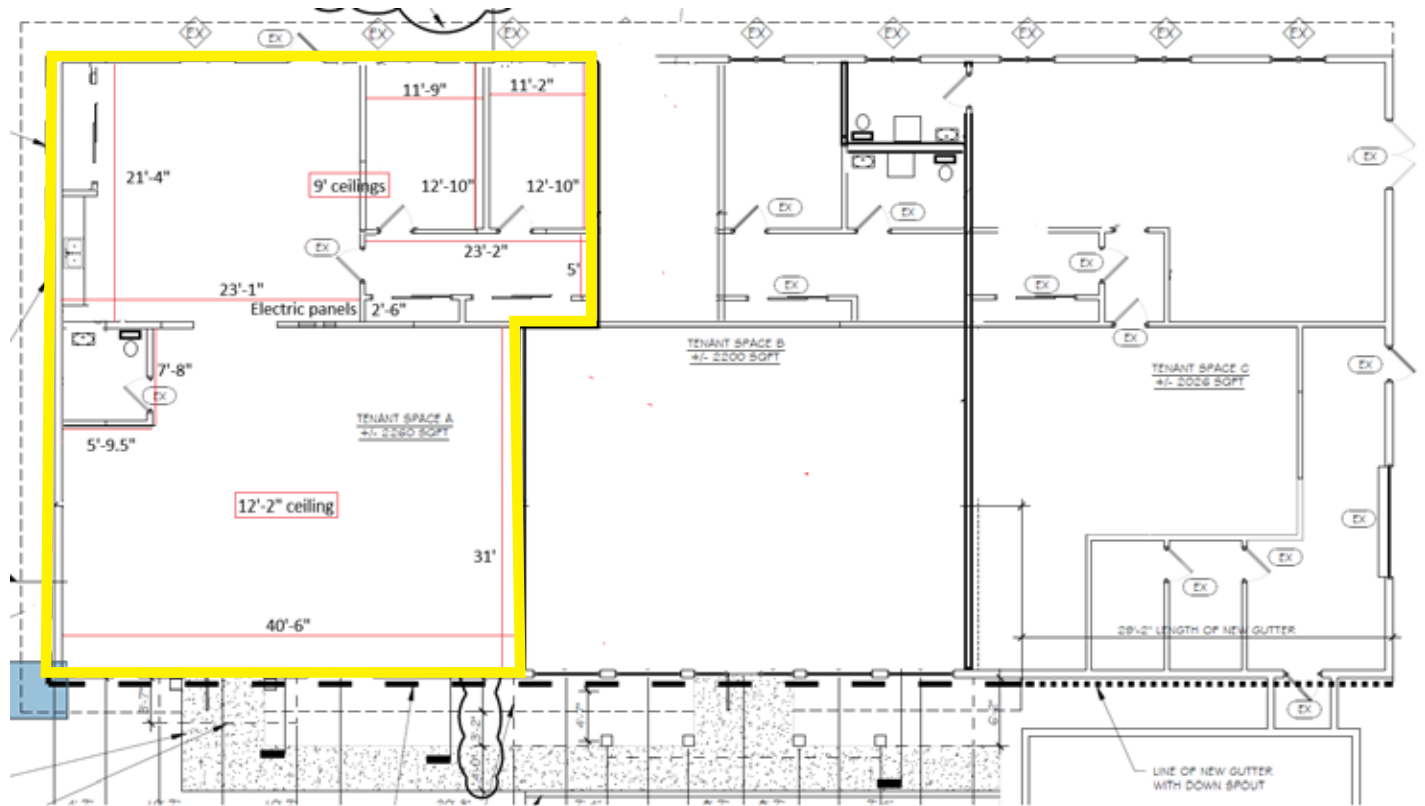
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## FLOOR PLAN



## INTERIOR PHOTOS

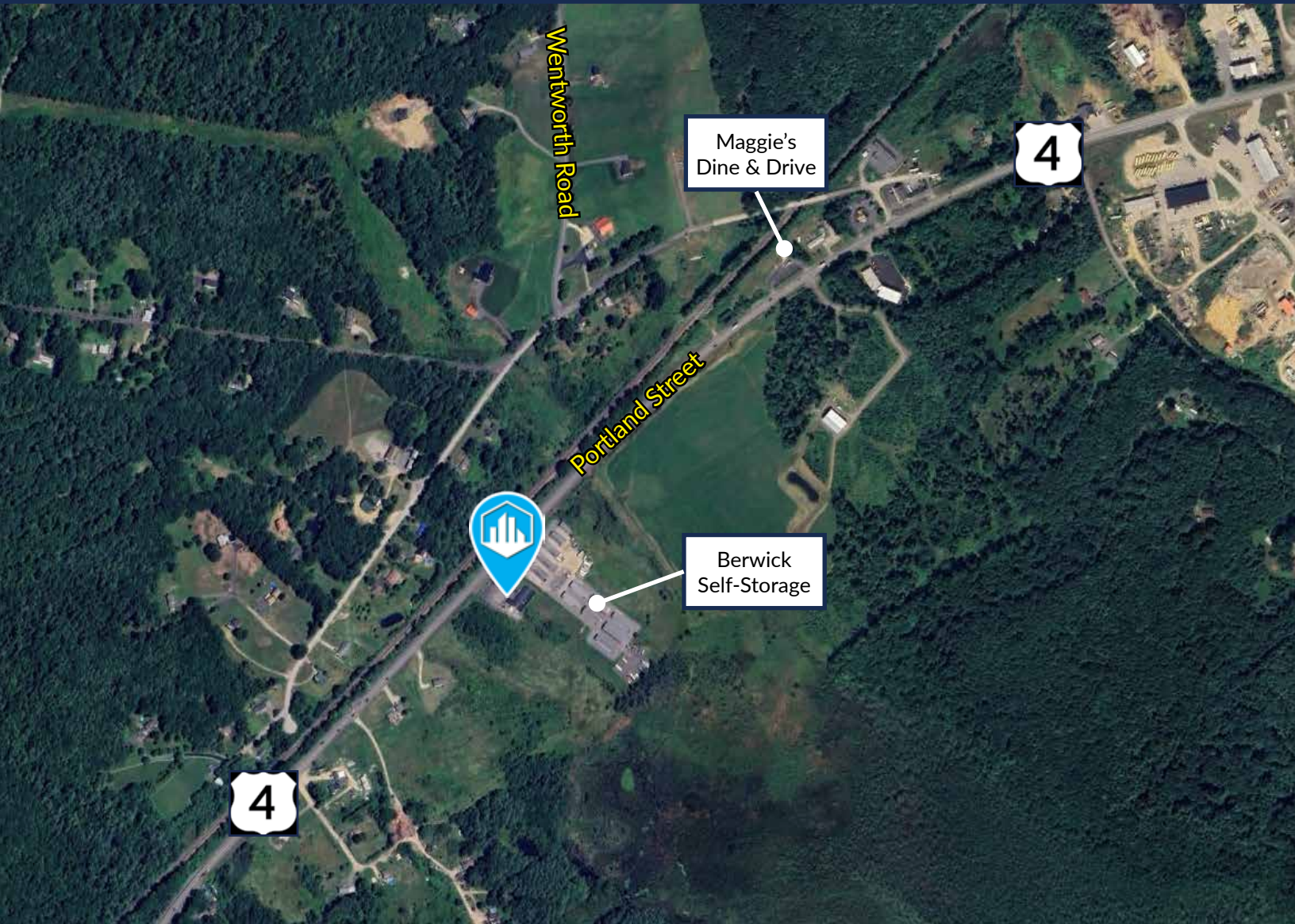




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**CONTACT**



**NOAH STEBBINS**  
**Partner, Broker**

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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.

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🌐 BOULOS.COM