

127 TOPSHAM FAIR MALL ROAD  
TOPSHAM, ME 04086

FOR LEASE



PRIME RETAIL /  
SHOPPING CENTER

For More Information, Please Contact:



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# PROPERTY INFORMATION



<b>Address</b>	127 Topsham Fair Mall Rd, Topsham, ME
<b>Unit 1 Lease Rate</b>	\$25.00 PSF NNN
<b>Unit 2 Lease Rate</b>	\$27.50 PSF NNN
<b>Building Size</b>	8,674 ± Sq. Ft.
<b>Unit 1 Sq. Footage</b>	1,200 ± Sq. Ft.
<b>Unit 2 Sq. Footage</b>	1,800 ± Sq. Ft.
<b>Lot Size</b>	1.09 ± Acres
<b>Year Built</b>	2007
<b>Zoning</b>	Commercial
<b>Parking</b>	Paved; On-Site
<b>Ceiling</b>	10' Feet
<b>Restroom</b>	In Each Unit
<b>Utilities</b>	Tenant Pays: Electric, Plugs, Gas
<b>Tenants</b>	Gentle Dental, Sally Beauty, Edward Jones, Supercuts

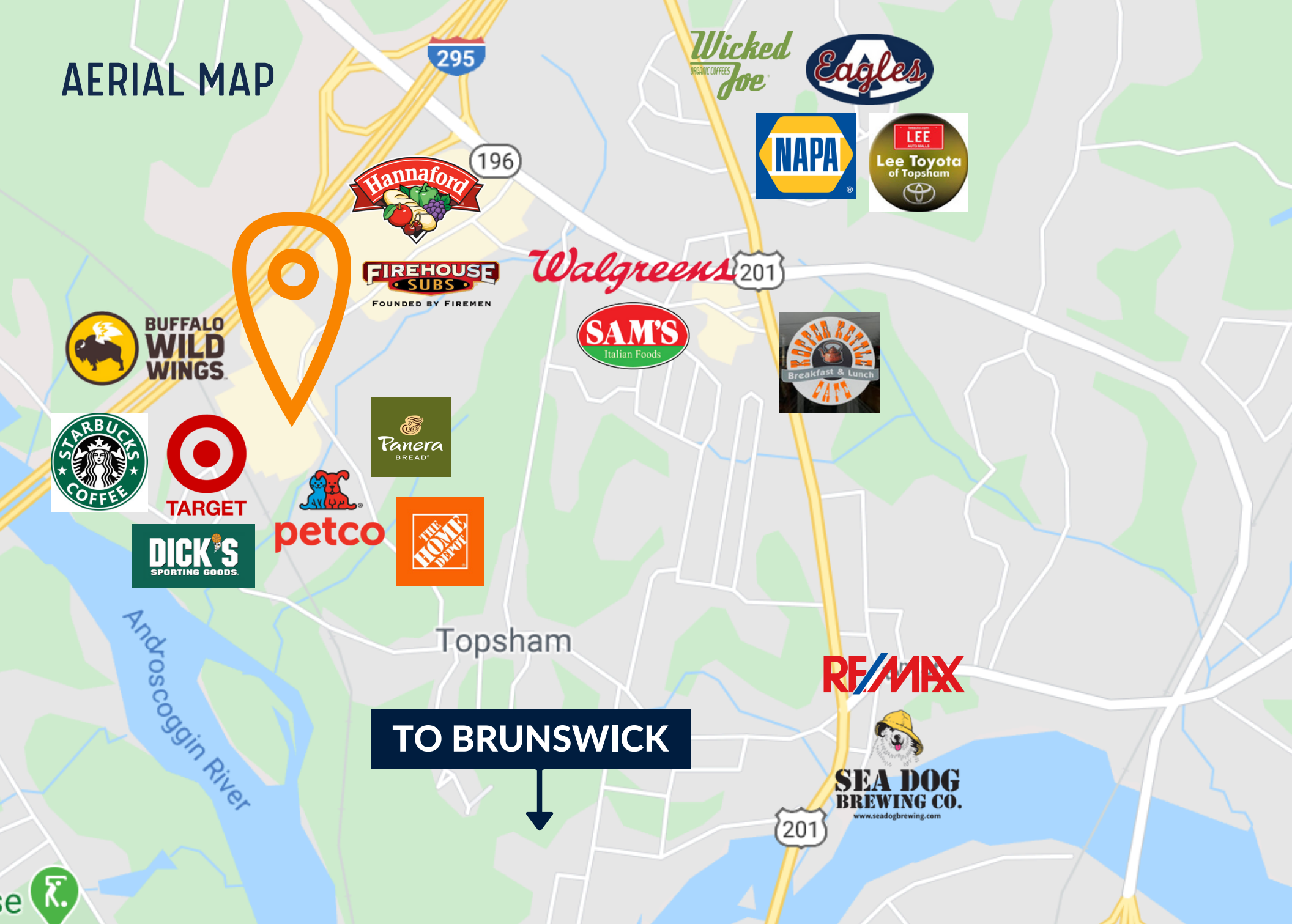
Located in the heart of Topsham's continuously developing retail corridor, this 1,200 SF space offers excellent visibility and easy access. Positioned in a high-traffic area with strong neighboring tenants, it's an ideal spot for retail or service businesses looking to establish or expand their presence. Ample parking and proximity to major roadways make this a convenient and attractive opportunity.



# PROPERTY PHOTOS



# AERIAL MAP







## Edward Jones

Edward Jones is a 100-year-old-firm specializing in helping individual investors rather than institutions. With more than 16,000 locations in North America, Edward Jones has more branch offices throughout the United States than any other brokerage firm in the country.



## Gentle Dental

Gentle Dental of New England, founded by Dr. Ron Weissman and Dr. Sam Shames, is a healthcare leader in New England with a mission to create healthy, confident smiles for life through accessible, personalized, and affordable dental care.



## Sally Beauty

Sally Beauty Holdings, Inc. (SBH) is a global distributor and retailer of professional beauty products, operating through two main business segments: Sally Beauty Supply and Beauty Systems Group, with over 4,000 stores worldwide.



## Supercuts

Supercuts is a hair salon franchise with over 2,400 locations across the United States, Canada, the UK, and Puerto Rico, known for its affordable prices and quick service.

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