

For Lease: Retail/Office Space

1896 Lisbon Street | Lewiston, ME 04240



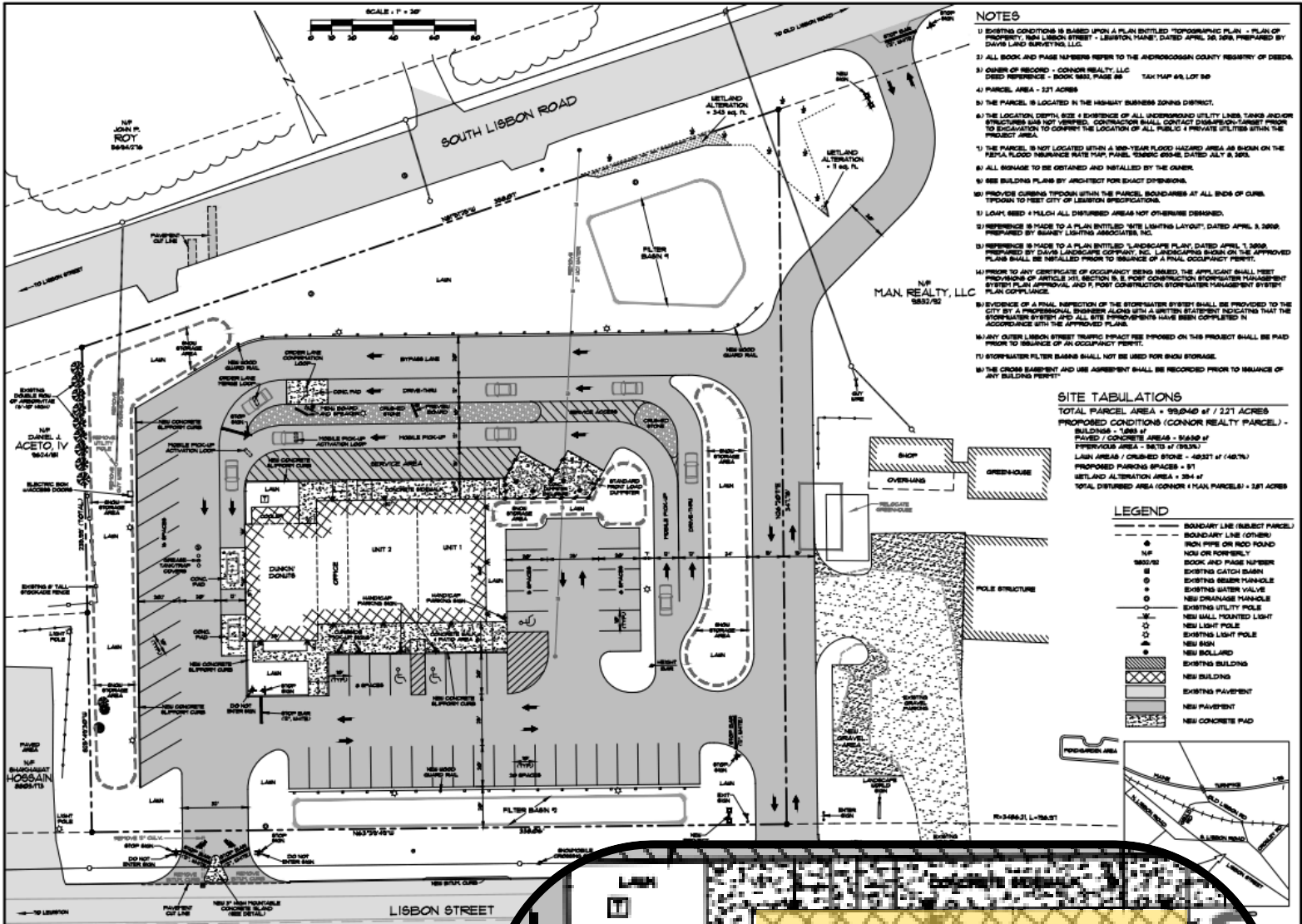
Property Highlights

- 1,000 - 4,600± sf of Retail/Office Space
- Conveniently located 2.2 miles from I-95
- Traffic Count: 13,477 ADT
- 40+ On-site parking spaces
- Building and street pylon signage available
- Join Dunkin'
- Lease Rate: \$14.00/SF NNN



Address:	1896 Lisbon Street, Lewiston, ME
Owner:	Connor Realty, LLC
Lot Size:	2.27 ± Acres
Building Size:	6,995 ± SF
Zoning:	HB- Highway Business
Year Built:	2020
Utilities:	Municipal Water/Sewer
Tenants:	Dunkin'
Lease Rate:	\$14.00/SF NNN





- NOTES**
- EXISTING CONDITIONS IS BASED UPON A PLAN ENTITLED "TOPOGRAPHIC PLAN - PLAN OF PROPERTY, 1896 LISBON STREET - LISBON MANE", DATED APRIL 26, 2006, PREPARED BY DAVID LANE SURVEYING, LLC.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSOGON COUNTY REGISTRY OF DEEDS, DEED REFERENCE - BOOK 5832, PAGE 88 TAX MAP 68, LOT 88
 - PARCEL AREA - 3.21 ACRES
 - THE PARCEL IS LOCATED IN THE HIGHWAY BUSINESS ZONING DISTRICT.
 - THE LOCATION, SIZE & ELEVATION OF ALL UNDERGROUND UTILITY LINES, DANKS AND/OR STRUCTURES HAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DISBURSEMENT/TARGET PRIOR TO EXCAVATION TO CORRECT THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
 - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 78050-0004E, DATED JULY 8, 2005.
 - ALL SIGNAGE TO BE OBTAINED AND INSTALLED BY THE OWNER.
 - SEE BUILDING PLANS BY ARCHITECT FOR EXACT DIMENSIONS.
 - PROVIDE CURBS THROUGH WITHIN THE PARCEL BOUNDARIES AT ALL ENDS OF CURBS THROUGH TO MEET CITY OF LISBON SPECIFICATIONS.
 - LOAD, BEED & FULCH ALL DISTURBED AREAS NOT OTHERWISE DESIGNED.
 - REFERENCE IS MADE TO A PLAN ENTITLED "SITE LIGHTING LAYOUT", DATED APRIL 8, 2008, PREPARED BY BUREY LIGHTING ASSOCIATES, INC.
 - REFERENCE IS MADE TO A PLAN ENTITLED "LANDSCAPE PLAN", DATED APRIL 1, 2008, PREPARED BY DAVID LANDSCAPE COMPANY, INC. LANDSCAPING WORK ON THE APPROVED PLANS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT.
 - PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, THE APPLICANT SHALL FIRST PROVIDE OF ARTICLE XVI SECTION 9.8 POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN APPROVAL AND A POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN COMPLIANCE.
 - EVIDENCE OF A FINAL INSPECTION OF THE STORMWATER SYSTEM SHALL BE PROVIDED TO THE CITY BY A PROFESSIONAL ENGINEER ALONG WITH A WRITTEN STATEMENT INDICATING THAT THE STORMWATER SYSTEM AND ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
 - ANY OTHER LISBON STREET IMPACT FEE IMPOSED ON THIS PROJECT SHALL BE PAID PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
 - STORMWATER FILTER BASINS SHALL NOT BE USED FOR SNOW STORAGE.
 - THE CROSS SECTION AND USE AGREEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

SITE TABULATIONS

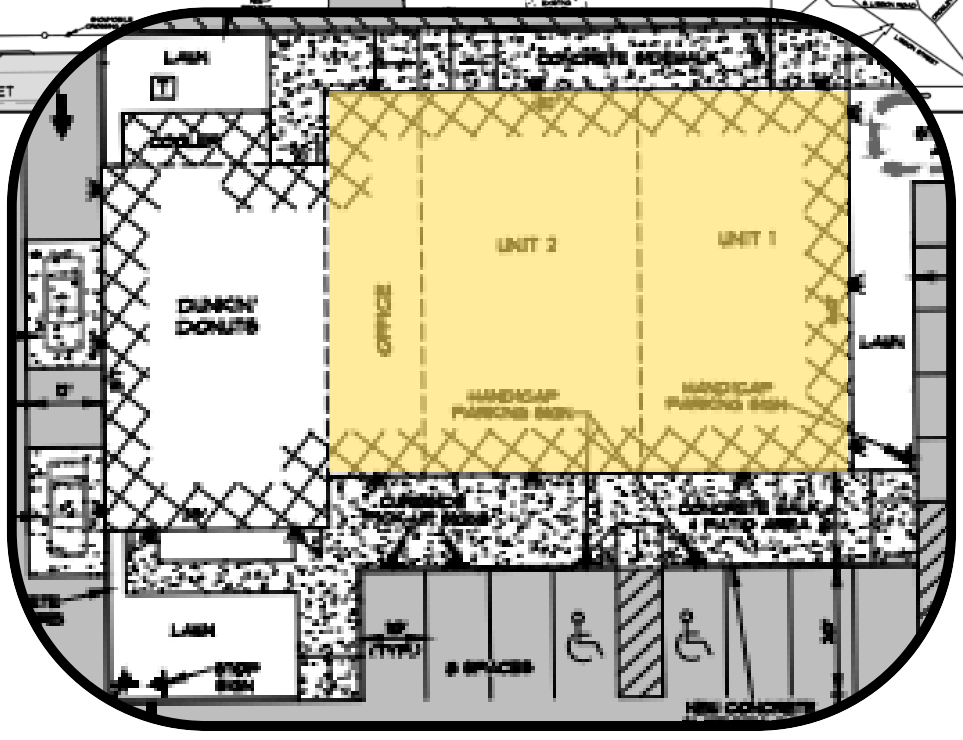
TOTAL PARCEL AREA = 99,040 sf / 2.21 ACRES

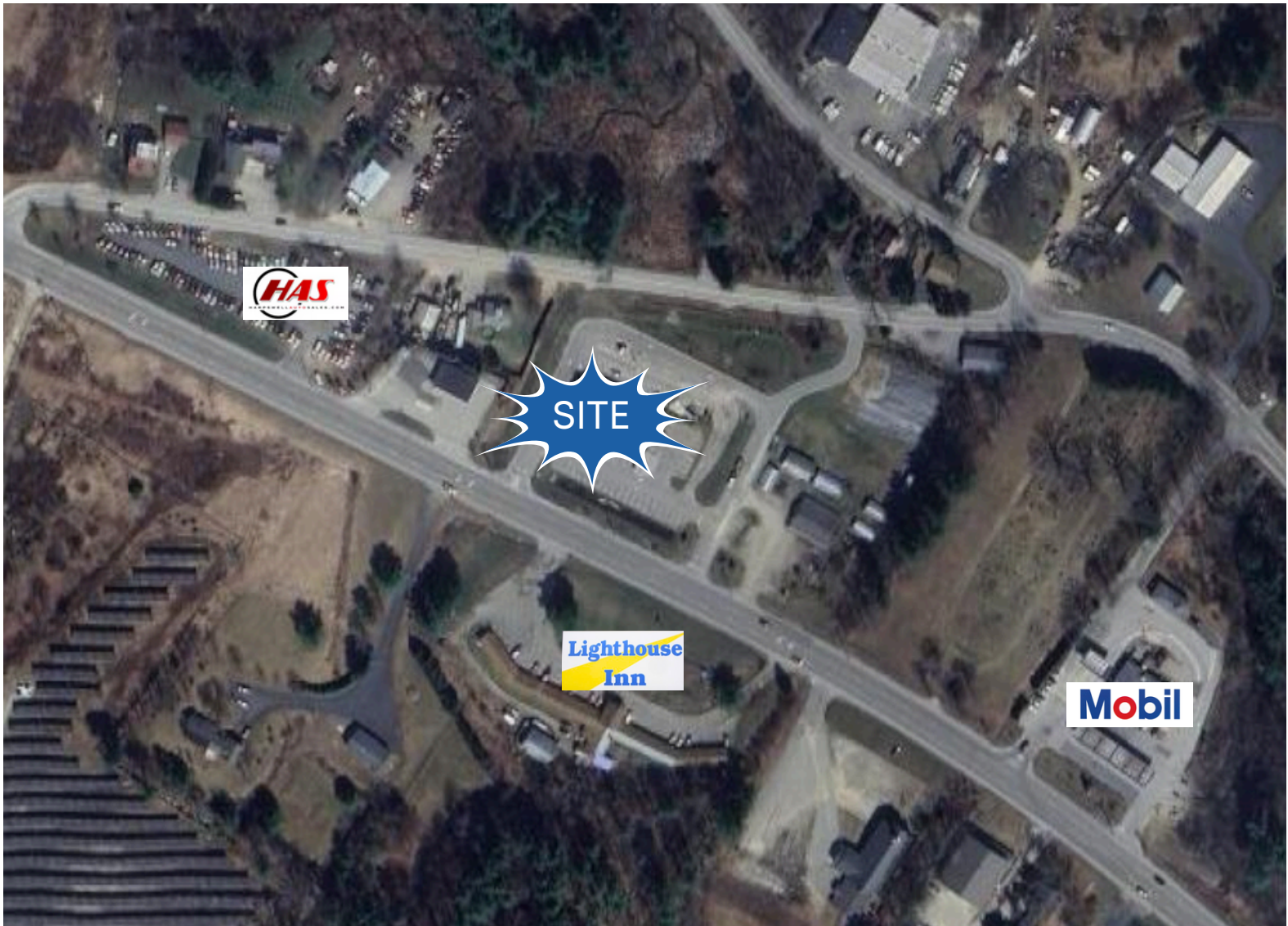
PROPOSED CONDITIONS (CONOR REALTY PARCEL) -

- PAVED / CONCRETE AREAS - 3,840 sf
- PERVIOUS AREAS - 34,720 sf (35%)
- LAWN AREAS / GRADED STONE - 48,320 sf (48%)
- PROPOSED PARKING SPACES - 91
- SETLAND ALTERNATION AREA - 284 sf
- TOTAL DISTURBED AREA (CONOR + MAIN PARCELS) = 3.21 ACRES

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON PIPE OR ROD FOUND
- NOI OR HOBBLELY
- BOOK AND PAGE NUMBER
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- NEW DRAINAGE MANHOLE
- EXISTING UTILITY POLE
- NEW SMALL POULDED LIGHT
- NEW LIGHT POLE
- EXISTING LIGHT POLE
- NEW SIGN
- NEW BOLLARD
- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE PAD





CONTACT



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