

## RETAIL FOR LEASE

# NOW LEASING - POLAND CROSSING

1385 Maine St, Poland, ME 04274



AVAILABLE SUITE:	1,660 SF
AVAILABLE SUITE:	2,760 SF
LEASE RATE:	\$7.50 Per SF Annually
ESTIMATED NNN RATE:	\$4.50 Per SF Annually
TERM:	Flexible
LEASE TYPE:	NNN
TRAFFIC COUNT:	Aprox. 10,000 AADT

### PROPERTY OVERVIEW

PRIME LOCATION in retail plaza located on busy Route 26 Maine St. Poland. Poland Crossing is an established community retail plaza next to Poland High School, the Big Apple/McDonald's and stone's throw from Poland Spring Resort, Harvest Hill Farm and the Oxford Casino. This is a truly unique opportunity to locate alongside of nationally known franchises at a ground floor rate. Current tenants include Dunkin Donuts, Subway, Physical Therapist, Family Dollar and Northeast Bank.

We have 2 suites available: 2,760 SF and 1,660 SF. Our zoning is extensive and our pricing is aggressive. Poland Crossing was completed in 2008 and is arguably one of the best quality retail centers in Poland. Visit our website at [www.PolandCrossingMaine.com](http://www.PolandCrossingMaine.com) or call our listing agent, KW Commercial, for floor plans and to coordinate a tour.

Come be a part of the Community. We look forward to meeting you

**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
[patrickc@kwcommercial.com](mailto:patrickc@kwcommercial.com)  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RETAIL FOR LEASE

BLDG 1 UNIT C

+/-2,760 SF

1385 Maine St, Poland, ME 04274



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	SUBDIVIDABLE
Building 1 Suite A	Retail	\$7.50 SF/YR	NNN	2,760 SF	Yes
			Tenant Pays their prorated share of the Property Expenses.		
		\$5.00 SF/YR	Estimated CAM		

**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RETAIL FOR LEASE

# BLDG 1 UNIT C

+/-2,760 SF

1385 Maine St, Poland, ME 04274



**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

RETAIL FOR LEASE

BLDG 2 SUITE A      +/-1,660 SF

1385 Maine St, Poland, ME 04274



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	SUBDIVIDABLE
Building 2 Suite A	Retail	\$7.50 SF/YR	NNN	1,660 SF	No
Tenant Pays their prorata share of the Property Expenses.					
		\$5.00 SF/YR	Estimated CAM		

**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

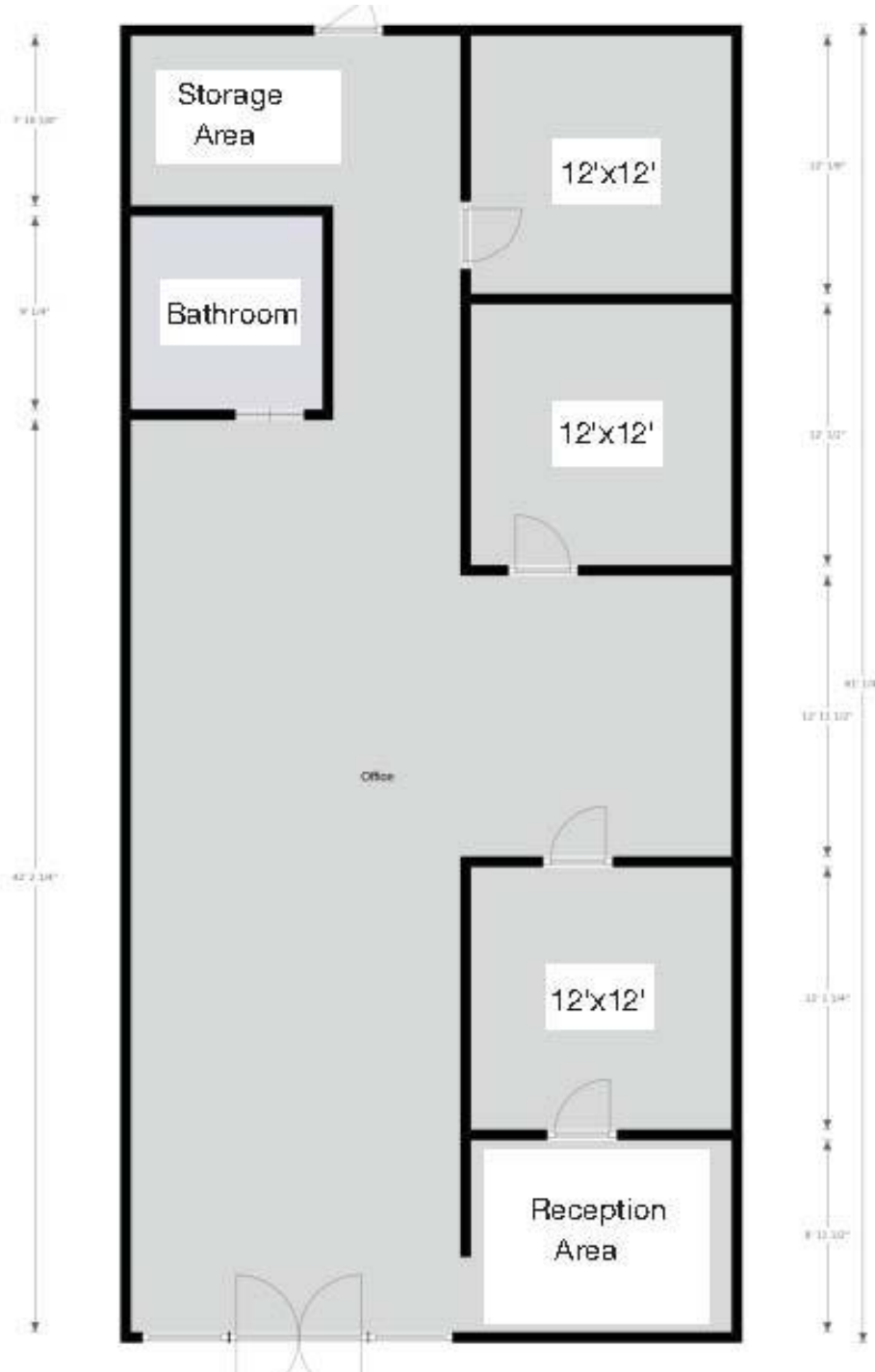
**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## RETAIL FOR LEASE

# BLDG 2 SUITE A +/-1,660 SF

1385 Maine St, Poland, ME 04274



**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

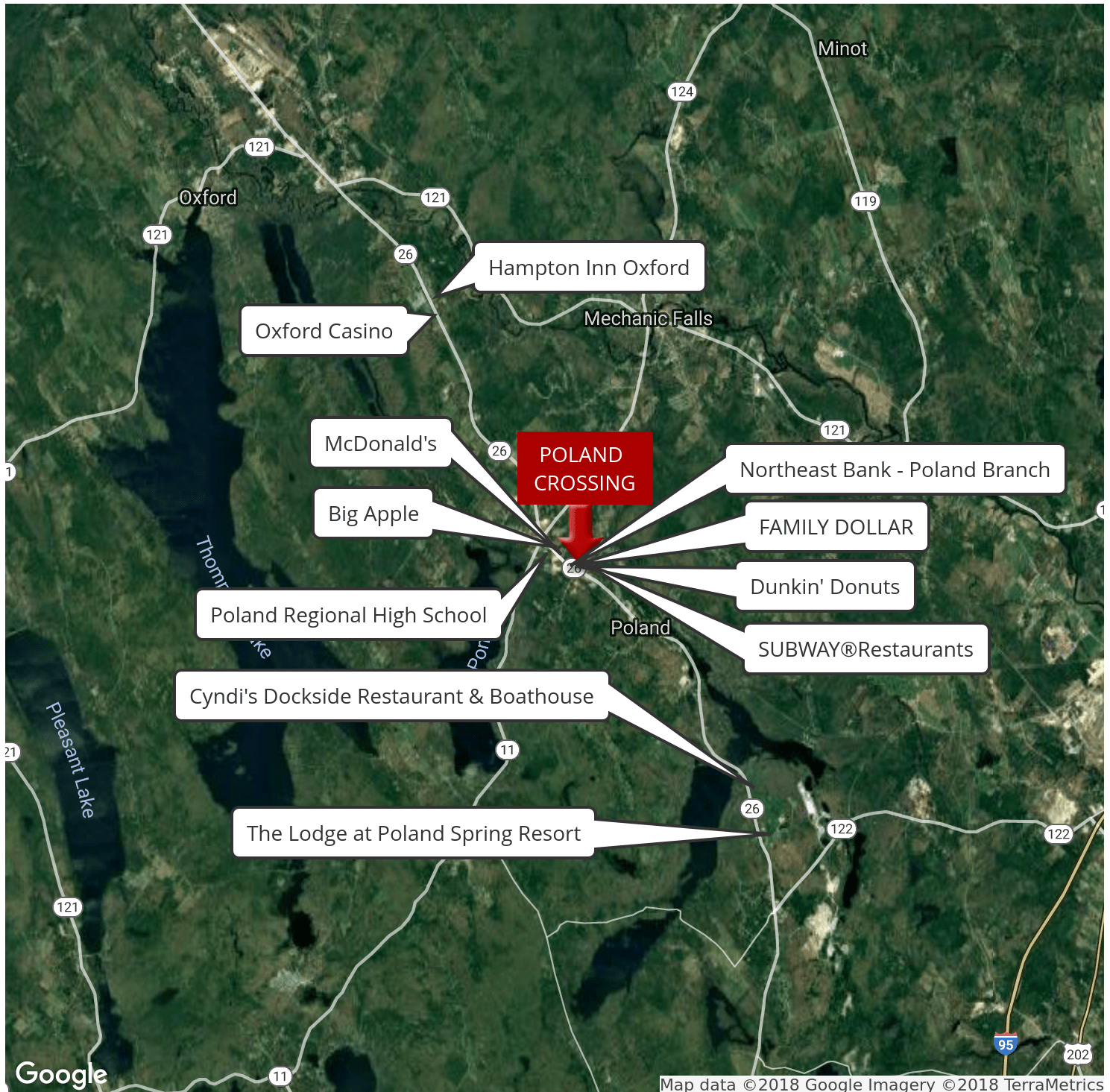
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# POLAND CROSSING

1385 Maine St, Poland, ME 04274



**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

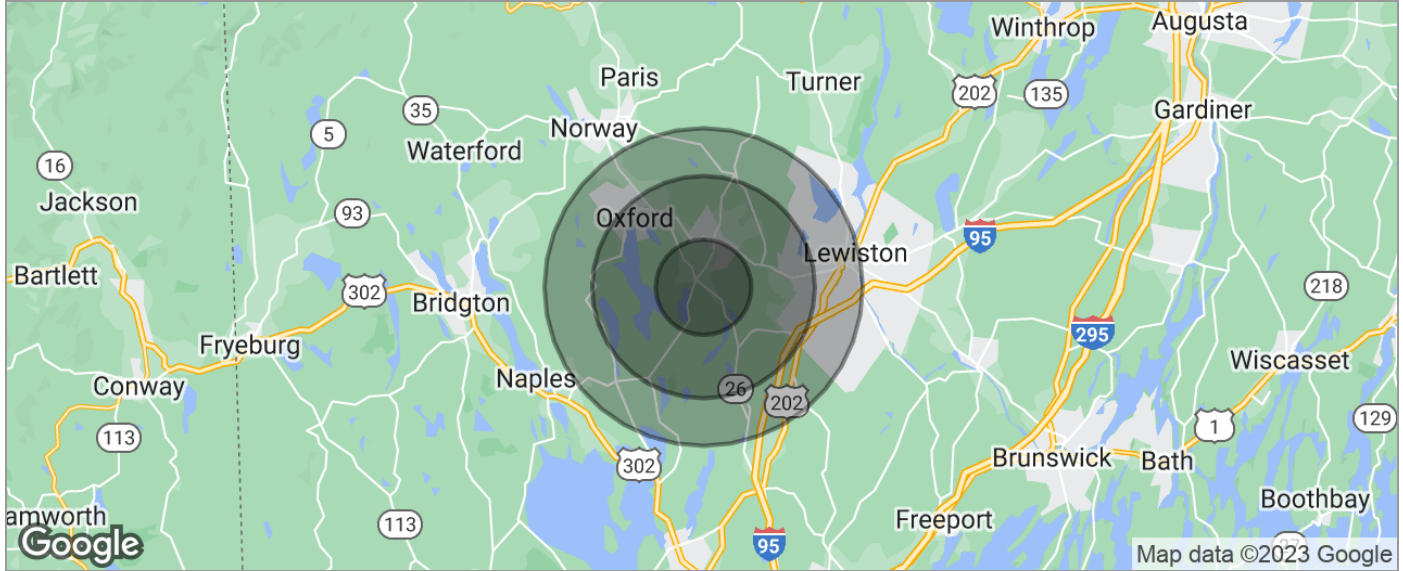
**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# POLAND CROSSING

1385 Maine St, Poland, ME 04274



POPULATION	3 MILES	7 MILES	10 MILES
TOTAL POPULATION	3,419	16,510	36,029
MEDIAN AGE	42.7	42.4	42.0
MEDIAN AGE (MALE)	43.0	42.6	41.8
MEDIAN AGE (FEMALE)	42.4	42.3	42.1
HOUSEHOLDS & INCOME	3 MILES	7 MILES	10 MILES
TOTAL HOUSEHOLDS	1,384	6,627	14,621
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$66,721	\$64,375	\$63,714
AVERAGE HOUSE VALUE	\$182,705	\$201,972	\$209,388
RACE	3 MILES	7 MILES	10 MILES
% WHITE	95.4%	95.8%	95.9%
% BLACK	0.1%	0.2%	0.6%
% ASIAN	0.5%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.6%	0.5%	0.3%
ETHNICITY	3 MILES	7 MILES	10 MILES
% HISPANIC	1.4%	1.3%	1.0%

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RETAIL FOR LEASE

# POLAND CROSSING

1385 Maine St, Poland, ME 04274



	3 MILES	7 MILES	10 MILES
Total households	1,384	6,627	14,621
Total persons per hh	2.5	2.5	2.5
Average hh income	\$66,721	\$64,375	\$63,714
Average house value	\$182,705	\$201,972	\$209,388

	3 MILES	7 MILES	10 MILES
Total population	3,419	16,510	36,029
Median age	42.7	42.4	42.0
Median age (male)	43.0	42.6	41.8
Median age (female)	42.4	42.3	42.1

*\* Demographic data derived from 2020 ACS - US Census*

**KW COMMERCIAL**  
603.610.8500  
750 Lafayette Road  
Portsmouth, NH 03801

**PATRICK CASALINOVA**  
Associate Broker  
O: 207.879.9800  
C: 207.890.0713  
patrickc@kwcommercial.com  
ME #BA919193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)