

PORTLAND, MAINE

1210 BRIGHTON AVENUE



FOR LEASE

28,262 SF

Ground Lease

or Built-to-Suit

SITE OVERVIEW

- ▶ Former Denny's location in front of the Hampton Inn.
- ▶ SW Quadrant of Route 25B and I-95.
- ▶ 28,262 SF pad site with drive-thru for QSR or bank use.
- ▶ Adjacent to the 2M SF mixed use Rock Row Development including an 80,000 SF Market Basket.
- ▶ Existing are retailers include Home Depot, Kohl's, Shaw's and Lowe's Home Improvement.

DEMOGRAPHICS

	Population	Average HHI	Employees
3 Miles	56,092	\$79,781	52,128
5 Miles	114,321	\$80,933	116,548
7 Miles	161,150	\$92,110	131,602
10 Miles	198,840	\$98,579	141,857



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Information set forth is from sources we deem reliable and is subject to prior sales, lease, withdrawal without notice or change in prices and conditions. No representation is made as to the accuracy of any information furnished.

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28,262 SF



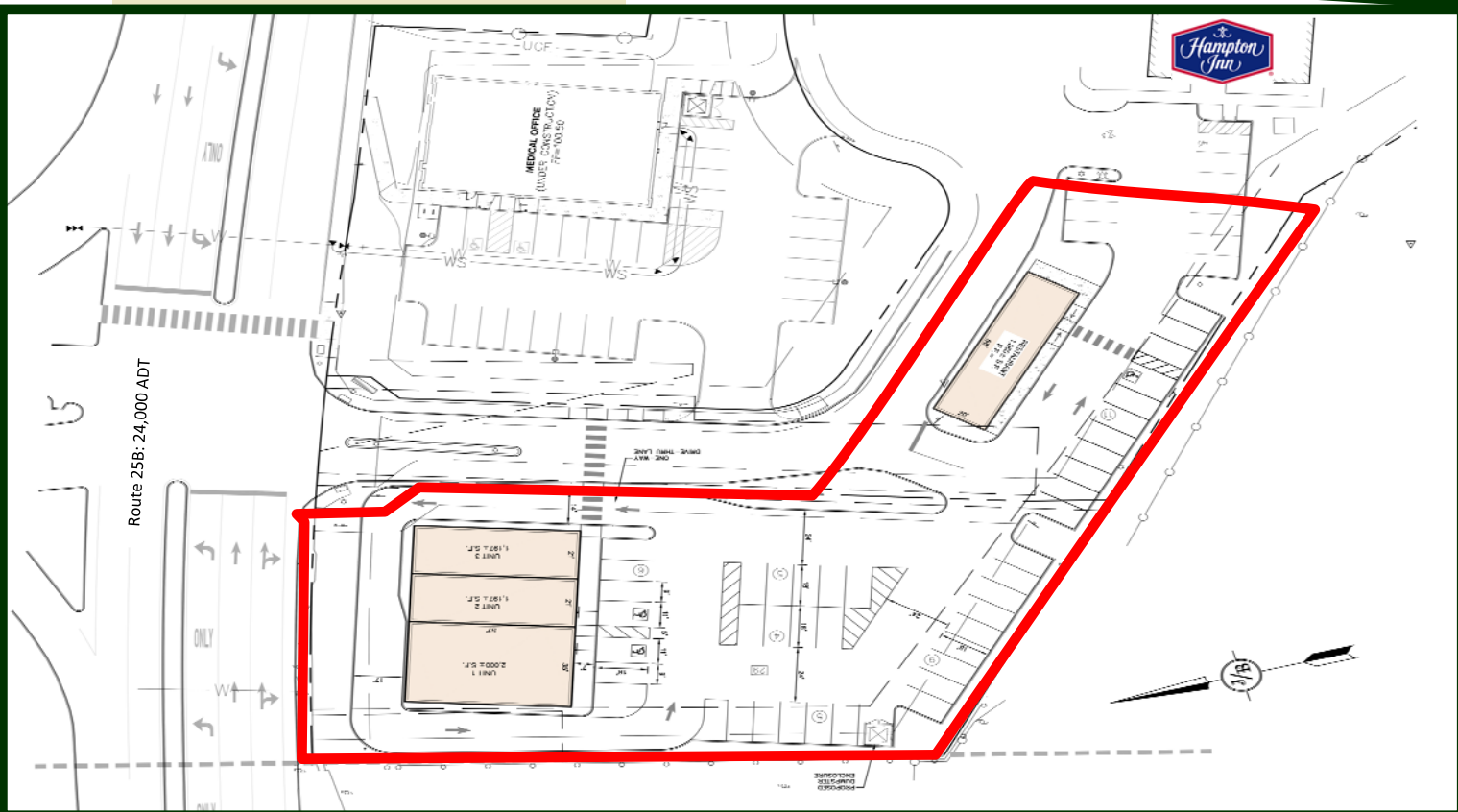
New Development
MARKET BASKET

Route 25B: 24,000 ADT

SITE

I-95: 48,000 ADT

Rock Row: 2M SF
Mixed Use Development



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