

COMMERCIAL for LEASE

in the heart of Deering Center 502 Stevens Ave, Unit 1B Portland ME 04103



Many Opportunities - flowers, studio, gifts, wine/cheese & more....

Unit 1B: 516 sf - \$1,160/month (\$27/sf) + \$370 NNN

Extraordinary Opportunity with high street exposure and walk-ins from this bustling village main street.

Stunning bright and open space with wraparound storefront windows, high ceilings and abundant light.

Infrastructure Ready includes Kitchen with built-in cabinets, sink, fridge, stove; full Bathroom with vanity and shower + high efficiency heating and cooling, air exchanger ventilation.

Parking Included: 1 onsite for tenant (free) + easy on-street.

Move-in ready July 2023. First month grace with no rent.

Visit: 502DeeringCenter.com

Contact: 502DeeringCenter@gmail.com or 207-831-0651



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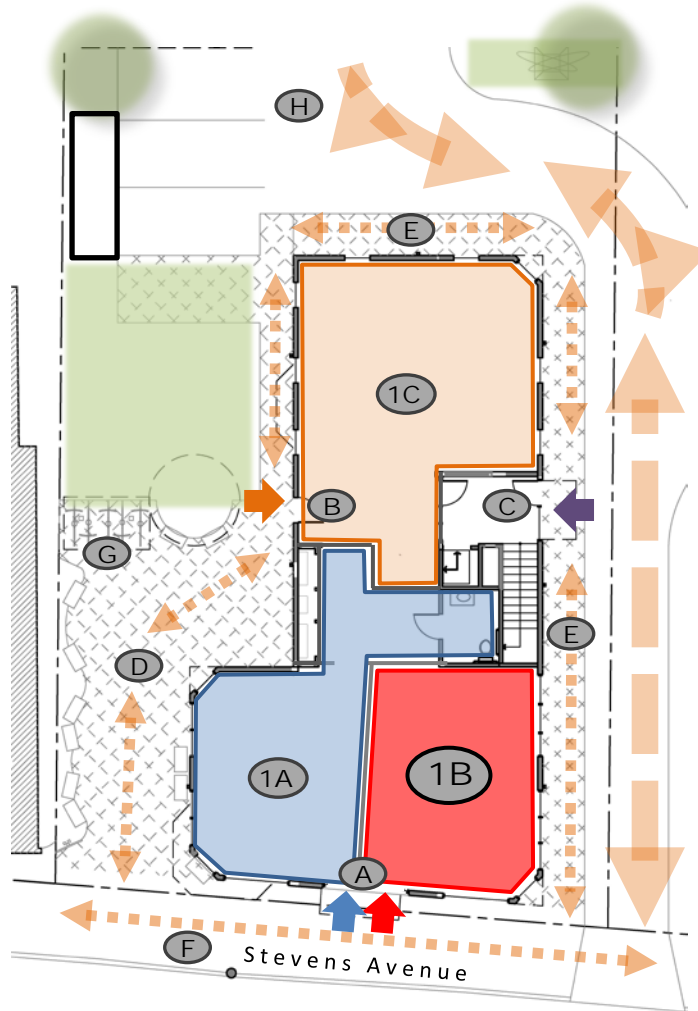
in the heart of **Deering Center** 502 Stevens Ave, Unit 1B Portland ME 04103

Location Location

Deering Center Village is much loved as a family-friendly, walkable residential neighborhood close to downtown; 502 Deering Center is at the core of this village, featuring street level neighborhood commercial with upper floor apartments.

Ideally located with a bus stop in front, neighboring shops, restaurants, schools, recreation and practice fields, Baxter Woods, library, 10 minutes to downtown, and less than 2 miles to both I-295 and I-95 .

This project, 502 Deering Center, received a **GrowSmart Maine 2018 Outstanding Project Award**.



1B Your business here!

502 Site Features

- A **Commercial Entry** fronts Stevens Ave with high exposure.
- B **Side Commercial Entry**
- C **Residential Entry**
- D **Pocket Park/Patio** available for seating etc.
- E **Pedestrian Circulation** on all sides.
- F **Bus Stop**
- G **Bike Parking**
- H **On-site Parking** at rear for tenant.

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