

COMMERCIAL for LEASE

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



Many Opportunities – food servery, studio, retail and more.....

Unit 1A: 766 sf - \$1,680/month (\$26/sf) 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.

Adjoining Pocket Park/Patio with benches, tables & chairs.

Bonus Features include built-in service counters with plumbing and power ready to go.

Infrastructure Ready features include life safety, high efficiency heating, cooling, ventilation, private ADA bathroom and air exchanger for the best quality indoor air.

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

Move-in ready March 2023.

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



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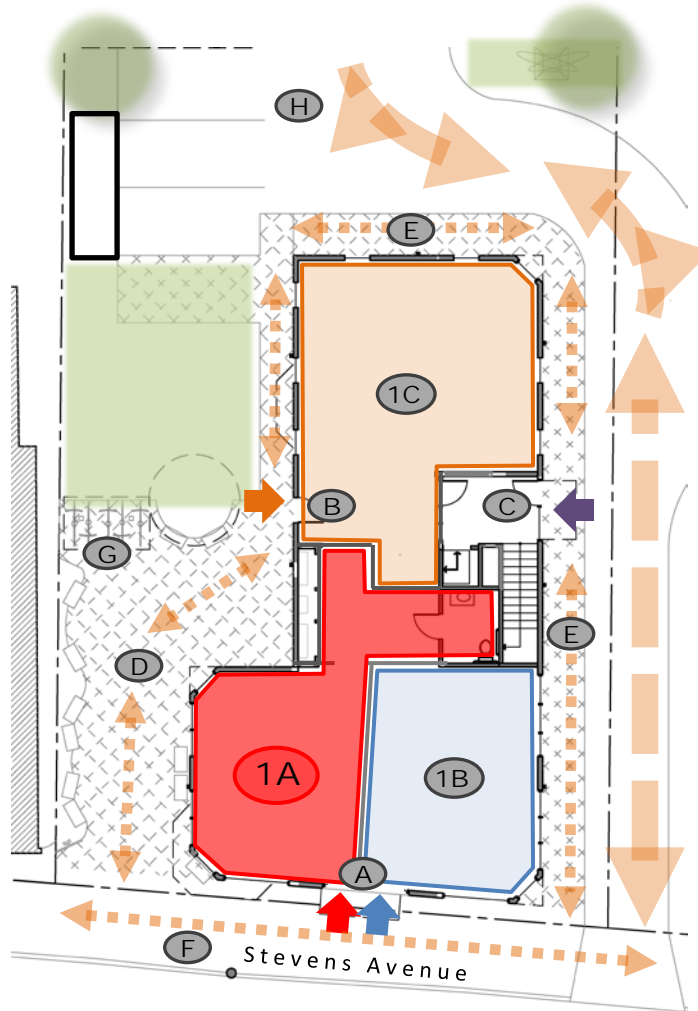
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Location Location

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**.



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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1A Your business here!

Unit 1A at corner, sidewalk & Pocket Park/Patio



Unit 1A adjoining Pocket Park/Patio

