



# OFFICE / RESTAURANT / RETAIL SPACE AVAILABLE

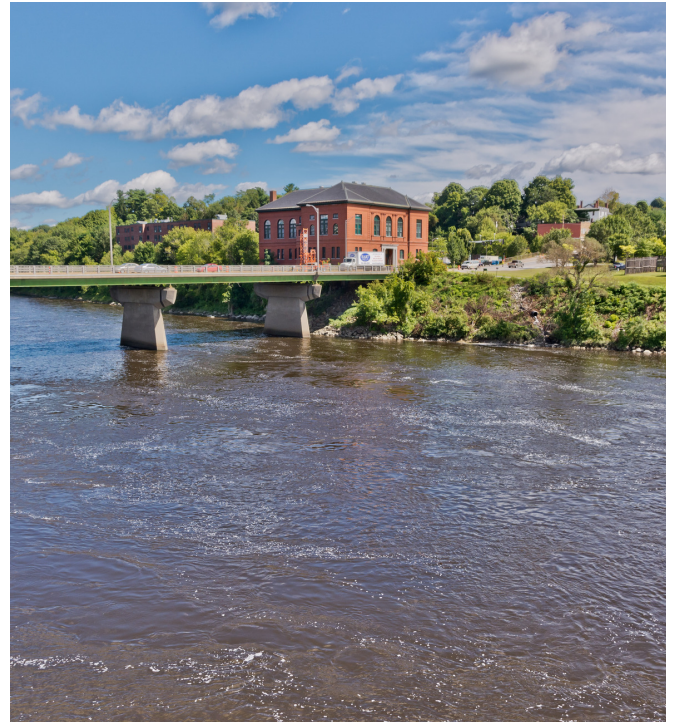
189 WATER STREET  
AUGUSTA, ME 04330

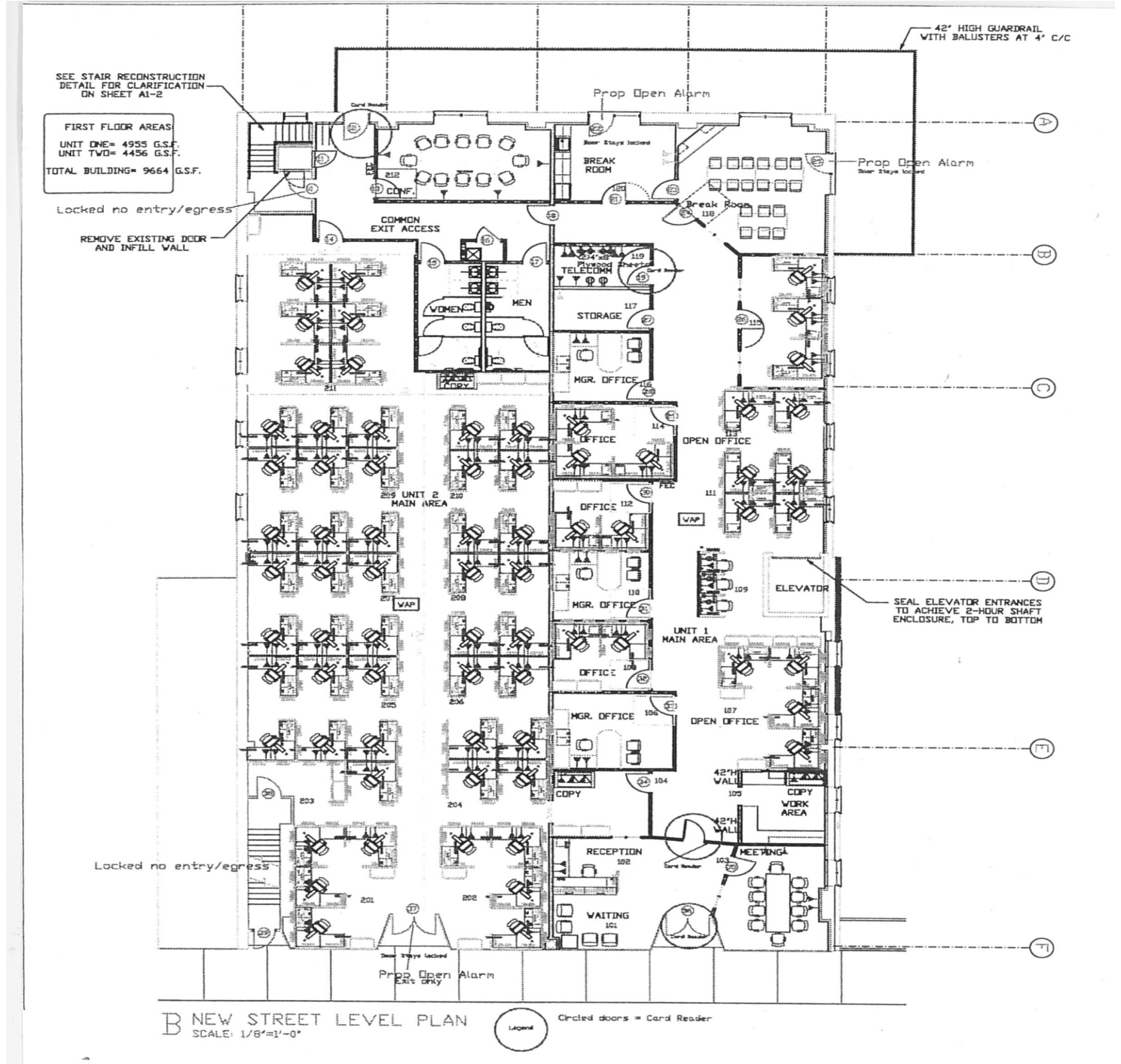
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Erik Urbanek

# Property Details

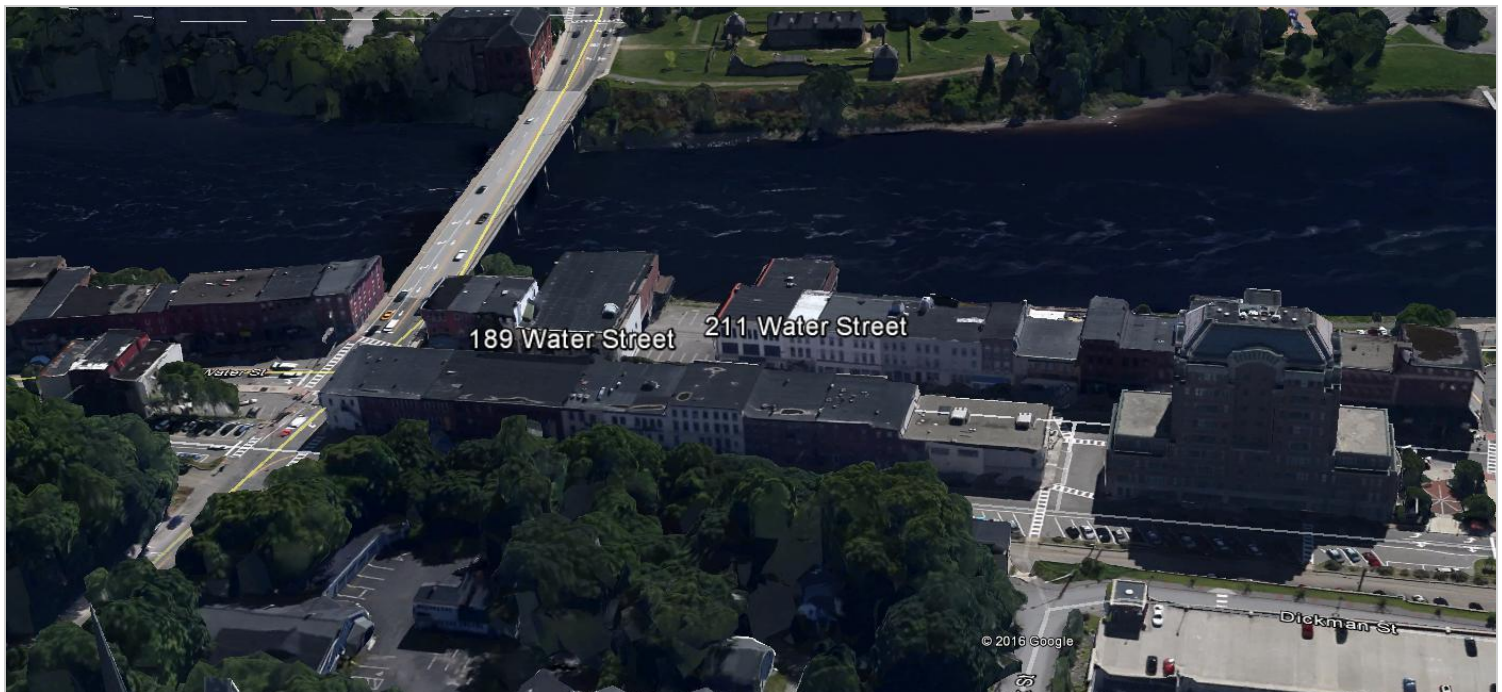
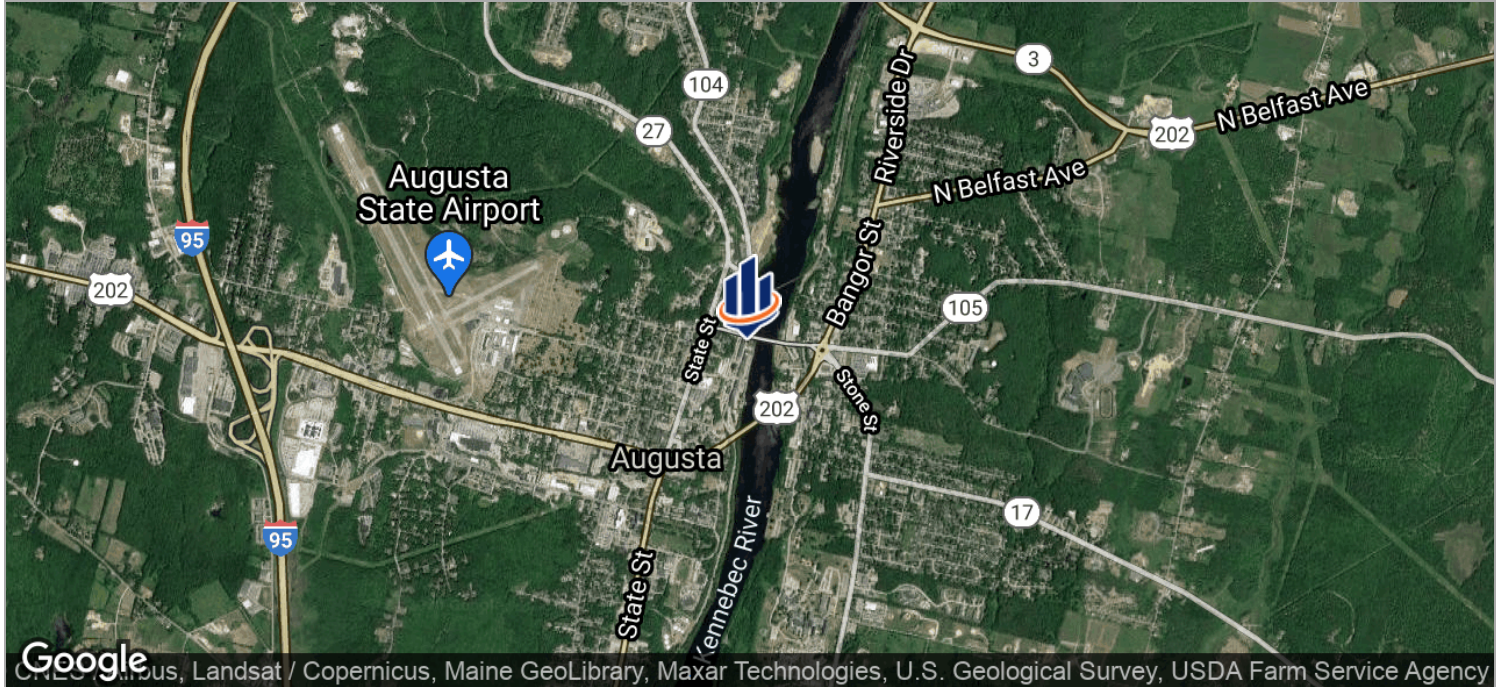
<b>PROPERTY ADDRESS:</b>	189 Water Street Augusta, ME 04330
<b>COUNTY:</b>	Kennebec
<b>PROPERTY TYPE:</b>	Office / Restaurant / Retail
<b>PRICE / SF:</b>	Being offeres at \$8 PSF NNN
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	KBD1
<b>PARKING SPACES:</b>	On Street & Municipal Lots. Landlord will negotiate additional parking for tenant.
<b>YEAR BUILT:</b>	1900
<b>CONSTRUCTION TYPE:</b>	Brick
<b>NUMBER OF STORIES:</b>	1
<b>NUMBER OF UNITS:</b>	2
<b>HEAT SOURCE:</b>	Oil, Hot Water
<b>AIR CONDITIONING:</b>	Engineered System
<b>TAX EXPENSES:</b>	\$1.06 PSF [ANNUAL]
<b>AVAILABILITY:</b>	Immediately







# Location Maps





# Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	25,571	60,690	159,674
MEDIAN AGE	43.6	43.0	41.8
MEDIAN AGE (MALE)	40.9	41.6	40.7
MEDIAN AGE (FEMALE)	46.1	44.3	42.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	12,247	27,156	66,730
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$50,586	\$55,666	\$58,389
AVERAGE HOUSE VALUE	\$189,460	\$176,355	\$173,759