

OFFICE / RESTAURANT / RETAIL SPAC AVAILABLE

189 WATER STREET AUGUSTA, ME 04330

Erik Urbanek

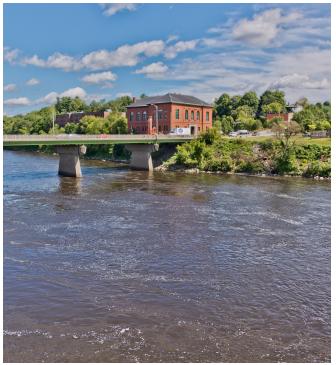
LEASE BROCHURE

Property Details

COUNTY: PROPERTY TYPE: PRICE / SF: BUILDING CLASS: ZONING: PARKING SPACES:

YEAR BUILT:
CONSTRUCTION TYPE:
NUMBER OF STORIES:
NUMBER OF UNITS:
HEAT SOURCE:
AIR CONDITIONING:
TAX EXPENSES:
AVAILABILITY:

189 Water Street Augusta, ME 04330 Kennebec Office / Restaurant / Retail Being offeres at \$8 PSF NNN В KBD1 On Street & Municipal Lots. Landlord will negotiate additional parking for tenant. 1900 Brick 1 2 Oil, Hot Water Engineered System \$1.06 PSF (ANNUAL) Immediately

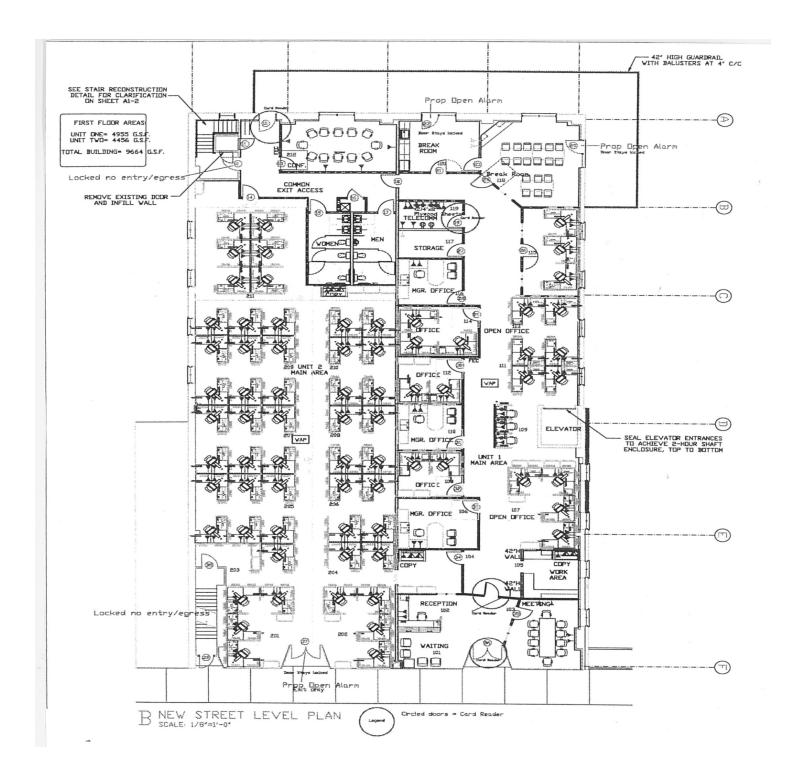




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Location Maps

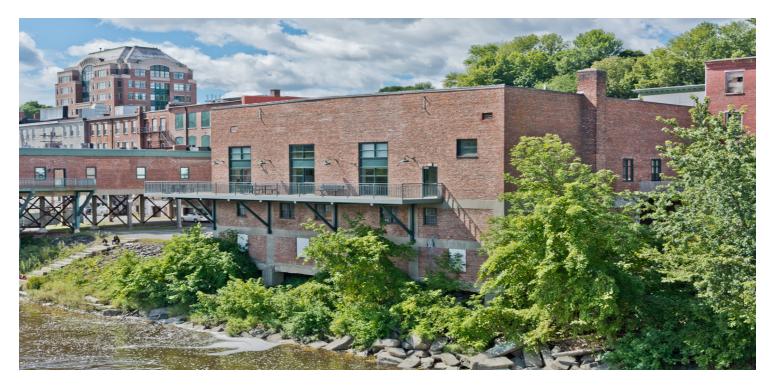


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Demographics Map



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

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