

FOR SALE/LEASE

Mixed-Use/Retail/Flex

15,524± SF | \$2,500,000

MAJOR PRICE REDUCTION



725 Broadway South Portland, ME

Incredible Opportunity to Own or Lease a Freestanding Commercial Building Along Casco Bay and South Portland's Busy Broadway Corridor.

BROKER CONTACT

Bryan Plourde, MAI | bryan@dunhamgroup.com
207.773.7100



Property Description

The Dunham Group is pleased to present 725 Broadway, South Portland, Maine — a 15,000± SF, freestanding commercial building offered for sale at \$2,500,000 and for lease (see broker for details). Situated on 1.18± acres along one of Cumberland County's highest-traffic commercial corridors, this property represents a compelling adaptive reuse opportunity for a broad range of owner-users, tenants, and value-add investors.

The building is offered with vacant delivery and the prior bowling lane infrastructure has been removed, presenting a rare opportunity to configure approximately 8,000 SF of open-plan commercial space to suit, attached to a turn-key modern restaurant with full kitchen, dining, bar, and outdoor enclosed patio with water and cityscape views. The restaurant is licensed for 234 seats. The property's C-Commercial zoning, exceptional arterial visibility, Casco Bay Greenbelt adjacency, existing restaurant and bar infrastructure, and large-format patio position it as one of the most versatile and distinctive commercial offerings in the Greater Portland market.

The Broadway corridor carries an estimated 25,000+ vehicles per day, placing this property at the center of South Portland's commercial activity and within minutes of downtown Portland, the Maine Mall trade area, and Interstate 295.

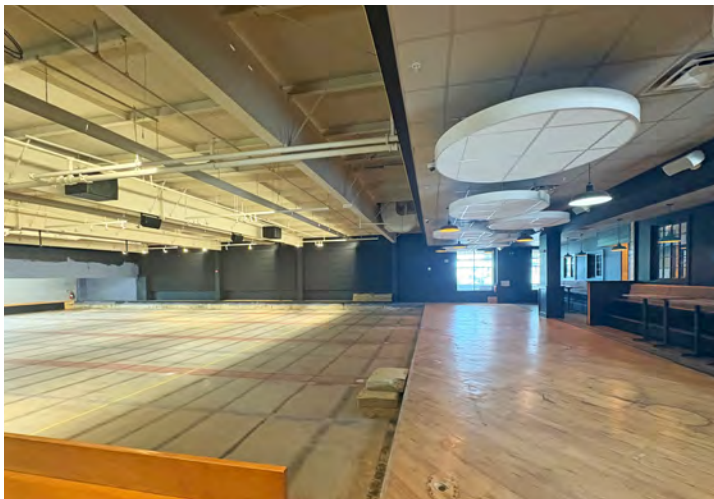
Location Highlights

- 25,000± vehicles per day on Broadway — among the highest counts in Cumberland County
- 1± mile from the Casco Bay Bridge and Portland's Old Port entertainment district
- Adjacent to the South Portland Greenbelt Walkway with partial Casco Bay and Portland Harbor views
- Minutes from the Maine Mall trade area, Interstate 295, and Portland International Jetport
- Dense surrounding residential base within a 1–3 mile radius supports consistent consumer traffic
- Established commercial corridor with grocery, pharmacy, medical, and service retail in proximity

Property Overview

Owner	C725Broadway, LLC
Assessor's Reference	Map 18, Lot 50
Deed Reference	Book 40317, Page 2
Lot Size	1.18± acres
Building Size	15,524± SF
Space Breakdown	8,000 SF clear-span adaptable events/retail/storage space, 6,000 SF turn-key restaurant and dining space, outdoor enclosed patio. Restaurant is licensed for 234 seats.
Year Built	1940
Zoning	Commercial (C)
RE Taxes	\$22,297.28 (25-26)
Construction	Masonry
Utilities	Municipal water and sewer
Sprinkler System	Full system
Road Frontage	440' frontage with 2 curb cuts on Broadway

FOR SALE : \$2,500,000 - FOR LEASE : SEE BROKER



Adaptive Reuse

- Brewery/Tasting Room Owner-User
- Medical / Healthcare Owner-User
- Fitness / Wellness Owner-User
- Event Venue / Entertainment Operator
- Meeting Hall / Institutional / Non-Profit
- Value-Add Multi-Tenant Investor
- Childcare / Day Care Center
- Light Industrial / Flex User

Opportunity Highlights

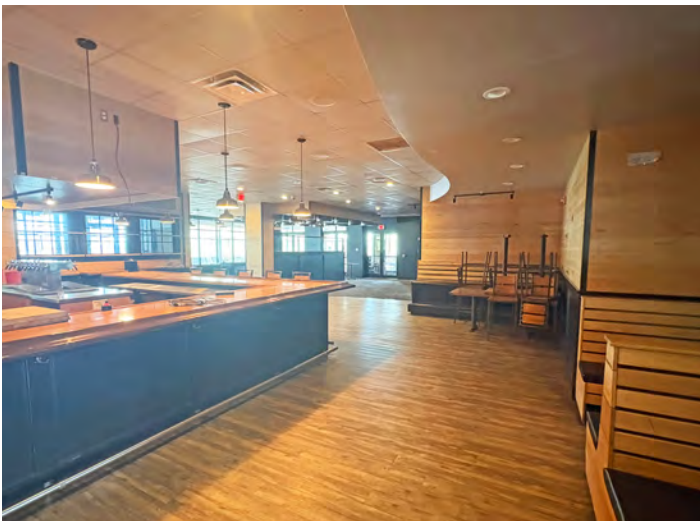
- **Strong Arterial Visibility & Traffic Exposure:** Broadway is one of the highest-traffic corridors in Cumberland County, with an estimated 25,000+ vehicles per day passing the property. The building's setback and frontage provide excellent signage opportunity and drive-by brand exposure for virtually any consumer-facing use.
- **Casco Bay Water Views & Greenbelt Adjacency:** The property's rear elevation abuts the South Portland Greenbelt Walkway, affording partial views of Casco Bay and Portland Harbor from the building's northern face and seasonal patio. This is a rare and marketable amenity for a Broadway commercial property, particularly for restaurant, wellness, and hospitality uses seeking a destination draw.
- **Proximity to Downtown Portland & the Old Port:** The subject is located approximately one mile from the Casco Bay Bridge, placing it within minutes of Portland's central business district, the Old Port entertainment district, and the Peninsula's dense residential neighborhoods. This proximity supports cross-market patronage and employee recruitment for owner-users and tenants alike.
- **Complementary Commercial Corridor:** The Broadway corridor supports a diverse mix of retail, medical, food service, and professional office uses, generating consistent consumer traffic throughout the day. Neighboring uses including South Portland's established residential neighborhoods, regional healthcare anchors, and the Maine Mall trade area provide a broad and diverse customer base within a short drive.
- **Strong Surrounding Residential & Retail Density:** South Portland is one of the more densely populated communities in Maine, with significant rooftop density within a one-to-three mile radius supporting consumer-oriented commercial uses. The immediate area features established grocery, pharmacy, and service retail, reinforcing the subject's position as a convenience and destination commercial node.

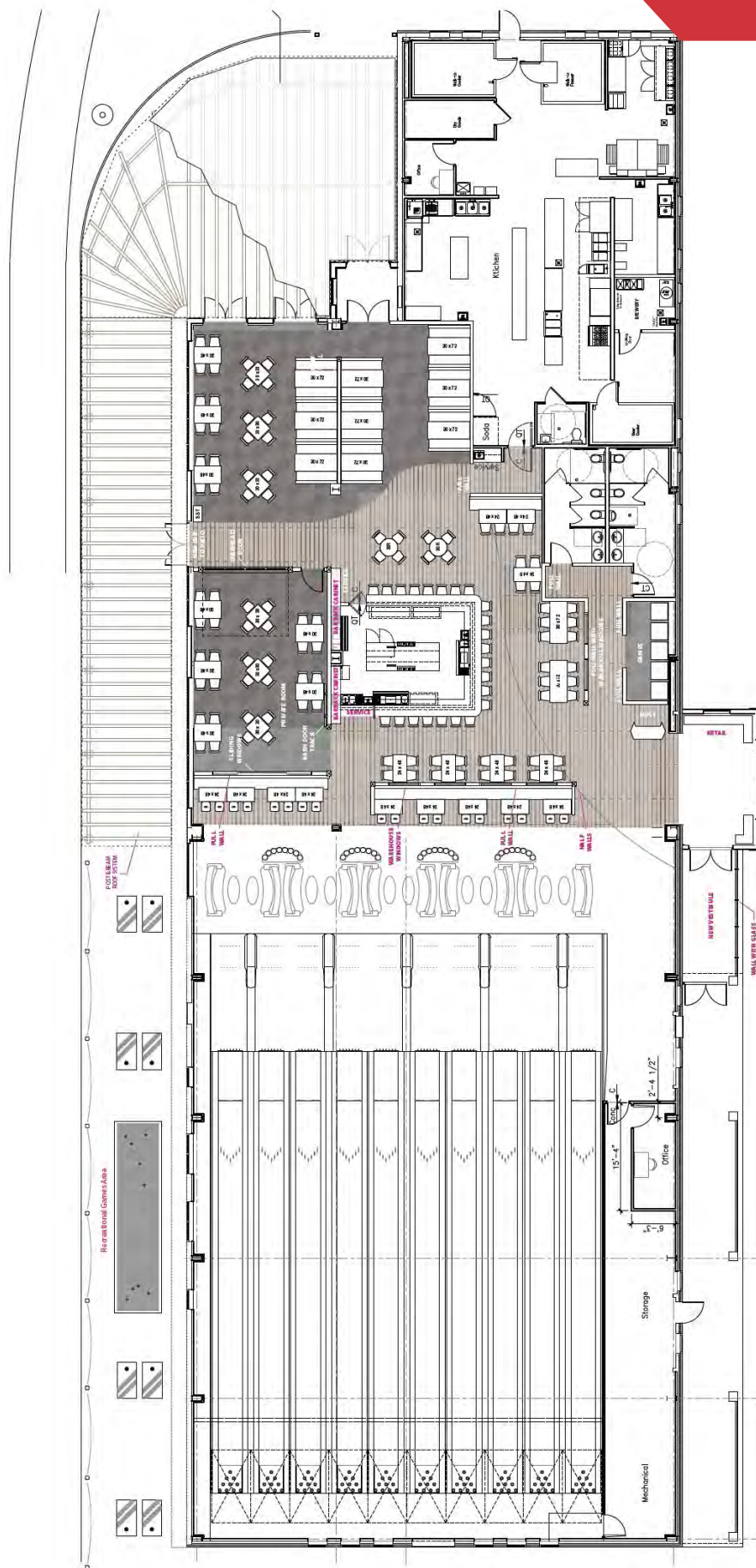


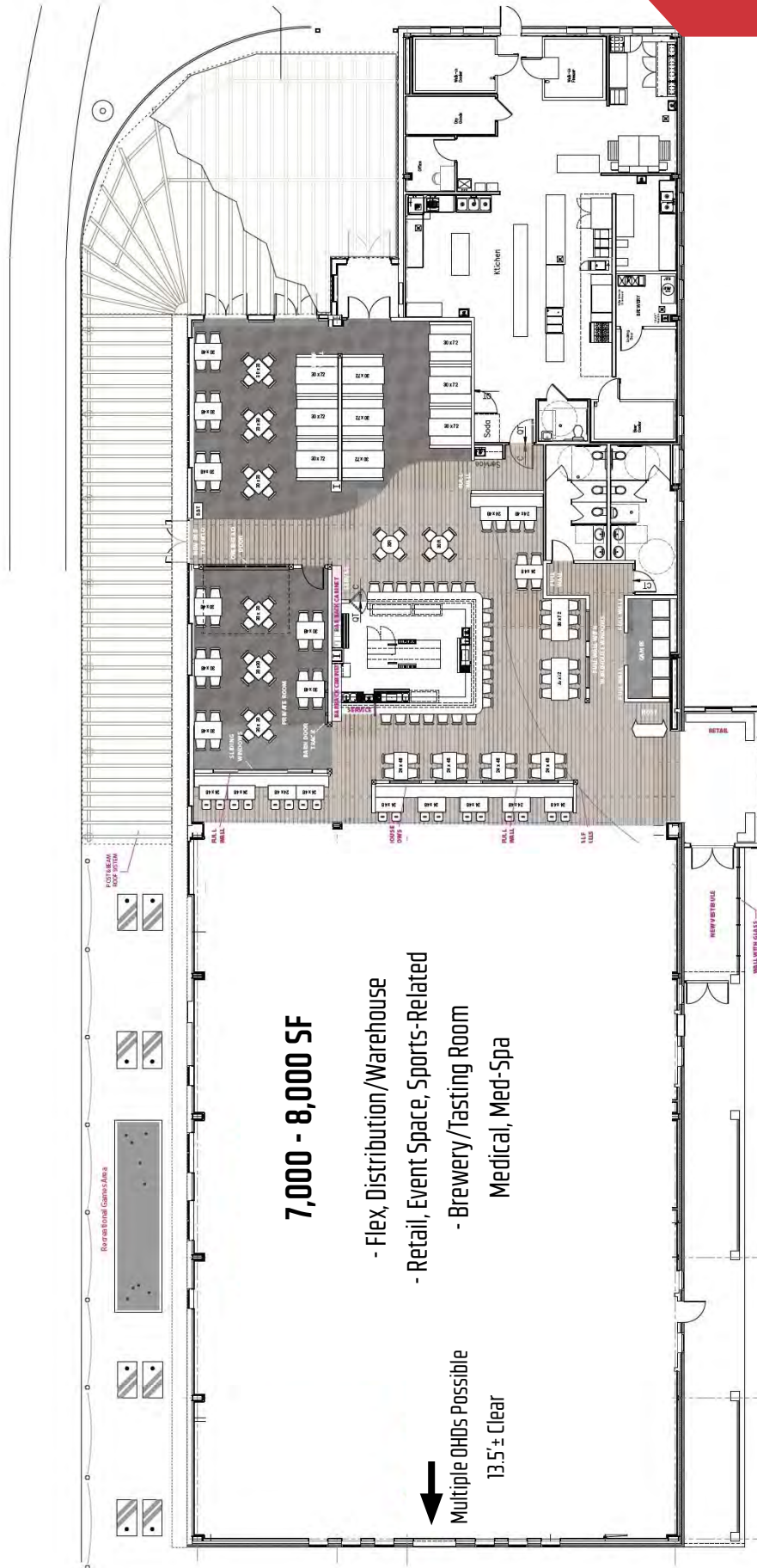
Zoning : C - Commercial

The following uses are permitted as-of-right in the C-Zone and are relevant to the subject property's adaptive reuse potential:

- Retail businesses and service establishments (including warehousing and wholesale distribution)
- Business and professional offices
- Fully enclosed places of assembly, amusement, culture and government — highly applicable to the large open-plan hall
- Clubs, hotels, motels, and restaurants
- Residential uses in air space above permitted commercial uses (10–17 DU/acre)
- Recreational or community activity buildings and grounds (non-profit)
- Child, adult, or combined day care centers
- Charitable and philanthropic organizations; marijuana testing facility



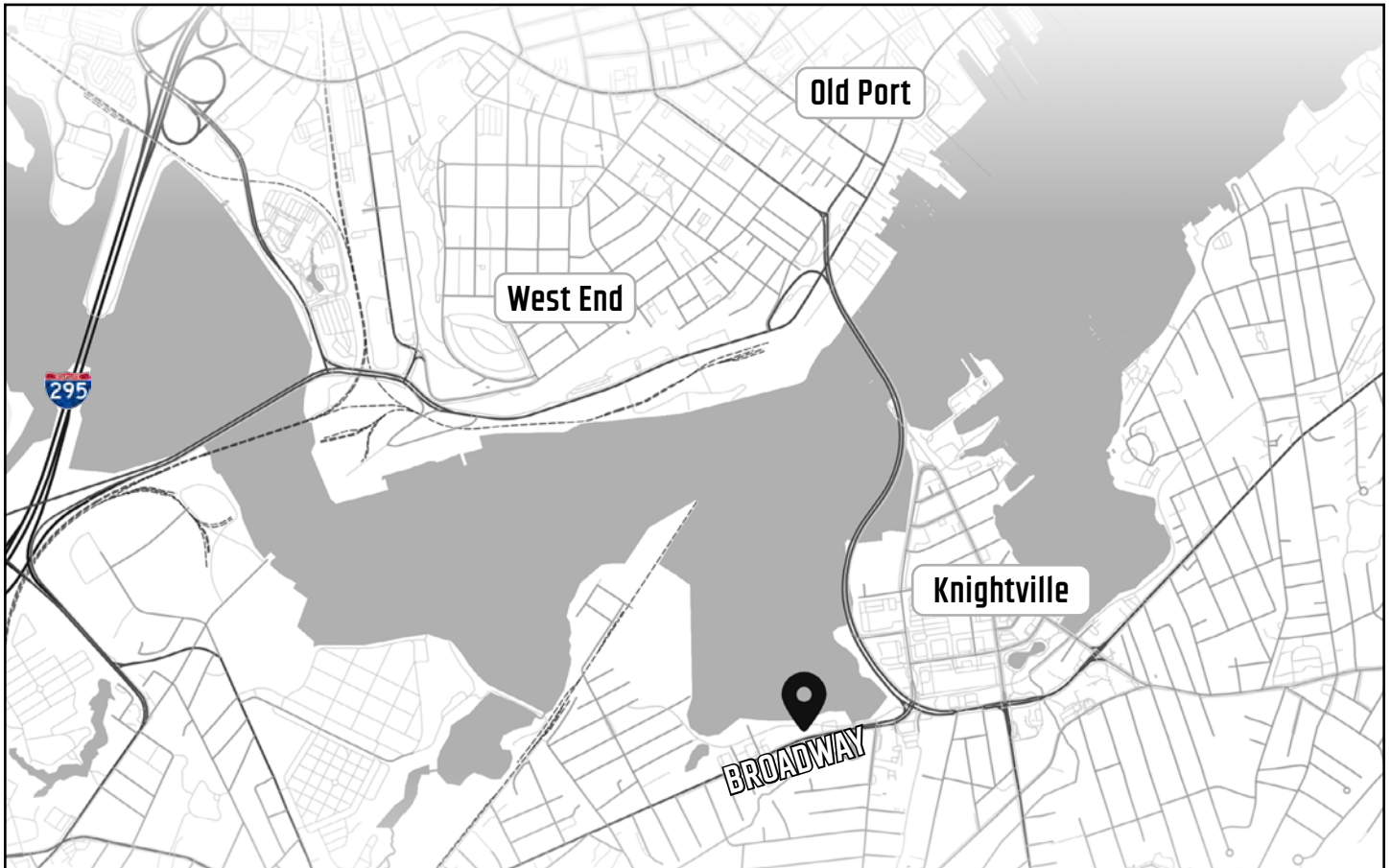




725 Broadway



725 Broadway



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 725 Broadway, South Portland, ME 04106

CITY, STATE

South Portland, ME

POPULATION

62,102

AVG. HHSIZE

2.13

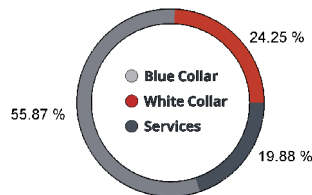
MEDIAN HH INCOME

\$51,385

HOME OWNERSHIP

Renters: **15,635**
Owners: **13,049**

EMPLOYMENT



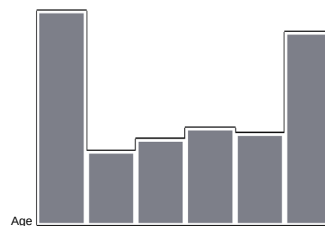
Employed: **55.95 %**
Unemployed: **1.96 %**

EDUCATION

High School Grad: **24.66 %**
Some College: **20.17 %**
Associates: **7.81 %**
Bachelors: **39.44 %**

GENDER & AGE

Male: **49.14 %** Female: **50.86 %**

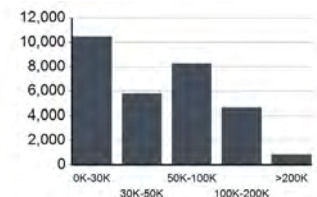


RACE & ETHNICITY

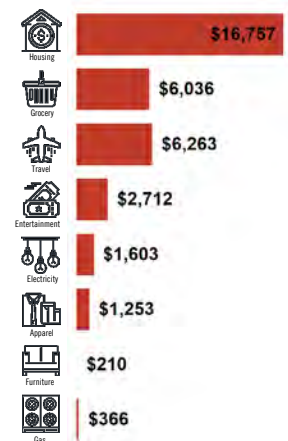
White: **95.37 %**
Asian: **1.02 %**
Native American: **0.06 %**
Pacific Islanders: **0.00 %**
African-American: **1.35 %**
Hispanic: **0.93 %**
Two or More Races: **1.28 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

725 Broadway

Population

Distance	Male	Female	Total
1- Mile	2,269	2,523	4,792
3- Mile	22,273	22,921	45,195
5- Mile	39,069	41,071	80,140



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.