

GATEWAY SHOPPES AT SCARBOROUGH

FOR LEASE - INLINE RETAIL SPACES



1,800 to 7,000± SF IN-LINE RETAIL SPACES

Available Now at the Gateway Shoppes

- Join Portland Pie, Wild Birds Unlimited, Pella Windows, Armed Service Career Center, Maine DMV and Thai 9
- Anchored by Cabela's with Famous Dave's and Phantom Fireworks
- Great location and access at Maine Turnpike Exit 42

PAD SITES ALSO AVAILABLE

**Give Mark a Call
207-772-2422**



MARK MALONE, CCIM
207.773.6000 direct
207.358.7912 direct fax
mark@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 main

PROPERTY SUMMARY

GATEWAY SHOPPES AT SCARBOROUGH



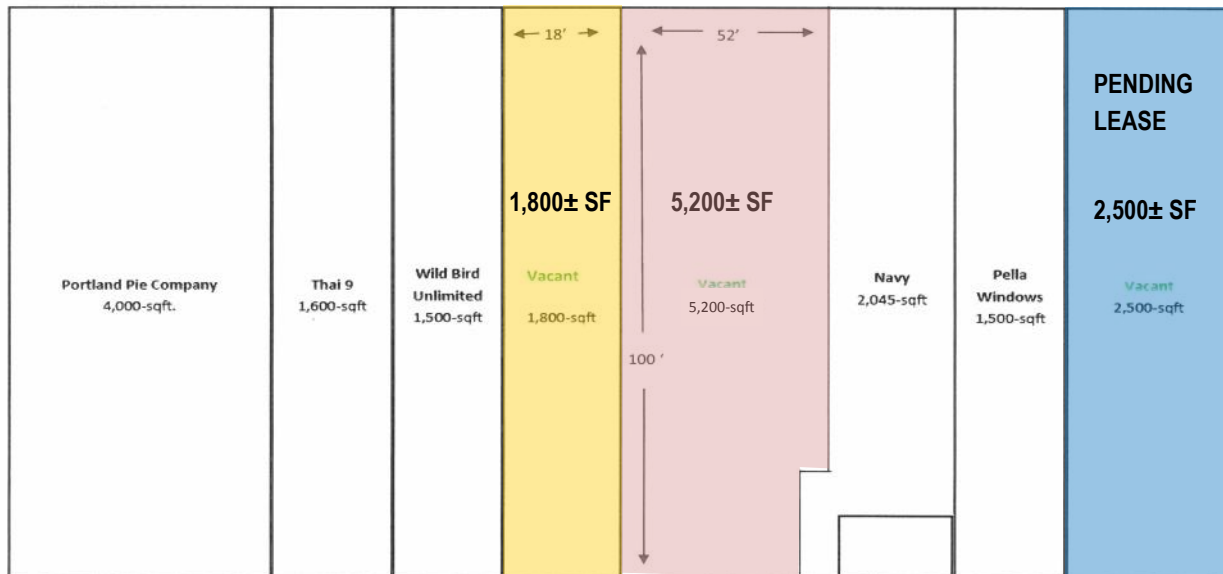
GENERAL PROPERTY INFORMATION

CONSTRUCTION:	Steel
EXTERIOR:	Stone
FOUNDATION:	Slab
LIGHTING:	Various
FLOORING:	Combination
ROOF:	Rubber membrane
RESTROOMS:	ADA
ELECTRICAL:	3-phase
HVAC:	Central –Natural Gas
SIGNAGE:	Building signage and pylon signage at road
WATER/SEWER:	Public
SPRINKLER:	Yes
PARKING:	Ample on site

LEASING INFORMATION

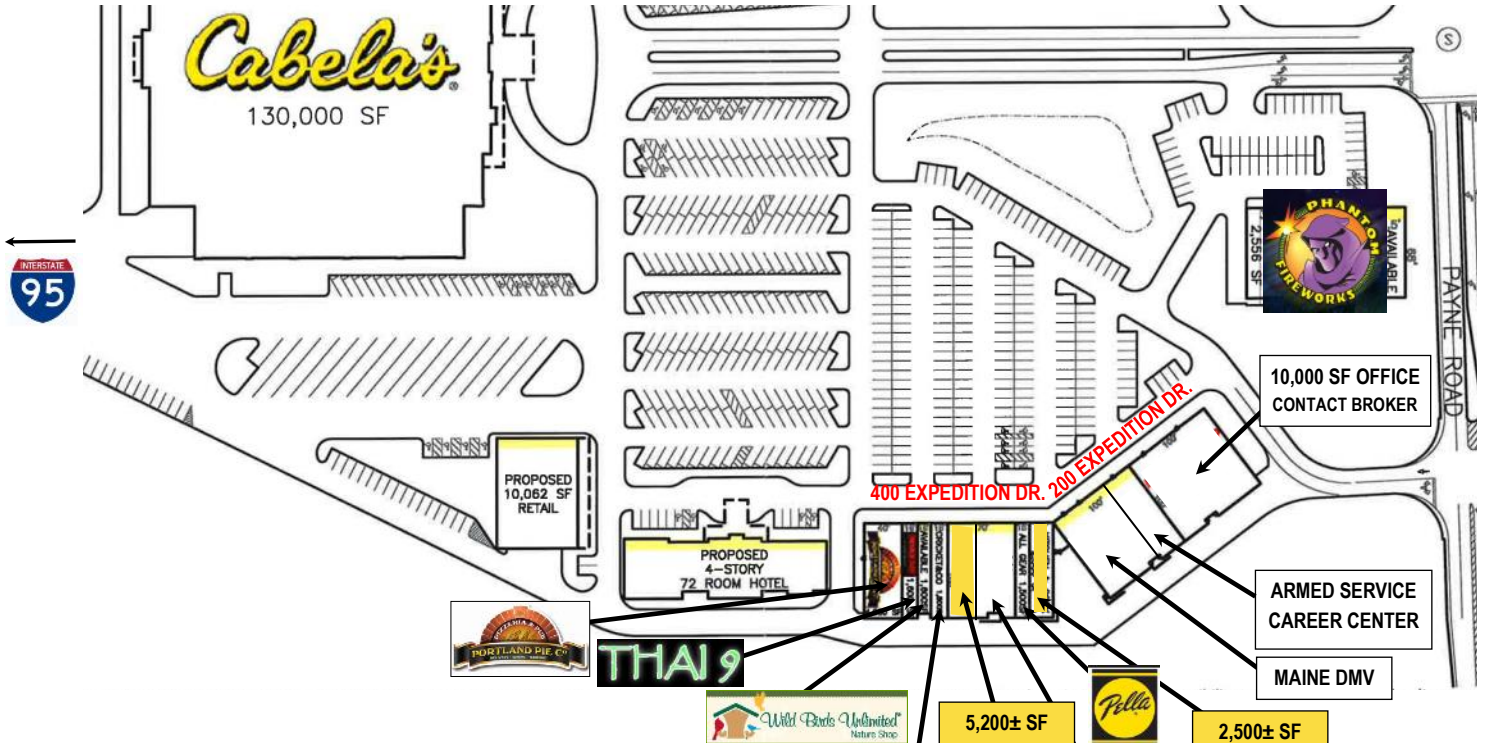
TOTAL SQ FT FOR LEASE:	1,800 to 7,000± SF (see highlighted spaces below)
NEW LEASE RATE:	\$18 - \$20 PSF NNN
NNN CHARGES:	\$5.60 PSF estimated Included: snow removal, repairs and maintenance, insurance, water, sewer,
AVAILABLE:	Now

Total Building SQ. FT = 20,146



IN-LINE RETAIL SPACES

GATEWAY SHOPPES AT SCARBOROUGH



400 Expedition Dr.	*1,800± SF	2,500± SF	*5,200± SF
	18' x 100'	25' x 100'	52' x 100'
Lease Rate	\$18 to \$20 Triple Net (NNN)		
CAMS	Est. \$5.60 PSF		

* May be combined for 7,000± SF.

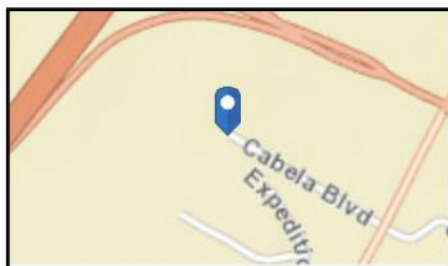
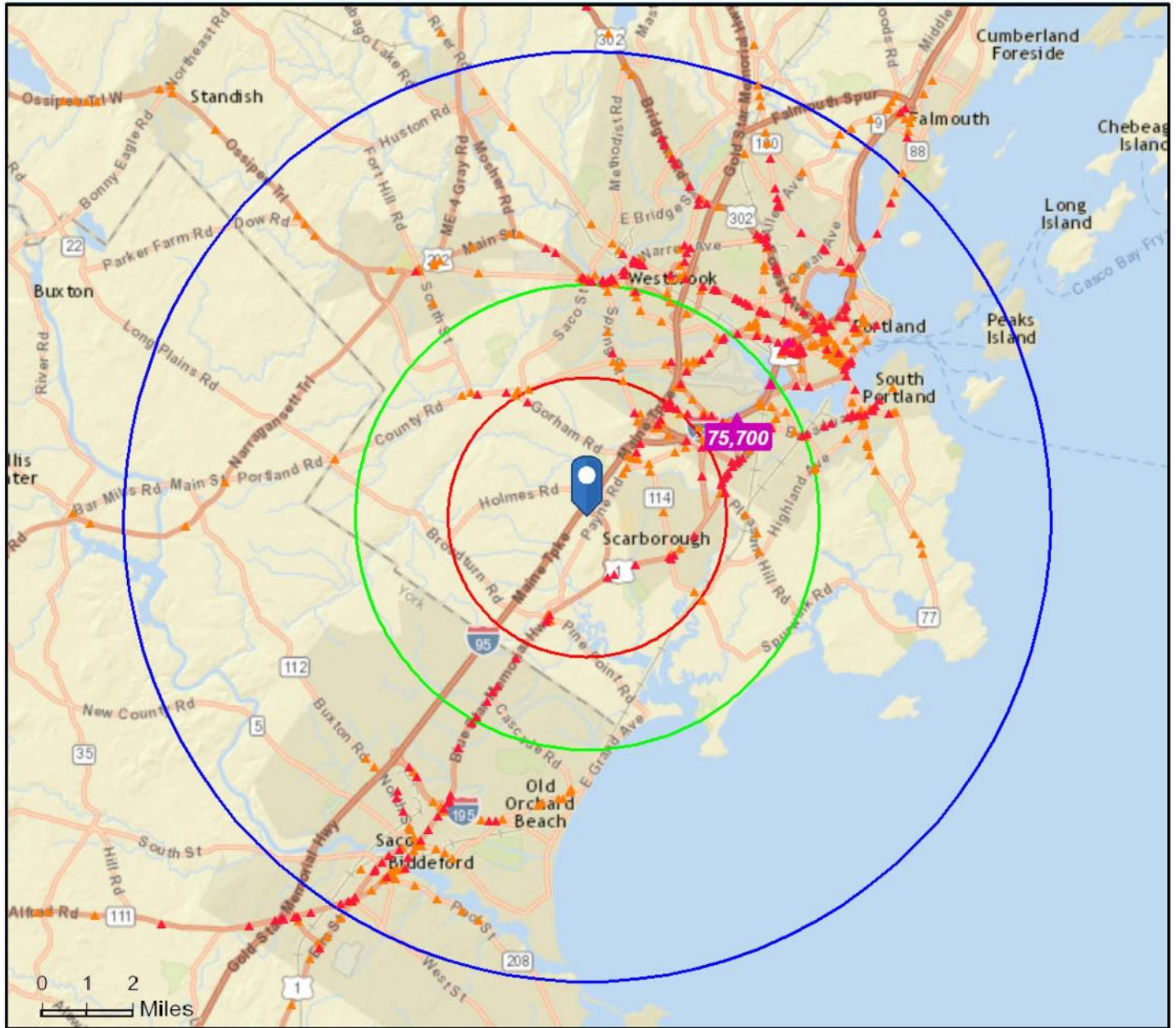




Traffic Count Map

100 Cabela Blvd, Scarborough, Maine, 04074 2
100 Cabela Blvd, Scarborough, Maine, 04074
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 43.60262
Longitude: -70.37062



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies