FOR LEASE • BUILD-TO-SUIT

991 Portland Road • Saco, ME

MALONE
COMMERCIAL BROKERS









Karen Rich
O 207.210.6637
C 207.671.8808
Karen@malonecb.com

Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

VILLAGES AT CASCADE FALLS

- 1,500-35,000± SF available for lease in a village-style setting
- Highly visible location along Route 1 experiencing lots of new development with traffic counts of 18,000 - 20,000± cars/day (DOT)
- Future traffic light to be installed at the intersection of Route 1 and Waterfall Drive
- Ideal for retail, restaurant, brewery, grocery, service, office, and recreation/entertainment

SEE BROKER FOR LEASE RATE

PROPERTY SUMMARY

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Site Info

OWNER:	ParkNorth Development LLC
DEED:	Book 14436, Page 83
ASSESSOR:	Map 62 & 63, Lot 1 & 6
AVAILABLE SF:	1,500-35,000± SF
LOT SIZE:	8± AC, part of a mixed-use 320± AC site
UTILITIES:	Municipal water/sewer Electric brought to the site
SIGNAGE:	Ample signage and visibility
PARKING:	300± spaces
ZONING:	MU3 Contract Zone/Portland Road Zone



AI RENDERING

AI CONCEPTUAL RENDERINGS

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PHOTOS

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90 Apt units to be built


70 Apt units


University Credit Union



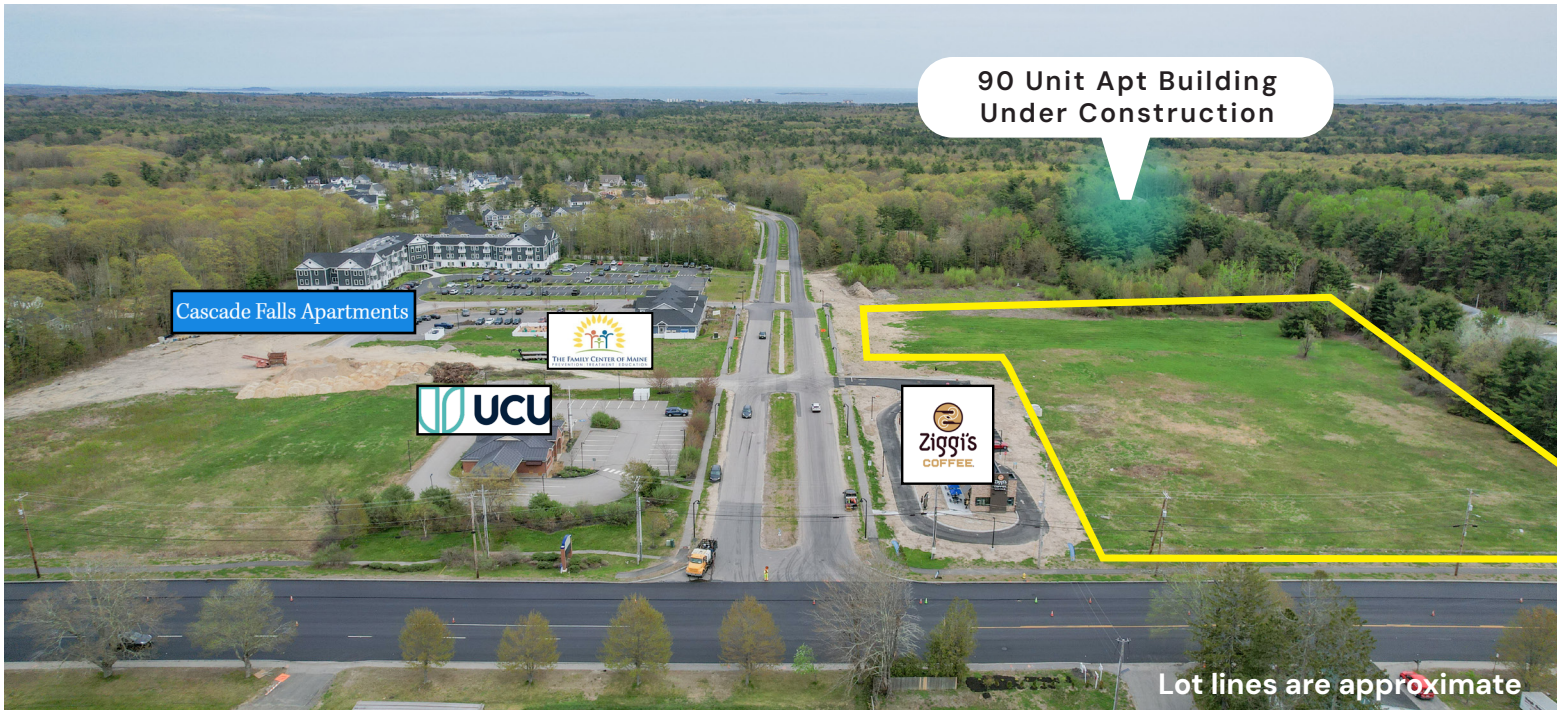

Discovery Place Preschool & Childcare


The Family Center of Maine

ZONING PERMITTED USES

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Permitted Uses

- Reserved
- Hotels and motels
- Retail businesses and uses with no more than 80,000± SF of floor area
- Accessory retail sales of goods manufactured on the premises
- Artist and crafts person studios
- Eating establishments
- Eating and drinking establishments
- Health and fitness clubs
- Private clubs
- Financial institutions with drive through
- Professional offices
- Business offices
- Personal services
- Business services
- Health care clinics for humans
- Hospitals
- Essential Services
- Animal hospitals and veterinarian offices
- Any use permitted in the Resource Protection District
- Accessory uses
- Municipal uses
- Public utility building
- Quasi-public uses
- Public parks and playgrounds
- Public schools
- Private schools
- Commercial schools
- Nursery schools
- Day care center
- Adult day care centers, Types 1 and 2

Conditional Uses

- Car washes
- Indoor recreation/amusement centers
- Enclosed sports facilities
- Reserved
- Commercial recreation
- Radio & TV antennas

3-MILE DEMOGRAPHICS

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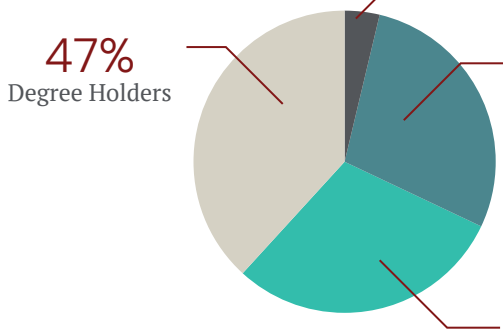
15,988
Population

7,480
Homes

2.1
Average Household Size

49.5
Average Age

Education

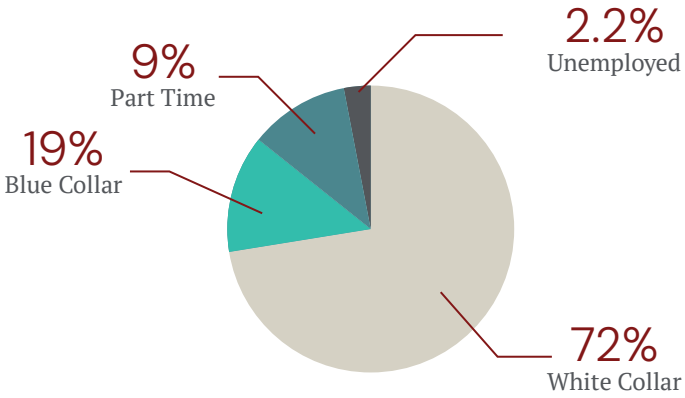




730
Total Businesses

8,306
Total Employees

Employment



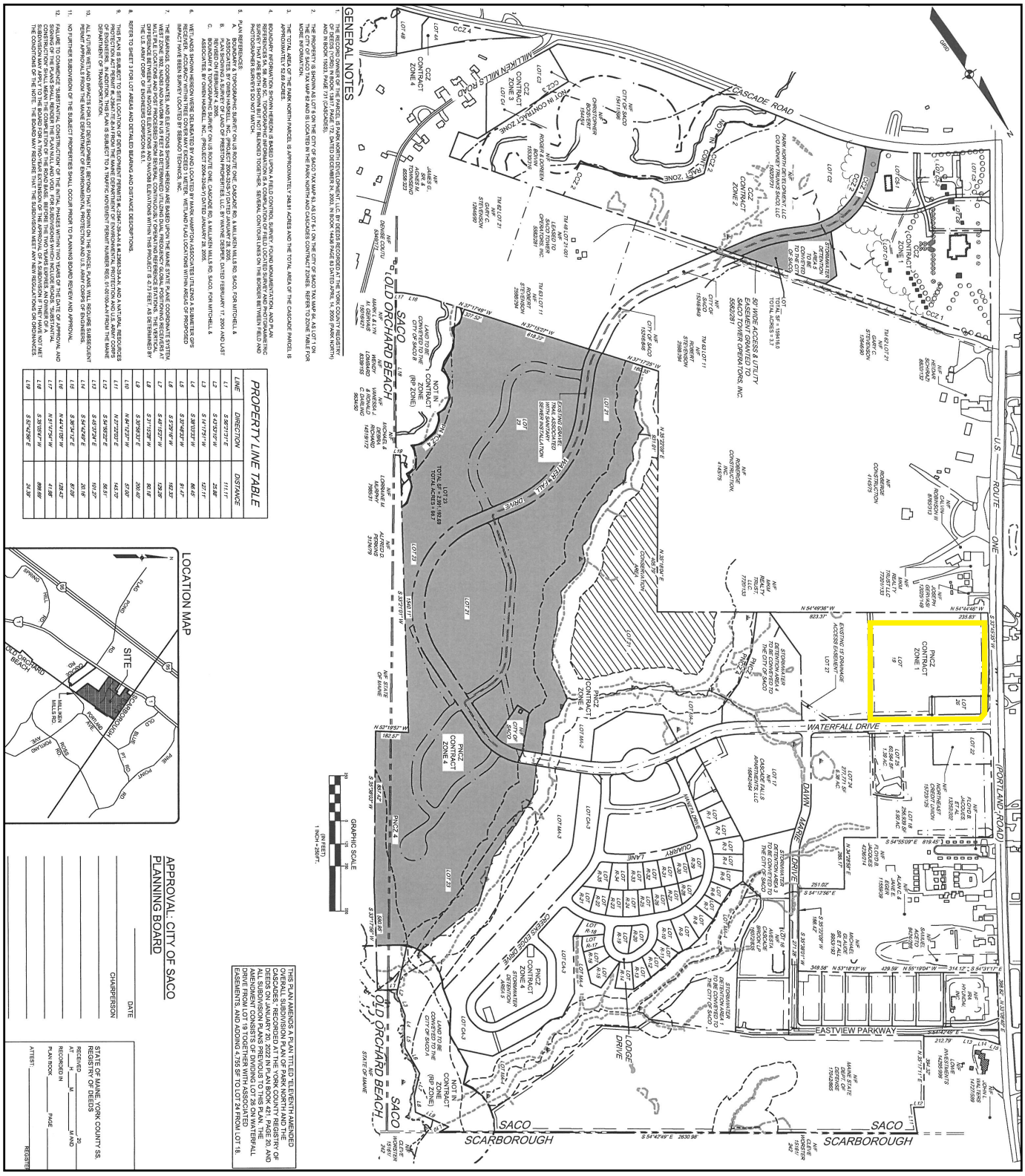


$94,740
Average Household Income

SITE PLAN

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LOCATION MAP

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Villages at Cascade Falls Neighborhood Development

Single-Family Homes
- 38 existing
- 77 in design stage

Duplexes
- 62 existing
- 20 in design stage

Townhouses
- 68 existing
- 24 in design stage

Apartments
- 72 completed in 2025 all in a single multi-story building
- 90 in infrastructure stage
- 200-300 in design phase

Community Center in design phase

Pad Sites Office/Retail
- including food, entertainment, health club, etc.

Commercial Sites (2) on Eastview

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