



## NEW CONSTRUCTION RETAIL SPACE FOR LEASE

91 COUNTY ROAD  
SCARBOROUGH, ME 04074



### PROPERTY HIGHLIGHTS

- 3,000± SF of new construction retail space available for lease
- Great location just a short drive from major highways and the Maine Mall
- Join Dunkin', Maine Community Bank, and Summit Dental!
- **Lease Rate: \$35.00/SF NNN**



## PROPERTY DETAILS

|                             |  |
|-----------------------------|--|
| <b>OWNER</b>                | Old Port Realty, LLC   |
| <b>ASSESSOR'S REFERENCE</b> | Map R015, Lot 053  |
| <b>DEED REFERENCE</b>       | Book 22477, Page 105   |
| <b>ZONING</b>               | TVC-2<br>Town & Village Centers Transition District  |
| <b>LOT SIZE</b>             | 2.0± AC  |
| <b>LOT FRONTAGE</b>         | 200' with center turning lane on County Road for easy access.                                |
| <b>BUILDING SIZE</b>        | 3,000± SF  |
| <b>AVAILABLE SPACE</b>      | 1,500 - 3,000± SF  |
| <b>DATE AVAILABLE</b>       | Shell delivered 120 days after lease signing and completion of Tenant's architectural plans. |
| <b>YEAR BUILT</b>           | New construction; building to be constructed upon lease signing.                             |
| <b>HEATING/COOLING</b>      | Rooftop HVAC, size per Tenant requirements.  |
| <b>POWER</b>                | Up to 3-Phase, 600 AMP   |
| <b>UTILITIES</b>            | Private water/sewer  |
| <b>PARKING</b>              | On-site  |
| <b>AREA BUSINESSES</b>      | Dunkin', Aroma Joes's, Cumberland Farms, First Stop, & VIP                                   |
| <b>LEASE RATE</b>           | \$35.00/SF NNN   |



**FOR LEASE** | NEW CONSTRUCTION RETAIL SPACE  
91 COUNTY ROAD, SCARBOROUGH, ME 04074



## CONTACT US



**JON RIZZO, SIOR**  
Partner, Broker  
+1 207.553.1712 D  
+1 207.233.3304 C  
jrizzo@boulos.com



**NATE ROOP**  
Associate  
+1 207.553.1737 D  
+1 207.756.3002 C  
nroop@boulos.com



SCAN ME

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.