

FOR SALE | 15,000± SF RETAIL BUILDING

486 PAYNE ROAD, SCARBOROUGH, ME 04074

OWNER-USER OPPORTUNITY



PARKING LOT HAS BEEN ENHANCED WITH AI

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a standalone retail building in the Maine Mall trade area
- Exceptional visibility from Payne Road and I-295
- 15,000± SF open layout conducive to a variety of uses
- 18'± ceilings offer a spacious, open feel
- 95± on-site parking spaces
- Conveniently located between the Maine Mall and Scarborough Gallery

SALE PRICE: \$5,995,000





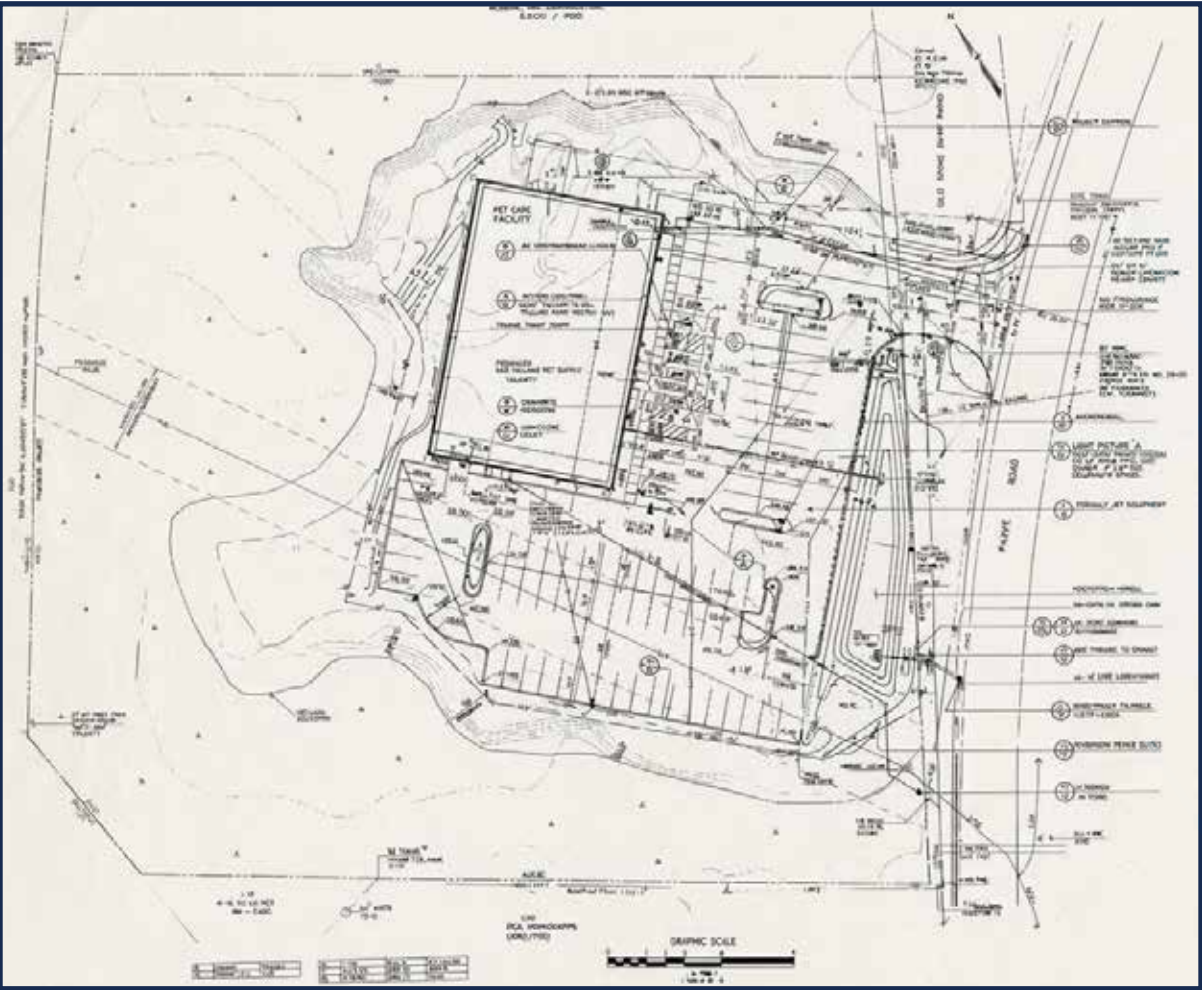
PROPERTY DETAILS

OWNER	JPLC Enterprises
ASSESSOR'S REFERENCE	Map R037, Lot 043
DEED REFERENCE	Book 13923, Page 273
BUILDING SIZE	15,000± SF
YEAR BUILT	1993
LOT SIZE	4.60± AC
LOT FRONTAGE	400' on Payne Road
ZONING	B2 - Regional Business
HEATING/COOLING	Gas-fired forced air heat; Central A/C
UTILITIES	Municipal water and sewer
SPRINKLERS	Yes, wet system
PARKING	95± on-site spaces
TRAFFIC COUNT	24,921 cars/day (per MDOT 2025)
AREA BUSINESSES	Floor & Decor, Michaels, Marriott, Hilton, Walmart, Best Buy, Sam's Club, Starbucks, Goodwill & more.
REAL ESTATE TAXES	\$27,316.02 (FY 2026)
SALE PRICE	\$5,995,000





SITE PLAN



DEMOGRAPHICS (5 MILE RADIUS)

 <u>POPULATION</u> 100,983	 <u>HOUSEHOLDS</u> 46,166	 <u>MEDIAN AGE</u> 40.5
 <u>MEDIAN HOUSEHOLD INCOME</u> \$89,019	 <u>TOTAL BUSINESSES</u> 7,094	 <u>TOTAL NUMBER OF EMPLOYEES</u> 111,430

- #4 BEST BUY (NATIONWIDE)
 - #1 TARGET (STATEWIDE)
 - #2 WALMART (STATEWIDE)
- per Placer.ai



- TRAFFIC COUNTS (per MaineDOT 2025)
- Maine Mall Road: 26,176 cars/day
 - Payne Road: 24,921 cars/day
 - I-295 NB: 14,880 cars/day

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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.

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🌐 BOULOS.COM