FOR LEASE • OFFICE/RETAIL BUILD-TO-SUIT

707 US Route One • Scarborough, ME

MALONE
COMMERCIAL BROKERS





THE VILLAGE AT DUNSTAN CROSSING

- Build-to-suit suites with frontage on US Route 1
- Commercial campus concept suitable for a wide range of business needs
- Prime location on US Route 1 in Scarborough with traffic counts of 18,000± cars/day (AADT, 2022)
- Existing businesses include Dunstan Tap & Table, Edward Jones, Blake Orchard, Back in Motion Physical Therapy, The Family Center of Maine, Beach House Nail Bar & Spa and Canvas Hair Loft, MEPowered Pastries



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PROPERTY SUMMARY

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Site Info

OWNER:	Dunstan Properties LLC
ASSESSOR:	Map U03, Lots 16 & 17
LOT SIZE:	6.92± AC
ROAD FRONTAGE:	Tremendous visibility on Route One
ZONING:	TVC - Town and Village Centers
UTILITIES:	Water, sewer, electric & gas stubbed to site











BUILD-TO-SUIT CONCEPT PLAN

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Build-to-Suit Availabilites

AVAILABLE:	Building C
USES:	Retail, restaurant, office, service, bank & more
BUILD-TO-SUIT:	See Broker for details
SIZE:	Up to 10,000 SF (5,000 SF floor plates)

RETAIL/OFFICE CONCEPT PLAN

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Retail/Office Availabilities

AVAILABLE:	Building E
USES:	Office, retail or service
SIZE:	1st Floor - 2,500-5,000 SF 2nd Floor - 2,500-5,000 SF
LEASE RATE:	TBD based on Tenant specs

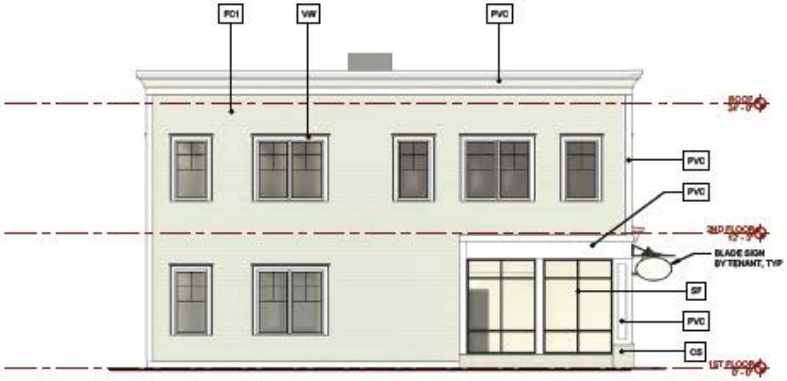
BUILDING E CONCEPTUAL EXTERIOR ELEVATIONS

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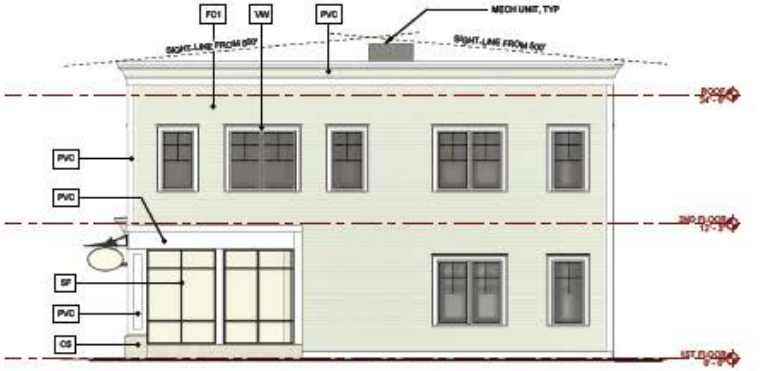
ELEVATION - FRONT



ELEVATION - LEFT



ELEVATION - REAR



ELEVATION - RIGHT

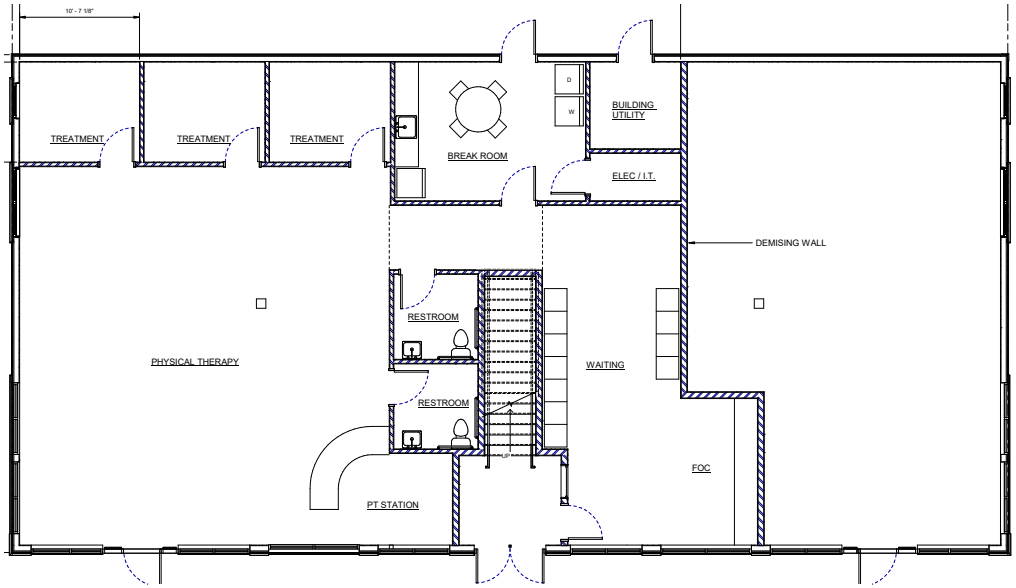
MATERIALS LEGEND

MATERIAL	CODE No.	MANUFACTURER / SERIES	COLOR / FINISH
CAST STONE	CS	NORTHERN PRECAST	ALTAI OR EQUAL
FIBER CEMENT SIDING	FC1	JAMES HARDIE - HARDIE PLANK	LIGHT MIST
FIBER CEMENT SIDING	FC2	JAMES HARDIE - HARDIE PLANK	EVENING BLUE
HOLLOW METAL DOOR	HM	TBD	BENJAMIN MOORE AMHERST GRAY
LIGHT FIXTURE - SCONCE	LS	KAL TOWNE COMMONS	BLACK
PVC TRIM	PVC	AZEK	WHITE
ALUMINUM STOREFRONT	SF	KAWNEER	CHARCOAL
VINYL WINDOW	VW	PARADIGM	WHITE

BUILDING E CONCEPTUAL FLOOR PLANS

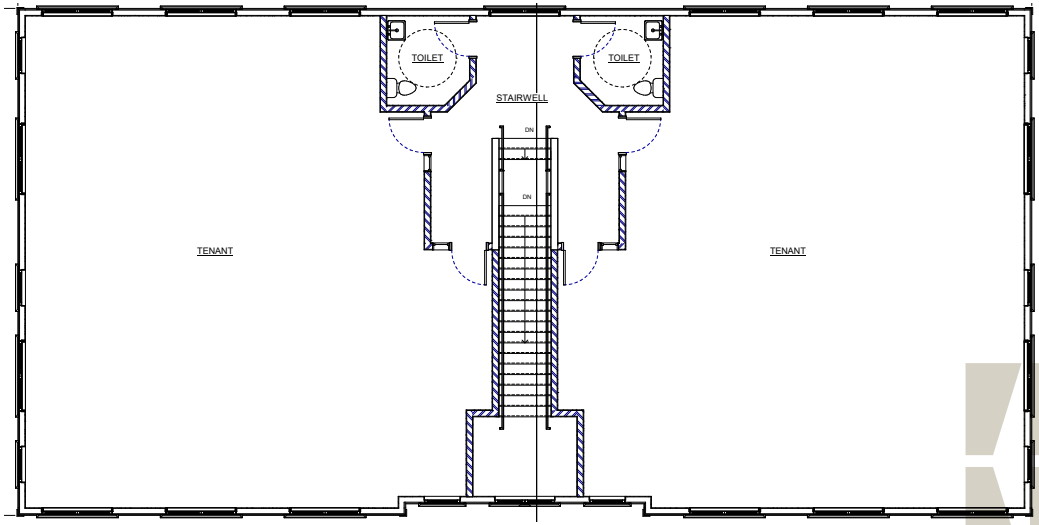
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First Floor

Second Floor



*Floorplans may be customized

5-MILE DEMOGRAPHICS

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43,792
Population

19,397
Homes

2.2
Average Household Size

47.3
Average Age



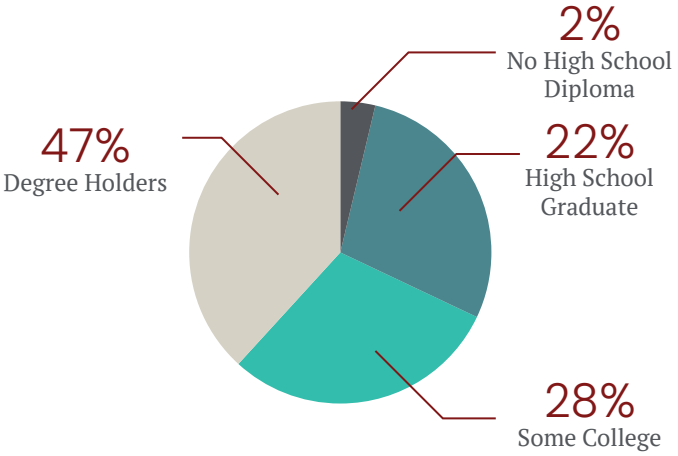
1,848
Total Businesses

21,379
Total Employees

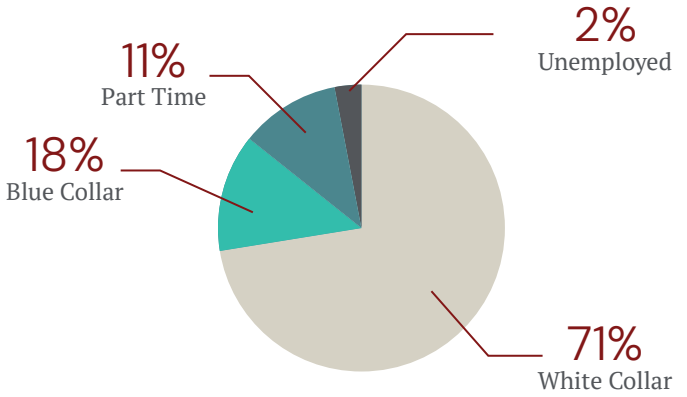


$101,525
Average Household Income

Education



Employment



LOCATION MAP

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