FOR LEASE • RETAIL OUTPARCEL

299 Elm Street • Biddeford, ME

MALONE
COMMERCIAL BROKERS

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GROUND LEASE OPPORTUNITY

- 0.4± AC outparcel with former 2,500± SF building with drive-thru to be renovated or cleared for a new building to be built
- Join Hannaford at this highly visible location along a stretch of Route 1 with traffic counts of 12,420± cars/day (AADT, 2022)
- Ideal for a variety of retail, service retail, office, etc.

LEASE RATE: $60,000/YEAR NNN

PROPERTY SUMMARY

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Site Info

OWNER:	Hannaford Bros Co.
DEED:	Book 04924, Page 0171
ASSESSOR:	Map 34, Lot 139
LOT SIZE:	0.4± AC
SIGNAGE:	Pylon & on building
ZONING:	B2 - Highway Business

Building Info

BUILDING SIZE:	2,456± SF plus 1,140± SF basement
YEAR BUILT:	1989
CONSTRUCTION:	Wood frame
ROOF:	Shingle
SIDING:	Vinyl
UTILITIES:	Municipal water/sewer

Zoning Permitted Uses*

- Automobile Repair, Sales
- Building Materials Retail Sales
- Drugstore/Medical Supply
- Financial Institution
- Kennel, Veterinary Hospital
- Offices, Business and Professional
- Publishing, Printing
- Restaurant
- Retail Store
- Services
- Wholesale Business

*Hannaford may have restricted uses. See Broker for details.

FLOOR PLAN

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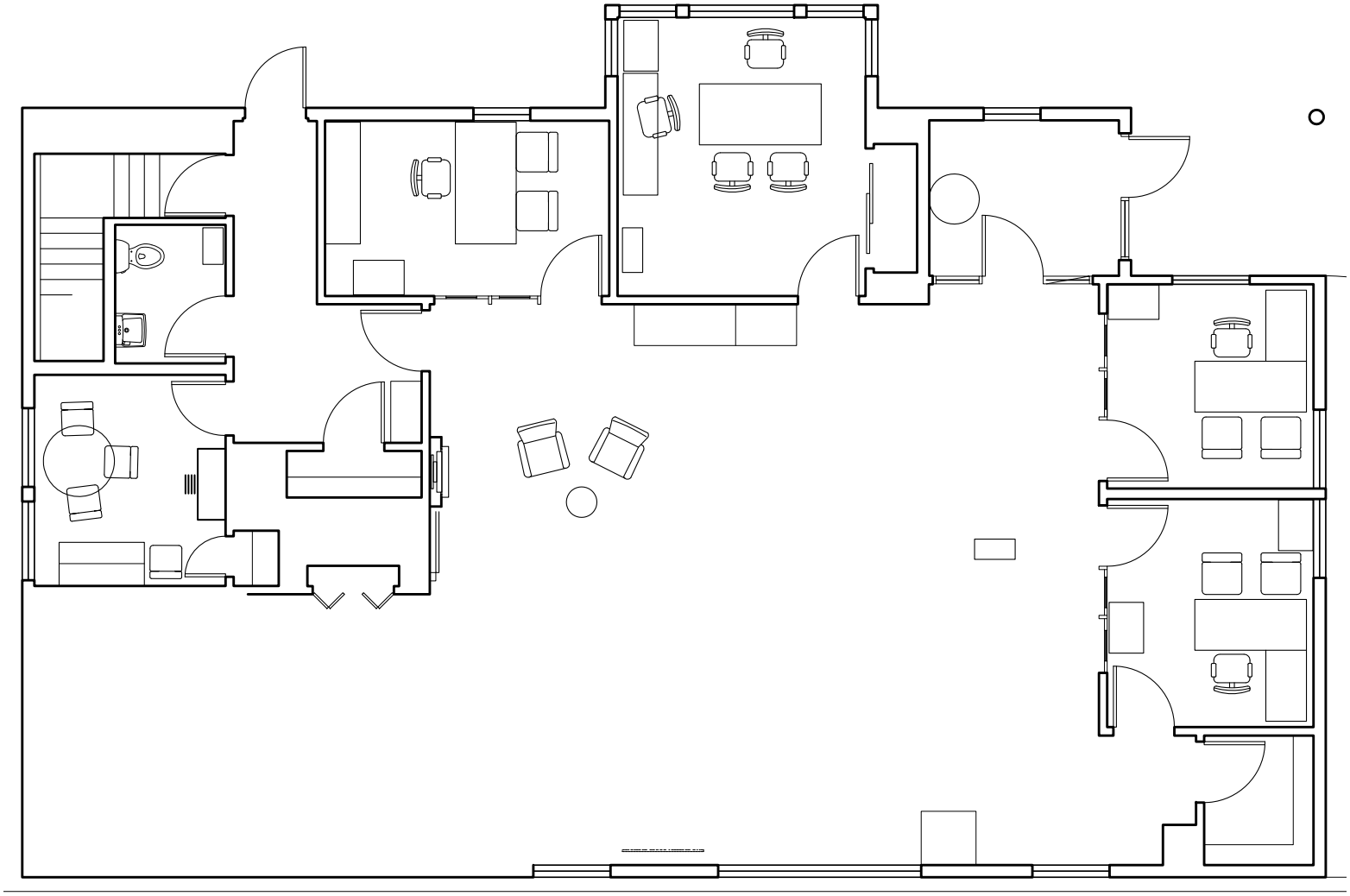

LOCATION MAP

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