

FOR LEASE • RETAIL OUTPARCEL

299 Elm Street • Biddeford, ME



Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

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

299 Elm Street • Biddeford, ME



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*

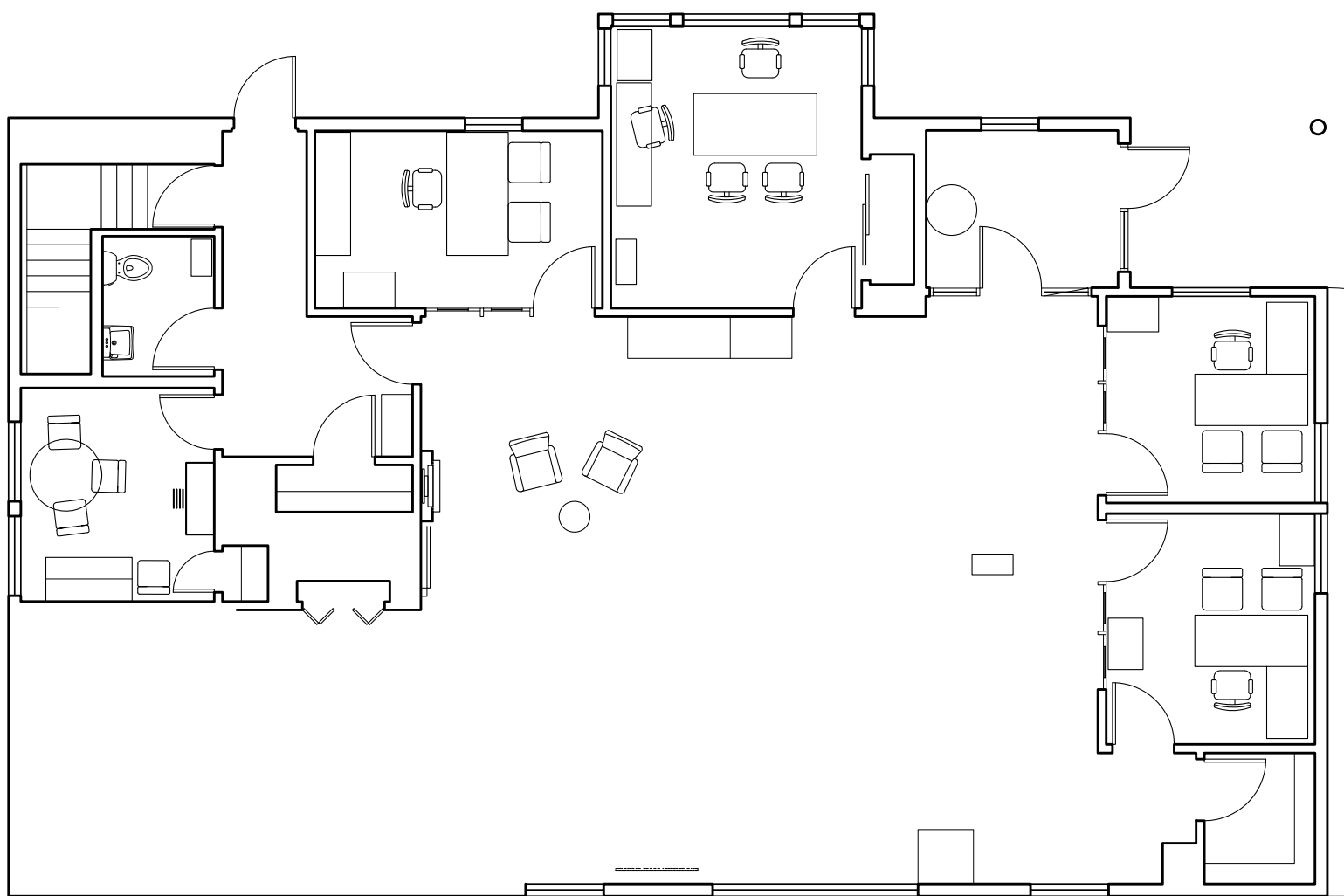
- Automobile Repair, Sales
- Building Materials Retail Sales
- Drugstore/Medical Supply
- Financial Institution
- Kennel, Veterinary Hospital
- Offices, Business and Professional
- Publishing, Printing
- Restaurant
- Retail Store
- Services
- Wholesale Business

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



FLOOR PLAN

299 Elm Street • Biddeford, ME

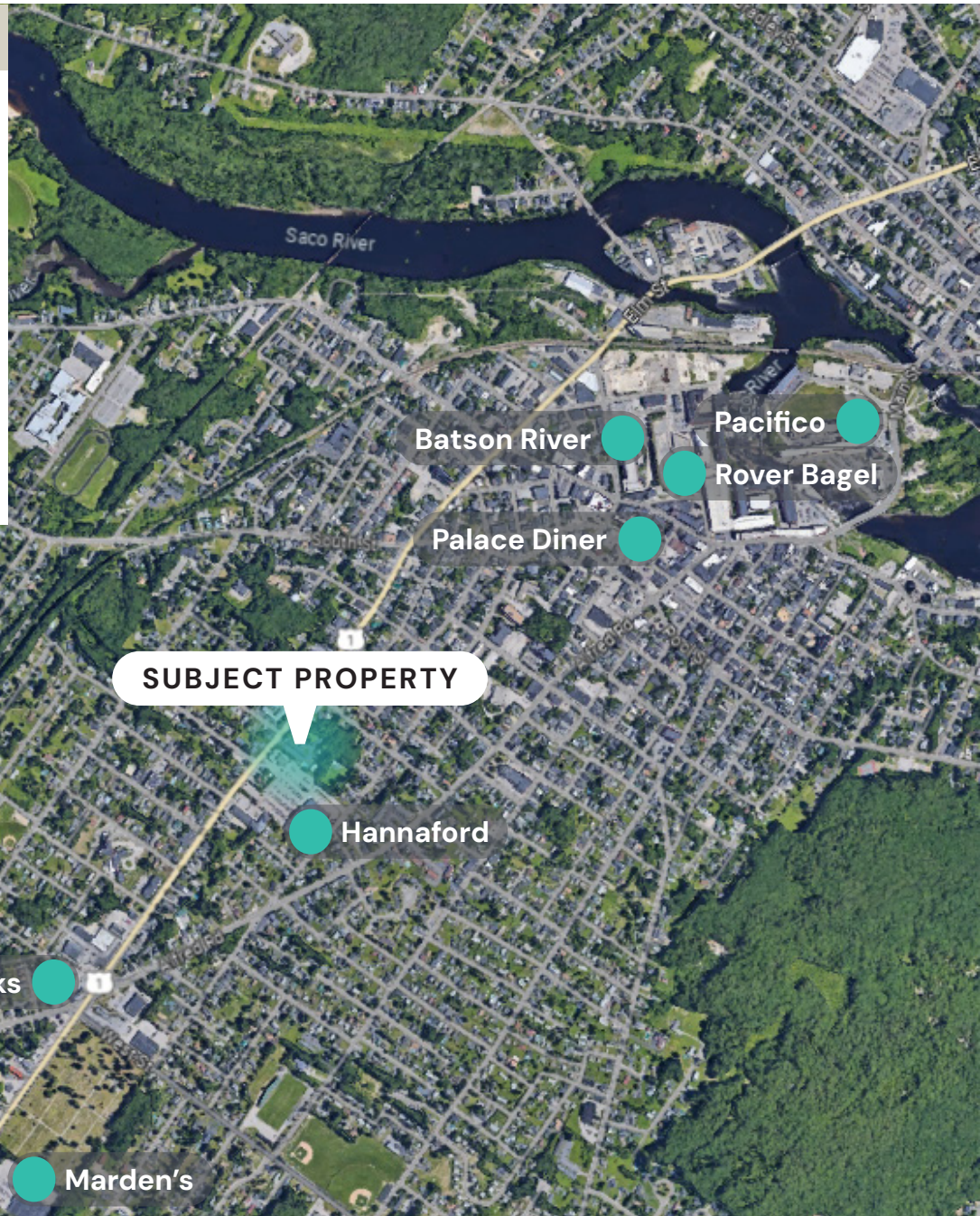


LOCATION MAP

299 Elm Street • Biddeford, ME



NEARBY



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.