

591 ROUTE ONE - SCARBOROUGH HIGH VISIBILITY LAND FOR LEASE



PROPERTY TYPE: LAND

ACREAGE: 1+/- ACRE

FRONTAGE: 313+/- FEET

ZONING: TOWN & VILLAGE CENTERS

TRAFFIC COUNT: 14,610 AADT24

CORNER LOT IN HIGH TRAFFIC LOCATION

SHARED PLAZA WITH ON THE VINE
MARKETPLACE

LIGHTED INTERSECTION FOR EASY ACCESS

FLEXIBLE APPROACH TO OWNERSHIP

LEASE RATE: \$90,000 NNN Annual



For more information contact:

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kbutterfield@kw.com
balfourcommercial.com





591 ROUTE ONE - SCARBOROUGH

PROPERTY DETAILS

OWNER	591 US Route 1, LLC
PROPERTY TYPE	Retail Pad
ZONING	TVC - Town and Village Centers
ACREAGE	1+/- acres
PARKING	Shared parking lot
TAXES/YEAR	TBD for pad site. Full taxes on property were \$22,101 (2025-26)
BOOK/PAGE	31980/196
MAP/BLOCK/LOT	Partial U034/033A
ROAD FRONTAGE	290+/- Ft
TRAFFIC COUNT	14,610 AADT24
ELECTRIC	Available at street
GAS	Natural-At Street
SEWER	Available at Street
WATER	Available at Street
EASEMENTS	Ingress/Egress
OTHER	On The Vine Marketplace

OVERVIEW

Exceptional ± 1 -acre pad site available at the signalized corner of Payne Road and U.S. Route One. Located within a plaza shared with On The Vine, a popular boutique grocery store, and directly across from Rite Aid, this site benefits from strong surrounding retail and consistent customer traffic.

The lighted intersection offers easy access and outstanding visibility, with traffic counts exceeding 15,000 vehicles per day. Positioned in rapidly developing Dunstan Corner—within one of Cumberland County's fastest-growing communities—this is a prime opportunity to establish your business in a thriving commercial corridor.

Flexible ownership options available, including ground lease, sale, or owner build-to-suit for sale or lease.

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50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

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591 ROUTE ONE - SCARBOROUGH AREA DEMOGRAPHICS

Scarborough is conveniently located in southern Maine, approximately 7 miles south of the City of Portland. It is just a short drive to Portland and the Maine Mall with easy access to the Maine Turnpike, Portland Jetport and now passenger rail service to Boston and points south. Scarborough is a diverse community with a commitment to the quality of life and the environment.

Scarborough offers lovely sandy beaches and the rocky coastline made famous by a local artist, Winslow Homer. The largest saltwater marsh in Maine is located within our boundaries along with Rachel Carson Wildlife lands.

We are a suburban community that offers open spaces, parks and recreational areas for our residents and visitors. We also have a balance with our commercial businesses. The newest area for businesses to locate in Scarborough is along the Haigis Parkway, located right at Exit 6 of the Maine Turnpike.

Scarborough is a progressive community and uses careful long-term planning to make this an ideal place to locate your home or business in Maine. (information from: <http://www.scarboroughmaine.org/about-scarborough>)

Get to Know Scarborough, Maine

Meet Scarborough, Maine. Part of the dynamic Greater Portland market, Scarborough's unique attributes make it one of the best places to do business in Maine. With its competitive property tax rate, fantastic transportation access, well-educated workforce, business-ready attitude and a community of 1,300 vibrant businesses, Scarborough is THE place to be, both now and in the future.

- Here's the low down on Scarborough:
- 19,500 residents, 15,000 jobs, 1,300 businesses
- 10-minute drive to downtown Portland, the creative capital of New England
- 2-hour drive to Boston, with train and bus service for commuters
- 515,000 residents in the Portland Metropolitan Area – all within an hour of Scarborough
- 30,000+ students enrolled in post High School education
- Home to a growing Bio-Science Community, including the Maine Medical Center Research Institute, the Foundation for Blood Research and Alere
- 4 beaches with public access
- Internationally known Scarborough Marsh
- Direct highway access to I-95 with pre-permitted lots with infrastructure
- Predictable permitting process

And while we love touting the attributes of Scarborough, sometimes others do it better. In the past year, Google named Scarborough "Maine's Digital Capital" and Coastal Living magazine named us one of the top ten "Happiest Seaside Communities." Hey, they even gave us logos.

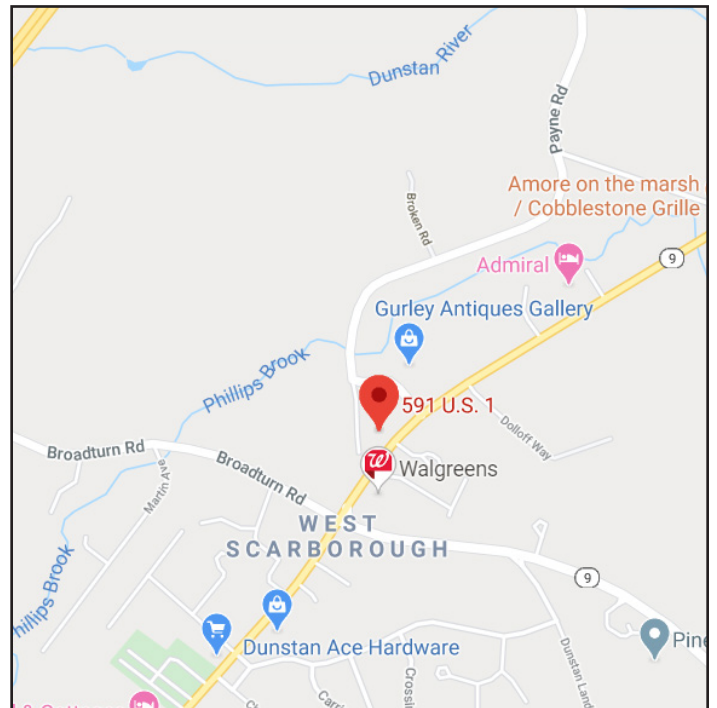
Go to Scarborough Economic Development Corporation for more information: <https://sedcomaine.com/>

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591 ROUTE ONE - SCARBOROUGH LOCATION



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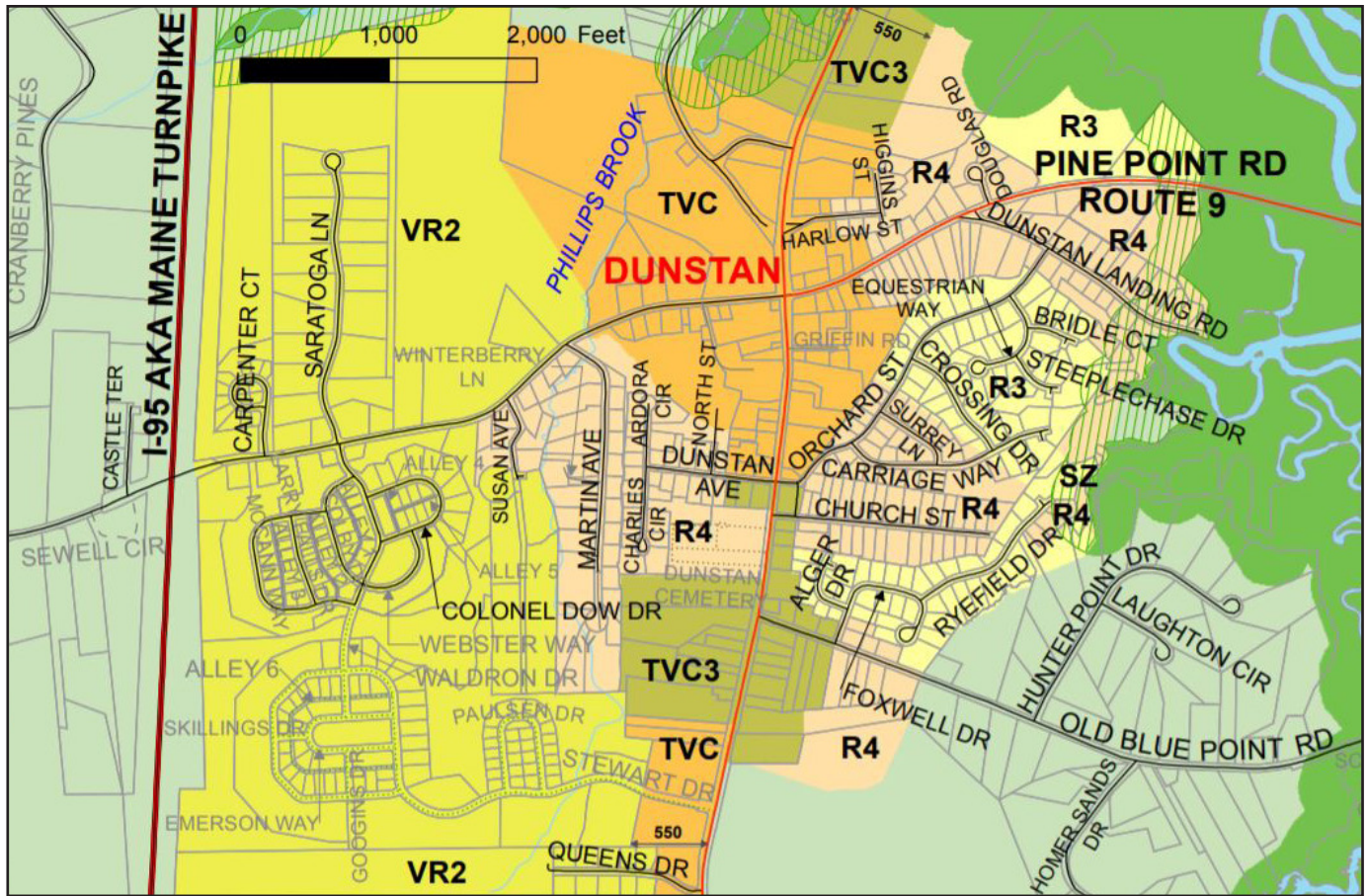


591 ROUTE ONE - SCARBOROUGH PHOTOS



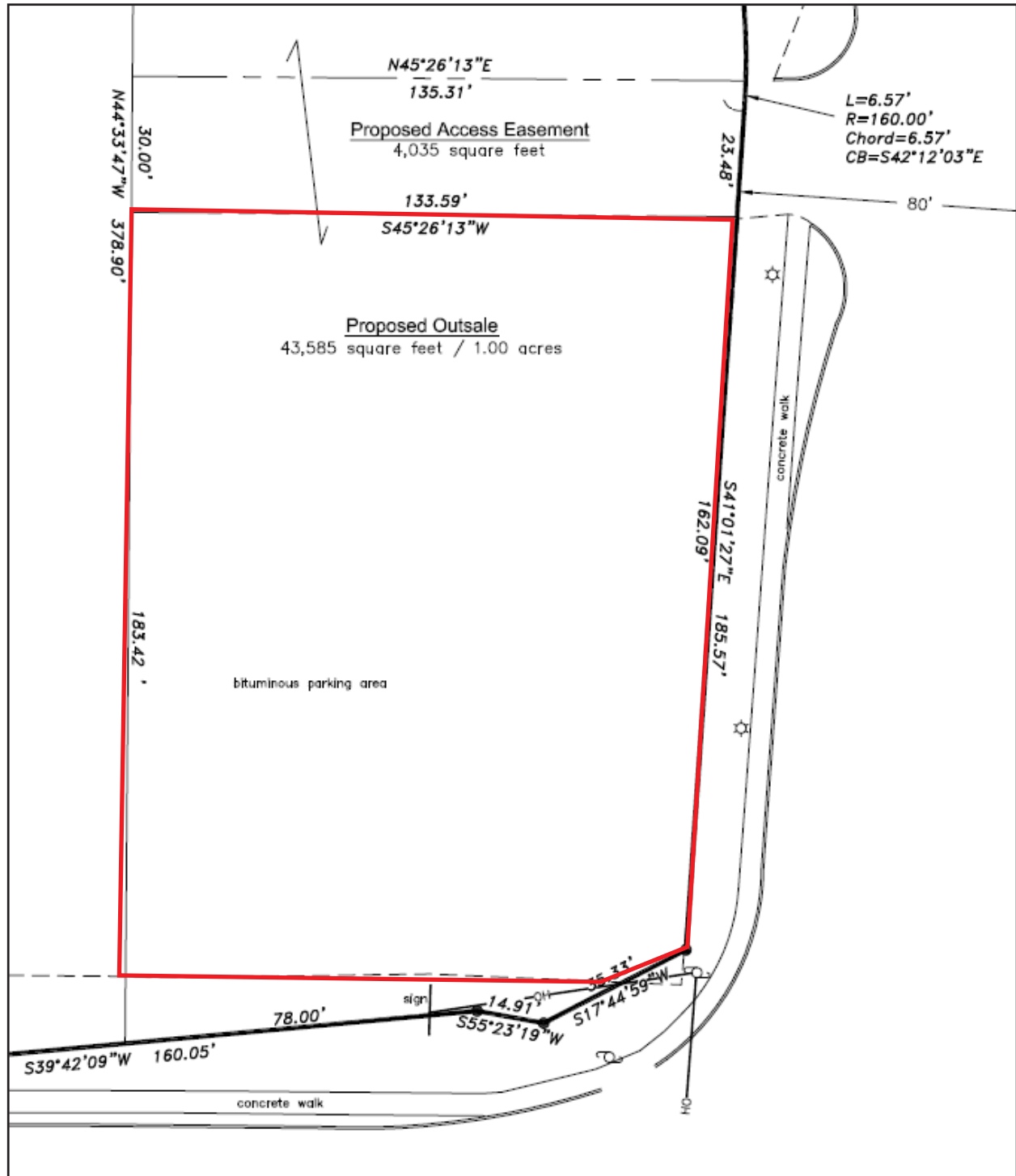
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SECTION XVIII.A. TOWN AND VILLAGE CENTERS DISTRICT TVC [09/05/2007] [amended 01-20-16]

A. PURPOSE

The purpose of this district is to provide for and encourage the evolution and maintenance of village and town centers within Scarborough that exhibit village style development and offer a mix of retail, office, service, civic, and residential uses in an environment conducive to both pedestrians and motorists. The buildings, parking areas, sidewalks, landscaping and other infrastructure within this district are to be of a village scale and character. These town and village centers are intended to and are likely to serve as places for local shopping, business, dining, entertainment and civic activities primarily for residents of Scarborough and the immediate region. A diversity of residential uses are also intended to be integral elements of this district enabling walk-ability, convenience, and human activity and vibrancy. The Town and Village Centers District (TVC) shall be considered a business district whenever this Ordinance distinguishes between types of districts.

B. DEVELOPMENT DESIGN AND REVIEW PROCEDURES

Depending on the acreage, scale and site layout of a proposed project, a development/redevelopment project within this district may undergo a conventional review process involving Site Plan Review and/or Subdivision Review applying the quantitative standards of subsections (E) and (G) or may be reviewed as a Planned Development applying the qualitative standards and design criteria of subsection (I).

1. Conventional Developments. Projects that are proposing to develop or redevelop less than 5 acres of land may be reviewed as a conventional development or may be reviewed as a Planned Development, at the applicant's option.

2. Planned Developments. Projects that are proposing to develop or redevelop 5 acres or more of land shall be reviewed as Planned Developments in accordance with the standards of subsection (I). Qualitative Development Standards for Planned Development of this district and Section VII(E) Planned Development of this Ordinance.

C. PERMITTED USES, CONVENTIONAL AND PLANNED DEVELOPMENTS

RESIDENTIAL USES

The following residential uses are permitted in both conventional and planned developments:

1. Multifamily dwellings
2. Multiplex dwellings
3. Townhouses, limited to no more than eight (8) dwelling units per building
4. Senior housing

MIXED USES

The following mixed uses are permitted in both conventional and planned developments:

5. Dwelling units in a mixed use building. Permitted residential uses mixed with special exception uses requires special exception approval by the Zoning Board of Appeals under Section IV(I) of this Ordinance.
6. Live/Work Units



**SECTION XVIII.A. TOWN AND VILLAGE CENTERS DISTRICT TVC [09/05/2007]
[amended 01-20-16]**

NON-RESIDENTIAL USES:

The following non-residential uses are permitted in both conventional and planned developments, but in conventional developments are limited to 20,000 square feet of floor area per unit of occupancy within the Oak Hill TVC District and 8,000 square feet of floor area per unit of occupancy within the Dunstan TVC District:

7. Retail sales and services, excluding car washes, gasoline filling stations and outdoor sales and services
8. Personal services
9. Restaurants with no drive-through service [Amended 11/07/07]
10. Professional offices
11. Business services and business offices
12. Financial, insurance and real estate offices
13. Health clubs
14. Non-municipal government offices
15. Non-residential institutional uses, including educational, religious, philanthropic, fraternal, or social institutions
16. Funeral homes
17. Place of worship
18. Group day care homes, day care facilities, and nursery schools
19. Accessory uses (excluding outdoor storage) including accessory agricultural activities subject to the performance standards of Section IX.P [Amended 05/05/10]
20. Family day care homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required
21. Small Batch Processing Facilities, subject to the performance standards of Section IX.(M.3.) of this Ordinance. [adopted 10/07/15]

The following non-residential uses are permitted in both conventional and planned developments without regard to floor area per unit of occupancy.

21. Municipal buildings and uses
22. Elementary and secondary schools
23. Libraries and museums

The following non-residential uses are permitted only in planned developments. [11/07/07]

24. Restaurants with drive-through service
25. Gasoline filling stations, whether a principal or accessory use, subject to the performance standards of Section IX. (X.) of this Ordinance.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.