

# FOR LEASE



## PRIME RETAIL SPACE NOW AVAILABLE

A BELOVED NEIGHBORHOOD STAPLE IS READY TO PASS THE CORK

200 U.S. ROUTE ONE  
SCARBOROUGH, ME 04074



## PROPERTY HIGHLIGHTS

- Excellent opportunity to replace a well-established, 20-year operation located directly off Route One
- Traffic count: 26,620 vehicles/day (2022 MDOT)
- Signage located along Route One
- 70± on-site parking spaces available with additional overflow
- Existing equipment available – see broker for details
- Lease Rate: \$32.00/SF NNN

  
THE BOULOS  
COMPANY

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## PROPERTY DETAILS

<b>OWNER</b>	Centervale Route One, LLC
<b>BUILDING SIZE</b>	25,446± SF
<b>AVAILABLE SPACE</b>	1,420± SF - with additional storage space included
<b>LAND AREA</b>	6.43± Acres
<b>ZONING</b>	TVC - Town & Village Centers
<b>BOOK/PAGE</b>	23612/59
<b>ASSESSOR'S REF</b>	Map U044, Lot 15
<b>PARKING</b>	70± on-site parking spaces
<b>TRAFFIC COUNT</b>	26,620 vehicles/day (2022 MDOT)
<b>YEAR BUILT</b>	1991
<b>HEATING/COOLING</b>	Central HVAC
<b>UTILITIES</b>	Municipal water & sewer
<b>SPRINKLER</b>	Yes, wet system
<b>OTHER BUILDING TENANTS</b>	ChappyWrap, Ameriprise Financial, The RAM Companies, Centervale Farm Antiques
<b>LEASE RATE</b>	\$32.00/SF NNN
<b>NNN EXPENSE</b>	\$9.49/SF
<b>AVAILABILITY</b>	June 1, 2026



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## AERIAL VIEW



## CONTACT US



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Professionally  
Managed By:



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