

FOR LEASE | OFFICE/RETAIL

152 US Route One | Scarborough, ME



## SCARBOROUGH MARKETPLACE

- 1,200± SF prime retail in-line unit
- High visibility and presence on Route One
- Ample free parking
- Great location, easily accessible to I-295/ I-95 and Portland
- Available on or before June 1, 2026

**LEASE RATE: \$18.00/SF NNN**

**NNN CAMs: \$6.58/SF**



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# FOR LEASE | RETAIL

152 US Route One | Scarborough, ME



**OWNER:** Pepperell Common LLC

**DEED:** Book 20260 Page 297

**ASSESSOR:** Map U046 Lot 004

**LOT SIZE:** 6.05± AC

**BUILDING SIZE:** 26,569± SF

**PROPERTY TYPE:** Retail/office strip center

**CONFIGURATION:** Open space with waiting area,  
and private spaces in the rear

**CONSTRUCTION:** 1989, Masonry

**STORIES:** One

**ROOF:** Pitched, shingles

**SIDING:** Clapboard

**FOUNDATION:** Slab

**FLOORING:** Wood/carpet mix

**CEILING HEIGHT:** 12'

**ELECTRICITY:** Circuit breakers

**HEAT:** Natural Gas HVAC

**AIR CONDITIONING:** Yes

**UTILITIES:** Municipal

**RESTROOM:** Yes

**SPRINKLER:** Yes

**PARKING:** Ample on-site

**SIGNAGE:** On building and street pylon

**ROAD FRONTAGE:** 279' on US Route One  
542.5' on Portland Farms Road

**ZONING:** Zone TVC

**PROPERTY TAXES:** \$62,325.20 (2026)



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