

# FOR LEASE • OFFICE & RETAIL SPACE

162 US Route One • Scarborough, ME



## 975-2,370± SF OFFICE & RETAIL

- Available immediately
- Excellent visibility on Route One in Scarborough with traffic counts of 14,010± cars/day (AADT, 2022)
- Easily accessible from Route 1 and I-95
- Twenty-five parking spots on site

**LEASE RATE: \$14.00/SF NNN**



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# PROPERTY SUMMARY

## 162 US Route One • Scarborough, ME



### Site Info

OWNER:	White Dog Holdings LLC
DEED:	Book 18973, Page 34
ASSESSOR:	Map U045, Lot 18A
LOT SIZE:	0.33± AC
SIGNAGE:	Pylon on US Route 1
PARKING:	25 spots
ZONING:	TVC- Town and Village Centers
TRAFFIC COUNT:	14,010± cars/day (AADT, 2022)



### Building Info

BUILDING SIZE:	6,492± SF
AVAILABLE SPACE:	Suite 3: 1,395± SF Suite 4B: 975± SF- middle of the 2nd floor
YEAR BUILT:	1987
CONSTRUCTION:	Wood frame
ROOF:	Gable/Hip
FLOORING:	Carpet/vinyl/wood
HVAC:	Hot water, oil; none
UTILITIES:	Public water & sewer
RESTROOM:	Two (2)
SPRINKLER:	Yes; wet
LEASE RATE:	\$14.00/SF NNN
NNN COSTS:	\$6.84 NNN including utilities

# PHOTOS

162 US Route One • Scarborough, ME



# LOCATION MAP

162 US Route One • Scarborough, ME



## NEARBY

### DINE



### SHOP



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