

FOR LEASE • RETAIL SPACE

163 Main Street • Biddeford, ME



653 - 2,546± SF RETAIL SPACE

- First-floor prime retail location with spacious layout to suit various needs
- In a highly visible location in downtown Biddeford across from the Pepperell Mill
- Former bank, ideal for a business seeking a space with historic charm and character
- Located in a high foot traffic area, surrounded by thriving businesses, restaurants and shops

LEASE RATE: \$15.00/SF NNN



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PROPERTY SUMMARY

163 Main Street • Biddeford, ME



Site Info

OWNER:	163 Main St, LLC
DEED:	Book 19767, Page 351
ASSESSOR:	Map 38, Lot 351
LOT SIZE:	0.16± AC
SIGNAGE:	On building
PARKING:	Parking on the street / City lots near-by
ZONING:	MSRD1
PROPERTY TAXES:	\$20,527



Building Info

BUILDING SIZE:	18,612± SF
AVAILABLE SPACE:	Unit 2: 653± SF Unit 3: 2,546± SF
YEAR BUILT:	1874
CONSTRUCTION:	Masonry
SIDING:	Brick/marble/granite
FLOORING:	Carpet/vinyl/wood
ELECTRICITY:	3-phase
HVAC:	Hot water, central A/C; oil
UTILITIES:	Municipal water & sewer
RESTROOM:	Three (3)
SPRINKLER:	No
LEASE RATE:	\$15.00/SF NNN



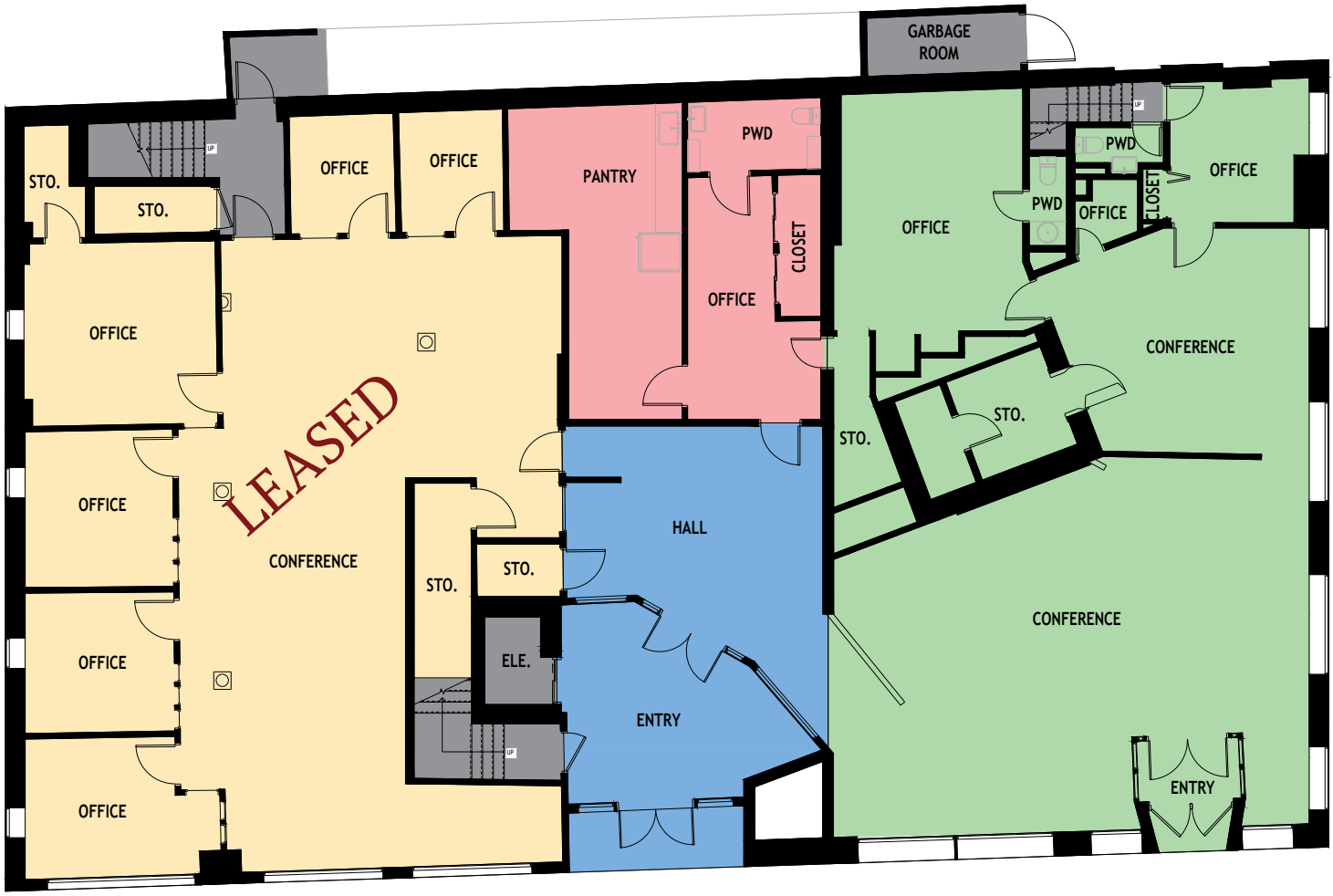
PHOTOS

163 Main Street • Biddeford, ME



FLOOR PLAN

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- UNIT 1
- UNIT 2
- UNIT 3
- Common Area: 652 sqft

THREE MILE DEMOGRAPHICS

163 Main Street • Biddeford, ME



1,615
Total Businesses

16,982
Total Employees



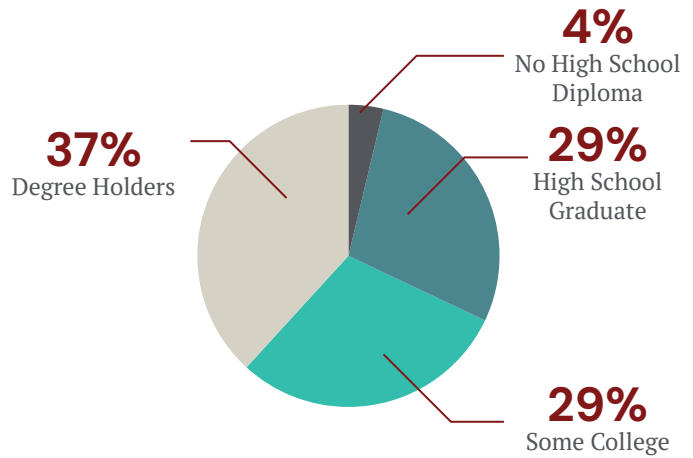
36,392
Population

2.1
Average Household Size

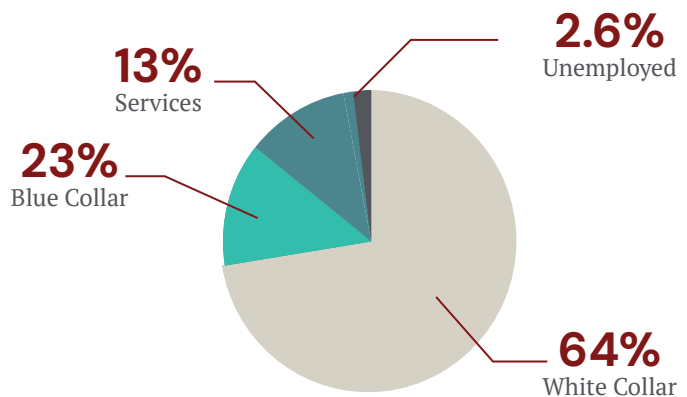
42.4
Average Age

\$73,050
Average Household Income

Education



Employment



LOCATION MAP

163 Main Street • Biddeford, ME



NEARBY

STAY

THE LINCOLN HOTEL

DINE

SHOP

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