

FOR LEASE | RETAIL/OFFICE/SERVICE SPACE

Gateway Shoppes | Scarborough, ME



**TWO INLINE RETAIL SPACES AVAILABLE:**

**4,760± SF & 5,130±SF**

- Join Portland Pie, Wild Birds Unlimited, Pella Windows, Armed Service Career Center, Crisp, Maine DMV and Thai 9
- Anchored by Cabela's with Sea Dog Brewing and Phantom Fireworks
- Great location and access at Maine Turnpike Exit 42 with traffic counts of 7,350± cars/day Payne Rd & 67,000± cars/day Maine Turnpike AADT

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



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# PROPERTY SUMMARY

## Gateway Shoppes | Scarborough, ME



**OWNER:** New England Expedition-Scarborough LLC

**DEED:** Book 24960, Page 99

**ASSESSOR:** Map R040, Lot 5

**AVAILABLE SPACES:** 4,760± SF & 5,130± SF, subdividable

**YEAR BUILT:** 2008

**CONSTRUCTION:** Steel

**ROOF:** Rubber membrane

**SIDING:** Stone

**FLOORING:** Combination

**LIGHTING:** Various

**ELECTRICITY:** 3-phase

**HVAC:** Central; natural gas

**UTILITIES:** Municipal water & sewer

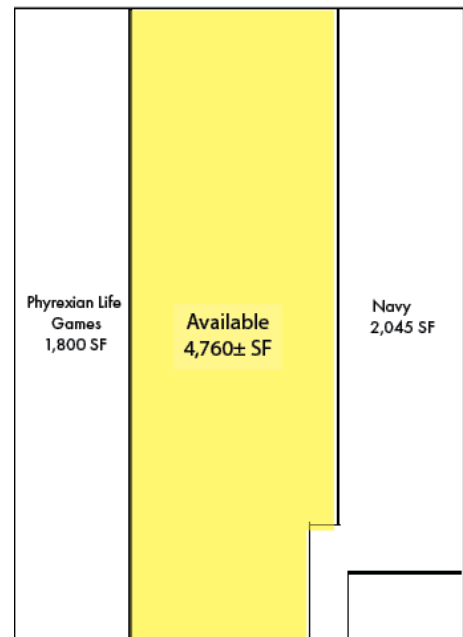
**RESTROOMS:** ADA accessible

**SPRINKLER:** Yes

**SIGNAGE:** Building signage and pylon signage at road

**PARKING:** Ample on-site

**NNN EXPENSES:** \$6.60/SF est.  
(Includes snow removal, repairs & maintenance, insurance, taxes, water, sewer & landscaping)



# PHOTOS

## Gateway Shoppes | Scarborough, ME

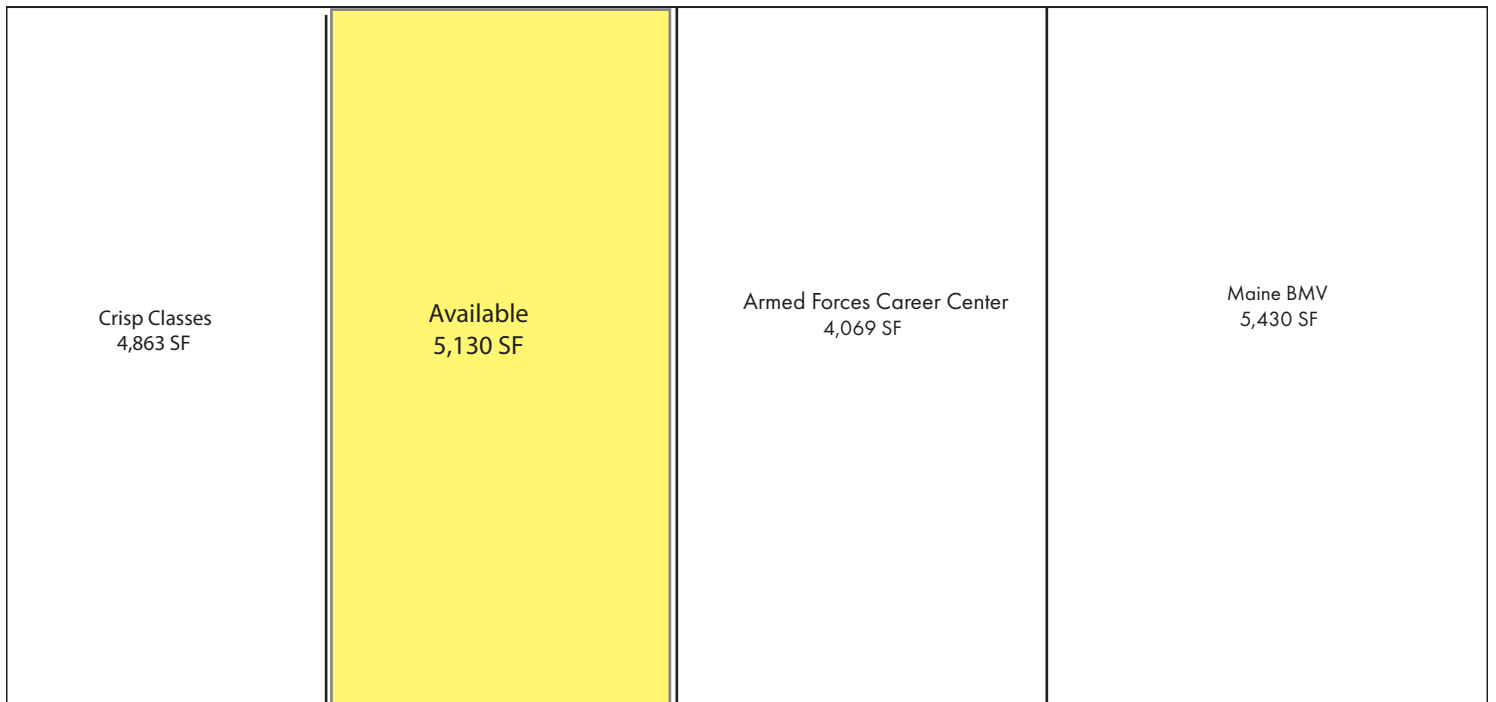


Crisp Classes 4,863 SF	Available 5,130 SF
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# PLANS

## Gateway Shoppes | Scarborough, ME



# SITE PLAN

## Gateway Shoppes | Scarborough, ME



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### DEMOGRAPHICS

RADIUS:	3 miles	5 miles	10 miles
TOTAL POPULATION:	12,925	43,561	217,772
TOTAL HOUSEHOLDS:	4,850	16,753	89,835
AVG HOUSEHOLD INCOME:	\$100,745	\$81,621	\$68,120
TOTAL BUSINESSES:	1,086	2,446	10,613
TOTAL EMPLOYEES:	17,595	52,039	162,965

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