



FALMOUTH SHOPPING CENTER

is the largest and undoubtedly most popular shopping center in the area offering unparalleled exposure and visibility located just minutes to I-295 and Maine Turnpike along heavily traveled US Route One. .

Join an eclectic tenants mix including Shaw's Supermarket, Sicilian Table, Reframe, Dwellings, Foreside House of Pizza, Jaffa Mediterranean Grill, Shermans Maine Coast Book Shops and Bank of America among others.

FALMOUTH SHOPPING CENTER



STEVE BAUMANN | PRESIDENT & CEO
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
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FALMOUTH'S PREMIER RETAIL DESTINATION

251 US ROUTE ONE | FALMOUTH | MAINE | 04105

SPECIFICATIONS

251 US ROUTE ONE | FALMOUTH | MAINE | 04105



OWNERSHIP

Falmouth Shopping Center is owned by Falmouth Center, LLC

PROPERTY FEATURES

YEAR BUILT:	1962
ZONING:	BP (Business & Professional)
PARKING:	Ample on site parking
BUILDING SIZE:	203,367+/- sf
LAND AREA:	32.65+/- acres
UTILITIES:	Rooftop Gas Fired HVAC

AVAILABILITIES



AVAILABLE:

1,137+/- SF
2,096-3,446+/- SF

LEASE RATE

\$ 30-\$35/SF NNN

OCCUPANCY

Immediate

LOCATION:

Retail Level | South Wing
Retail Level | South Wing

NNN CHARGES

Estimated at \$5.11/ PSF

LEASE TERM

Minimum five (5) years preferred



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PROPOSED UPGRADES

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PROPOSED
FOR
SOUTH WING

RENDERINGS
OF
NEW FAÇADE



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AMENITIES

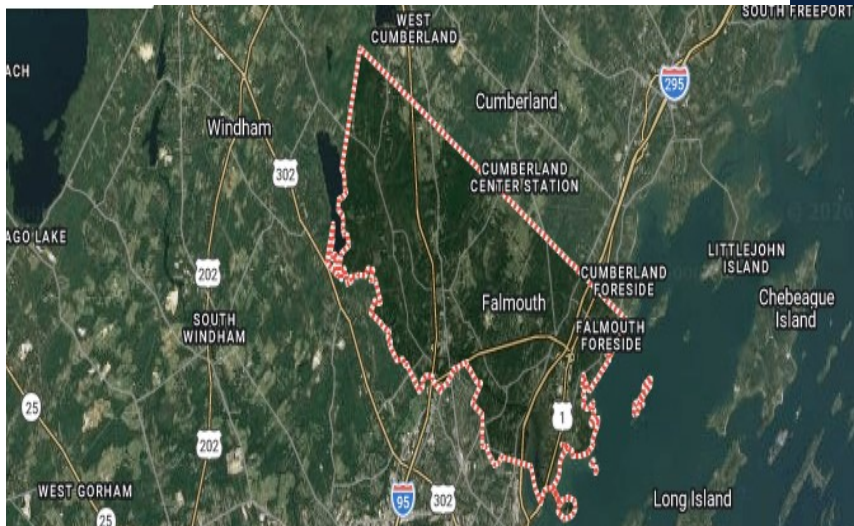


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PROPERTY AMENITIES

The property is strategically located close to both I-295 and the Maine Turnpike and situated in the popular and very busy area of Falmouth along heavily traveled US Route One with many popular retailers & restaurants that drive consistent traffic to the center. With a blend of destination dining, boutique retail, fitness & everyday conveniences, Falmouth Center serves as a central gathering place for the surrounding communities .

DEMOGRAPHICS



POPULATION:	12,931 (2026)
AVERAGE GROWTH:	.05% Yearly
HOUSEHOLDS:	4,989 (2020-2024)
MEDIAN HOME VALUE:	\$ 767,500 (2020-2024)
MEDIAN INCOME:	\$ 150,919 (Household)
MEDIAN AGE:	47 Years
LAND AREA:	29+/- Miles

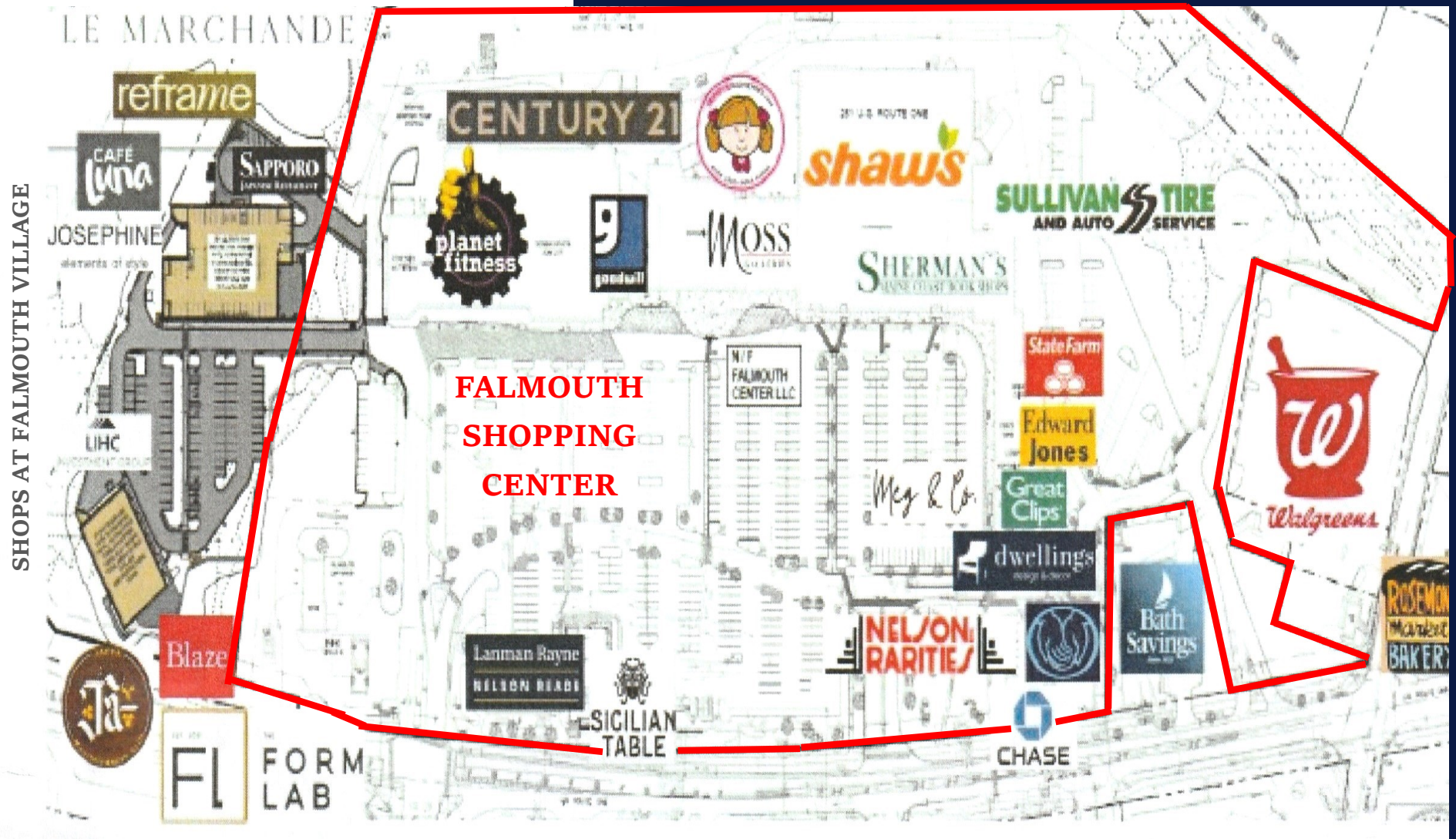
Falmouth is located in Cumberland County and is considered part of the Greater Portland area.



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LOCAL TENANT MIX

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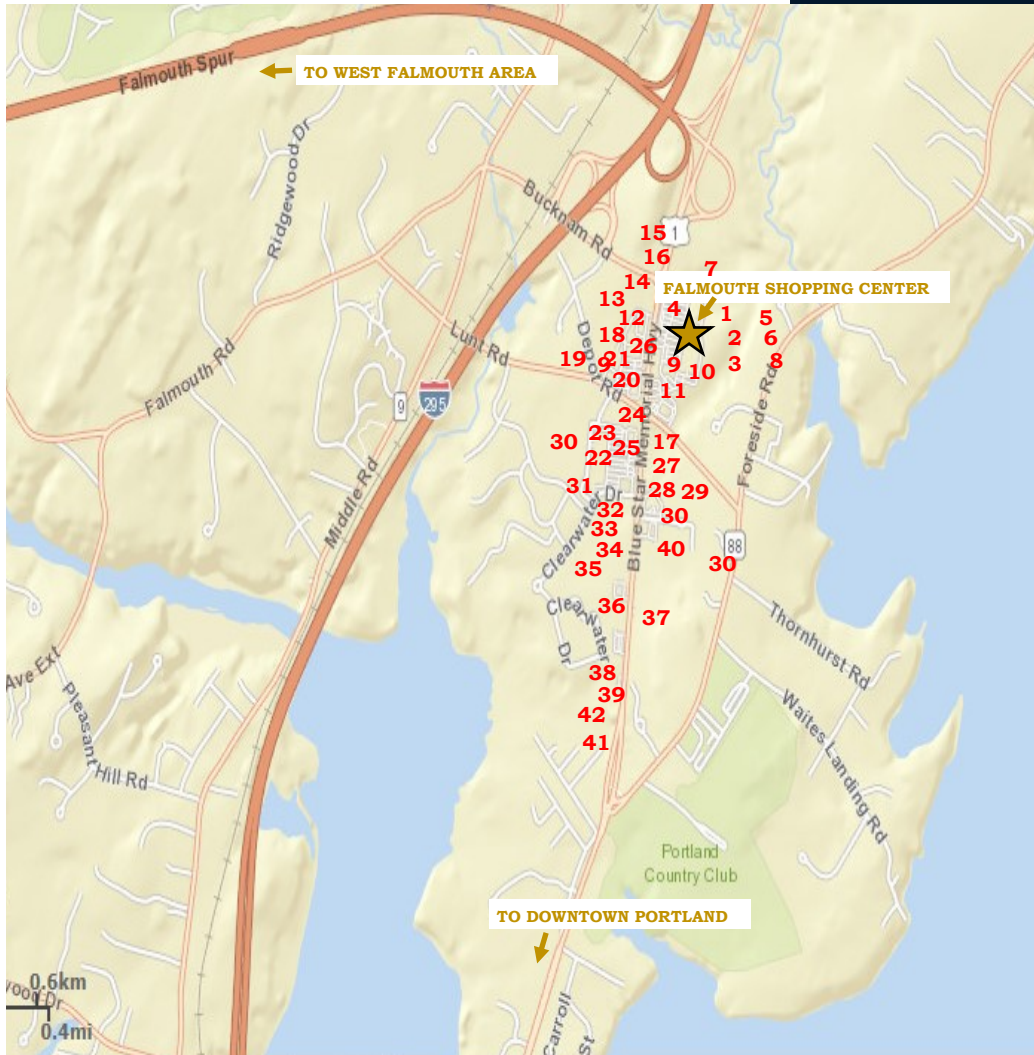


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AREA AMENITIES

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RESTAURANTS

- 3 Falmouth House of Pizza
- 4 Sicilian
- 7 Jaffa Mediterranean Grill
- 15 Foreside Tavern
- 19 Portland Pie
- 20 Fuego
- 25 Bernies Foreside
- 31 Rivalries
- 33 Orchard Thai

FINANCE

- 9 Chase Bank
- 11 Bath Savings Institution
- 13 Key Bank
- 16 Norway Savings
- 21 Camden National Bank
- 26 Bank of Maine
- 30 Bangor Savings
- 32 Maine Community Bank
- 34 TD Bank
- 39 M&T Bank

THEATER

- 23 Flagship Cinema
- 42 The Footlights Theatre

SHOPPING

- 2 Shaws Supermarket
- 5 Ocean State Job Lot
- 17 Rosemont Market & Bakery
- 18 Staples
- 22 Walmart Supercenter
- 24 Verizon Cell
- 38 UPS Store
- 40 Allen Sterling Garden Center

FITNESS

- 1 Planet Fitness
- 30 Falmouth Ice Center
- 35 Foreside Fit Tennis & Pickleball

FAST FOOD

- 12 Starbucks Coffee
- 27 McDonalds
- 28 Subway Sandwiches
- 29 Dunkin Donuts

AUTOMOBILE

- 10 Sullivan Tire & Service
- 14 Nouria Convenience & Gas
- 36 Morong Falmouth Dealership
- 37 Morong Falmouth Service



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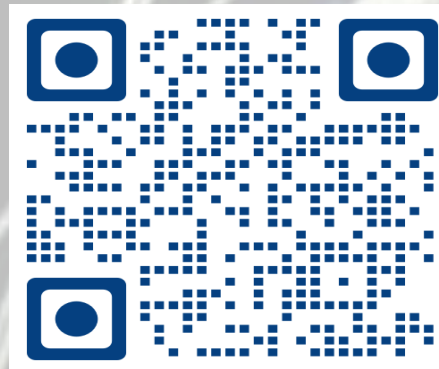
LEASING CONTACT

FALMOUTH SHOPPING CENTER

LEASING REPRESENTATIVE

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VIEW FROM WEBSITE



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