COMPASS
COMMERCIAL BROKERS

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 Roue 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.

STEVE BAUMANN | PRESIDENT & CEO
JACK BAUMANN | DIR OF LEASING | ASSOC. BROKER
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
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FALMOUTH SHOPPING CENTER

SOUTH WING OFFICE SPACE | FOR LEASE



CONVENIENTLY LOCATED OFFICE SPACE FOR LEASE

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:

586+/- SF

LEASE RATE

$1,250 Monthly NNN

OCCUPANCY

Immediate

LOCATION:

Office Level | South Wing

NNN CHARGES

Estimated at $5.11/ PSF

LEASE TERM

Minimum five (5) years

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PROPOSED UPGRADES

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PROPOSED FOR SOUTH WING

RENDERINGS OF NEW FAÇADE



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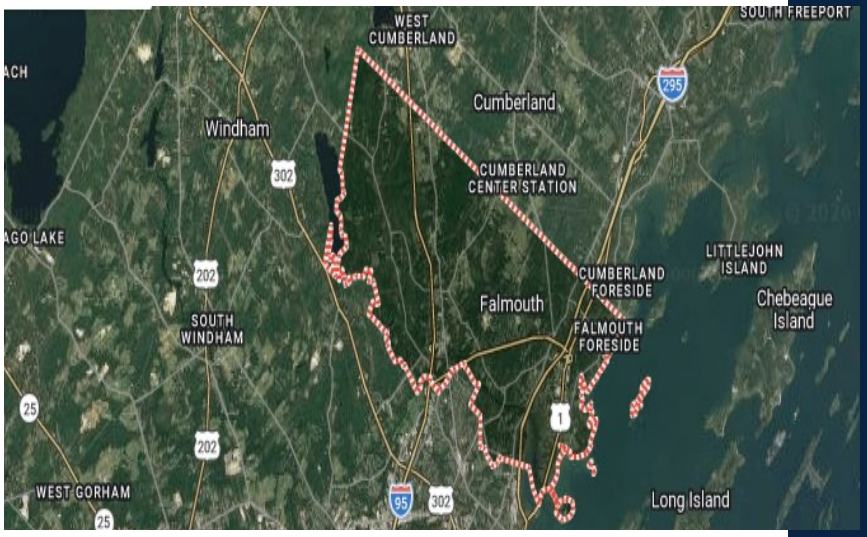
AMENITIES



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



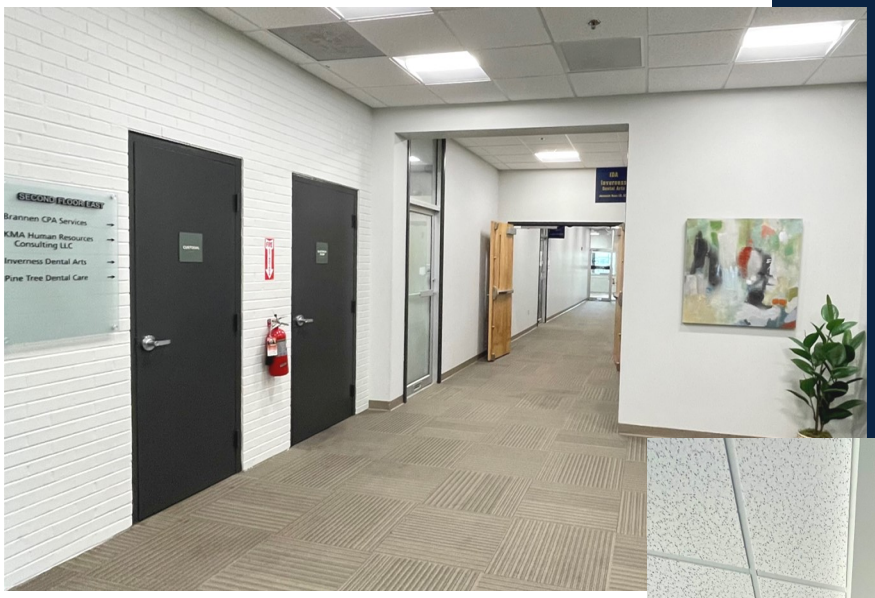
POPULATION:	12,931 (2026)
AVERAGE GROWTH:	.05% Yearly
HOUSEHOLDS:	4,989 (2020-2024)
MEDIAN HOME VALUE:	$ 767.500 (2020-2024)
MEDIAN INCOME:	$ 150,919 (Household)
MEDIAN AGE:	47 Years
LAND AREA:	29+/- Miles

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

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INTERIOR PHOTOGRAPHS

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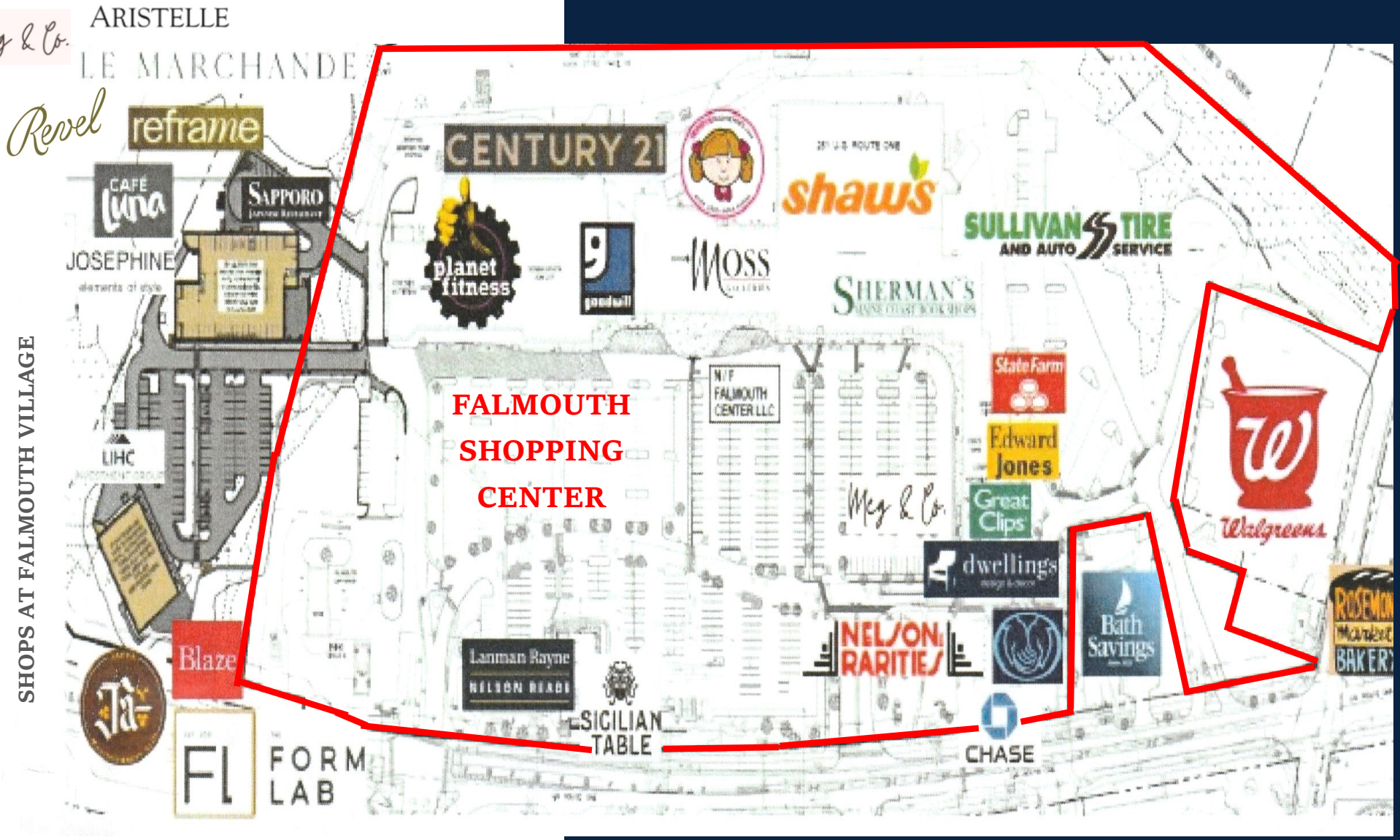
EXISTING COMMON
AREA INTERIOR
PHOTOGRAPHS

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LOCAL TENANT MIX

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AERIAL PHOTOGRAPH

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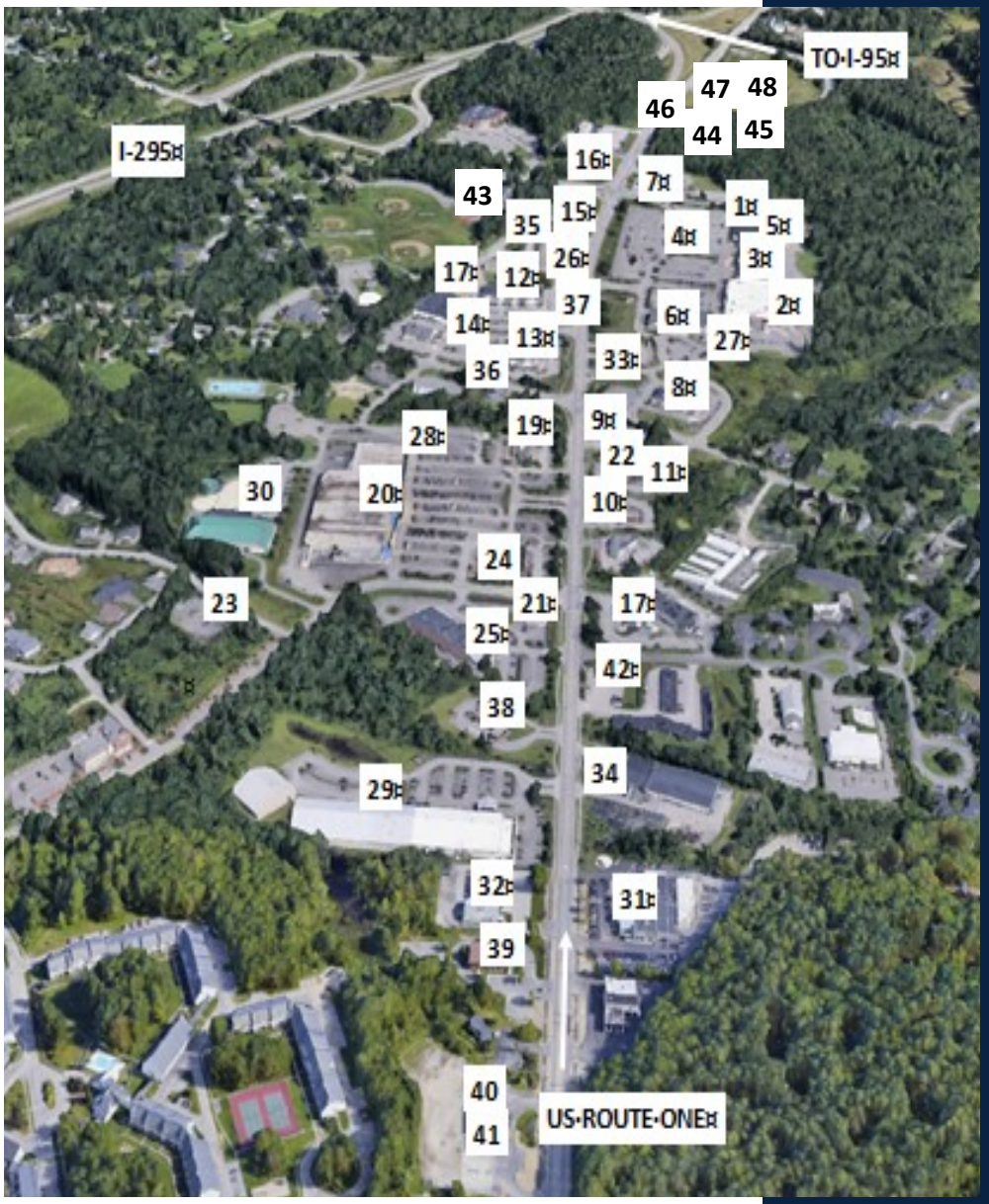


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FALMOUTH SHOPPING CENTER
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AREA AMENITIES

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RESTAURANTS

3 Falmouth House of Pizza
4 Sicilian
7 Jaffa Mediterranean Grill
13 Fuego
14 Portland Pie
16 Foreside Tavern
23 Rivalries
24 Bernies Foreside
25 Orchard Thai
44 Revel
45 Sapporo

FINANCE

6 Chase Bank
15 Norway Savings
17 Bangor Savings
21 Maine Community Bank
33 Bath Savings Institution
35 Key Bank
36 Camden National Bank
37 Bank of Maine
38 TD Bank
39 M&T Bank

AUTOMOBILE

26 Nouria Convenience & Gas
27 Sullivan Tire & Service
31 Morong Audi Dealership
32 Morong Porsche Dealership

FITNESS

1 Planet Fitness
29 Foreside Fit Tennis & Pickleball
30 Falmouth Ice Center
46 The Form Lab
47 Reframe Fitness

THEATER

28 Flagship Cinema
41 The Footlights Theatre

SHOPPING

2 Shaws Supermarket
5 Ocean State Job Lot
8 Walgreens
9 Rosemont Market & Bakery
18 Staples
19 Verizon Cell
20 Walmart Supercenter
34 Allen Sterling Garden Center
40 UPS Store
42 Falmouth Ace Hardware
48 Aristelle

FAST FOOD

10 Dunkin Donuts
11 Subway Sandwiches
12 Starbucks Coffee
22 McDonalds
43 Jersey Mikes

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LEASING CONTACTS

FALMOUTH SHOPPING CENTER
SOUTH WING OFFICE SPACE | FOR LEASE



LEASING REPRESENTATIVES

STEVE BAUMANN

President | CEO | Broker

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JACKSON BAUMANN

Director of Leasing | Associate Broker

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