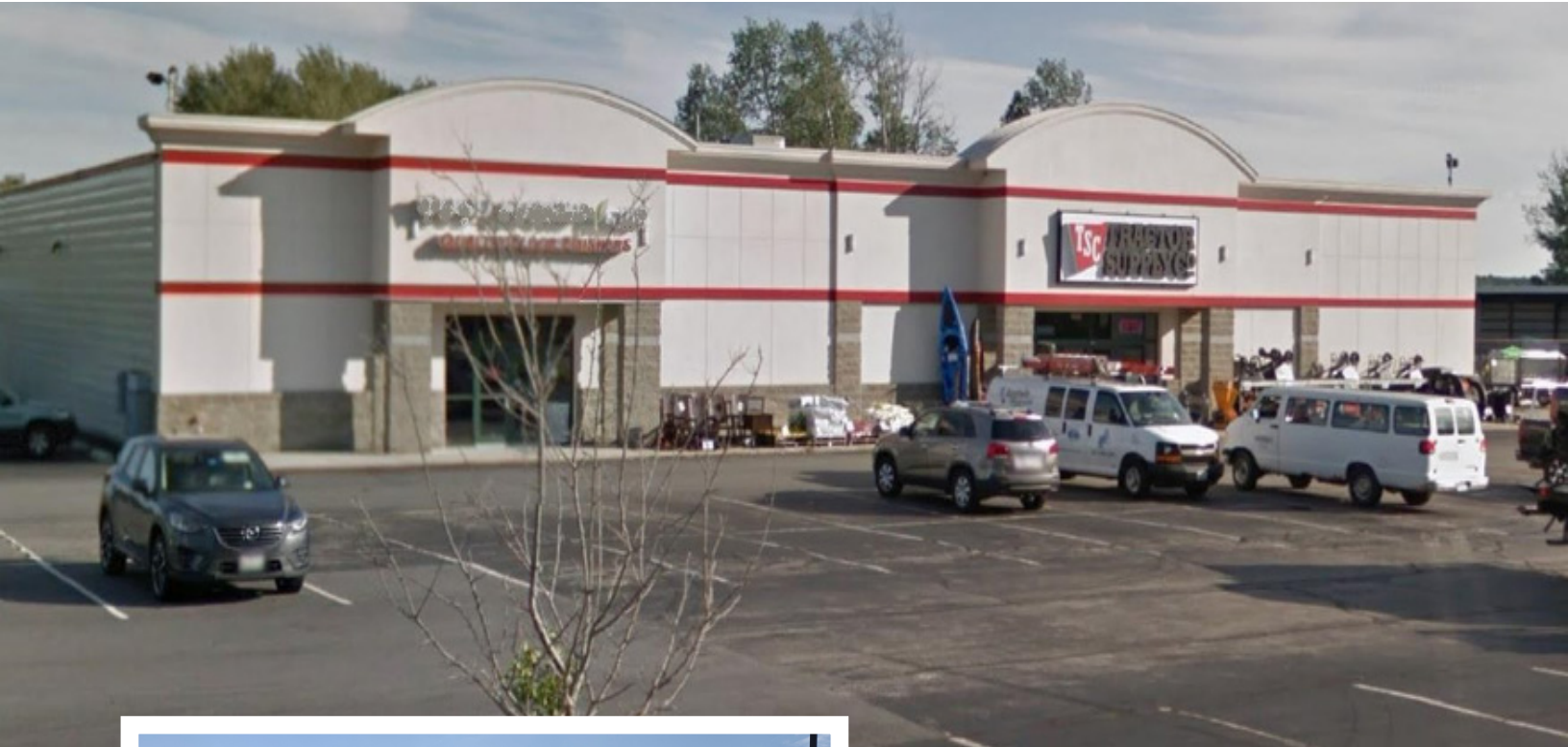


FOR SALE • INVESTMENT OPPORTUNITY

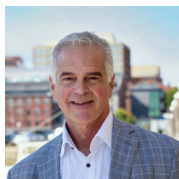
442 US Route One • Scarborough, ME



SOUTHGATE RETAIL PLAZA

- 24,464±SF fully leased retail plaza with stable in-place tenancy
- Prominent 400'± frontage on US Route 1 with traffic counts of 26,117± cars/day (MDOT 2025)
- Tenants include Tractor Supply Co., Quality Floor Finishers and Elevate Athletics
- Strategic location with easy access to I-95 and Route 1
- Ample on-site parking with 90± spaces and prominent signage

SALE PRICE: \$5,000,000



Mark Malone
O 207.773.6000
C 207.233.6000
Mark@malonecb.com



Nick Malone
O 207.558.9466
C 207.632.6010
NICK@malonecb.com



PROPERTY SUMMARY

442 US Route One • Scarborough, ME



Site Info

OWNER:	Pende Associates Inc.
DEED:	Book 13252 , Page 147
ASSESSOR:	Map U037, Lot 3A
LOT SIZE:	5.6± AC
SIGNAGE:	At pylon, on building
PARKING:	90± spaces
ROAD FRONTAGE:	400'± on US Route
TRAFFIC COUNT:	26,117± on US Route 1 AADT (MDOT 2025)
ZONING:	B3
PROPERTY TAXES:	\$33,288 (2026)

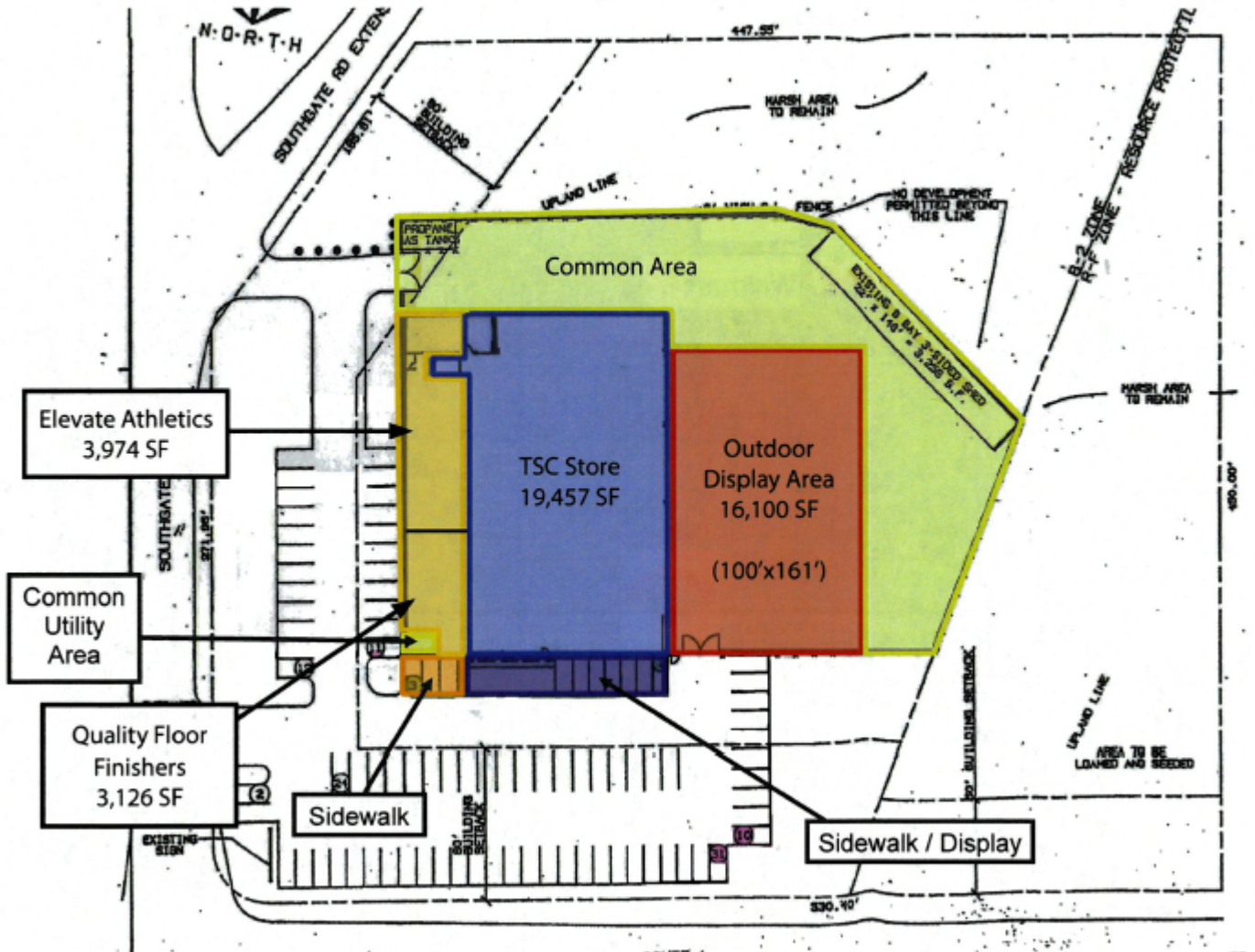
Building Info

BUILDING SIZE:	26,464± RSF
YEAR BUILT:	1981
CONSTRUCTION:	Galvanized steel
ROOF:	Flat, metal
SIDING:	Concrete/cinder block
FOUNDATION:	Full
FLOORING:	Mixed
CEILING HEIGHT:	18'±
ELECTRICITY:	See broker
HVAC:	Central/forced air, natural gas
UTILITIES:	Municipal water/sewer
KITCHEN:	No
RESTROOM:	Five
SPRINKLER:	Yes; Wet



PLAN

442 US Route One • Scarborough, ME



5-MILE DEMOGRAPHICS

442 US Route One • Scarborough, ME



43,396
Population

2.2
Average Household Size

46.7
Median Age



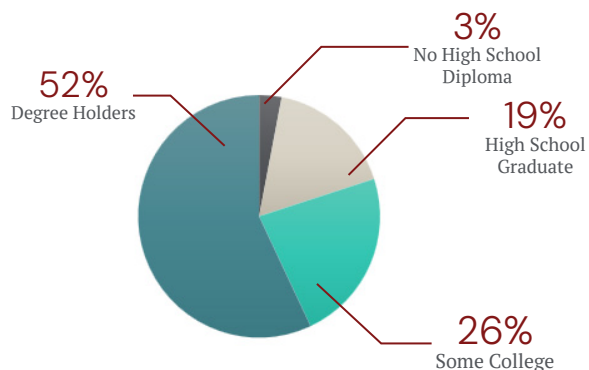
2,776
Total Businesses

46,643
Total Employees

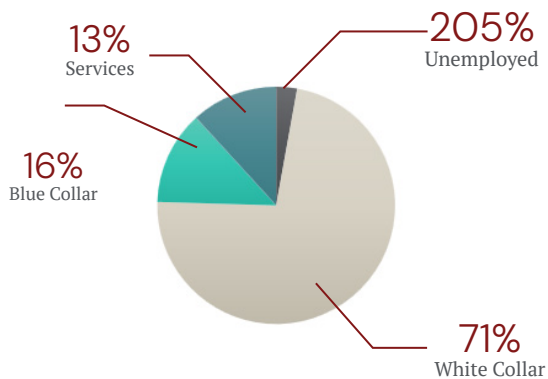


\$105,488
Median Household
Income

Education



Employment



LOCATION MAP

260 Western Ave • South Portland, ME



NEARBY

DINE



SHOP



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