

FOR LEASE • OFFICE & RETAIL SPACE

162 US Route One • Scarborough, ME



1,275-5,565± SF OFFICE & RETAIL

- Available immediately
- Excellent visibility on Route One in Scarborough with traffic counts of 14,010± cars/day (AADT, 2022)
- Easily accessible from Route 1 and I-95
- Twenty-five parking spots on site

LEASE RATE: \$14.00/SF NNN



Cheri Bonawitz, CCIM

O 207.210.6638

C 207.240.6844

Cheri@malonecb.com



PROPERTY SUMMARY

162 US Route One • Scarborough, ME



Site Info

| | |
|----------------|-------------------------------|
| OWNER: | White Dog Holdings LLC |
| DEED: | Book 18973, Page 34 |
| ASSESSOR: | Map U045, Lot 18A |
| LOT SIZE: | 0.33± AC |
| SIGNAGE: | Pylon on US Route 1 |
| PARKING: | 25 spots |
| ZONING: | TVC- Town and Village Centers |
| TRAFFIC COUNT: | 14,010± cars/day (AADT, 2022) |



Building Info

| | |
|------------------|---|
| BUILDING SIZE: | 6,492± SF |
| AVAILABLE SPACE: | Suite 2: 1,275± SF- ADA Accessible Suite 3: 1,395± SF Suite 4A: 1,920± SF- 2 levels Suite 4B: 975± SF- middle of the 2nd floor |
| YEAR BUILT: | 1987 |
| CONSTRUCTION: | Wood frame |
| ROOF: | Gable/Hip |
| FLOORING: | Carpet/vinyl/wood |
| HVAC: | Hot water, oil; none |
| UTILITIES: | Public water & sewer |
| RESTROOM: | Two (2) |
| SPRINKLER: | Yes; wet |
| LEASE RATE: | \$14.00/SF NNN |
| NNN COSTS: | \$6.84 NNN including utilities |



PHOTOS

162 US Route One • Scarborough, ME



LOCATION MAP

162 US Route One • Scarborough, ME



NEARBY

DINE



SHOP



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.