

FOR LEASE | PRIME RETAIL SPACE

200 U.S. ROUTE ONE, SCARBOROUGH, ME 04074



PROPERTY HIGHLIGHTS

- Excellent opportunity to replace a well-established, 20-year operation located directly off Route One
- Traffic count: 26,620 vehicles/day (2022 MDOT)
- Signage located along Route One
- First floor retail with 70± on-site parking spaces available

Lease Rate: See Broker For Details



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PROPERTY DETAILS

OWNER	Centervale Route One, LLC
BUILDING SIZE	25,446± SF
AVAILABLE SPACE	1,420± SF - with additional storage space included
LAND AREA	6.43± Acres
ZONING	TVC - Town & Village Centers
BOOK/PAGE	23612/59
ASSESSOR'S REF	Map U044, Lot 15
PARKING	70± on-site parking spaces
TRAFFIC COUNT	26,620 vehicles/day (2022 MDOT)
YEAR BUILT	1991
HEATING/COOLING	Central HVAC
UTILITIES	Municipal water & sewer
SPRINKLER	Yes, wet system
OTHER BUILDING TENANTS	ChappyWrap, Ameriprise Financial, The RAM Companies, Centervale Farm Antiques
LEASE RATE	See Broker for Details
AVAILABILITY	June 1, 2026



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