

# FOR LEASE | RETAIL/OFFICE BUILDING

164 US ROUTE 1, SCARBOROUGH, ME 04074



## GROUND LEASE FOR REDEVELOPMENT



### PROPERTY DETAILS

Ground lease for redevelopment or utilize the existing freestanding, 1,500± sf retail/office building located on a highly-visible retail corridor of U.S. Route 1 in Scarborough.

- 1,500± SF retail/office building on a 0.5± acre
- Located on U.S. Route 1 with direct access to the I-295 Connector for the Maine Turnpike
- Close proximity to MaineHealth's Scarborough campus and Scarborough Town Center
- Great visibility with traffic counts of over 27,795± cars/day
- Lease Rate: \$60,000/yr. NNN



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OWNER	VDan Properties LLC	HVAC	Natural gas-fired heat, no A/C
ASSESSOR'S REF	Map U045, Lot 18	CONSTRUCTION	Masonry block w/vinyl siding
BUILDING SIZE	1,500± SF	UTILITIES	Public water, septic on-site
LOT SIZE	0.5± Acre	LEASE RATE	\$60,000/Year NNN
ZONING	TVC - Town & Village Centers		

## CONTACT US



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