



OFFICE - RETAIL - BUILD-TO-SUIT GROUND LEASE - PURCHASE- DRIVE-THRU



DUNSTAN VILLAGE

707 US Route One
Scarborough



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DUNSTAN VILLAGE AT DUNSTAN CROSSING

- Build-to-suit, purchase or ground lease sites with frontage on US Route 1
- Commercial campus concept suitable for a wide range of business needs
- Prime location on US Route 1 in Scarborough with traffic counts of 18,000± cars/day
- Existing businesses include Dunstan Tap & Table, Edward Jones, Blake Orchard, Back in Motion Physical Therapy, The Family Center of Maine, Beach House Nail Bar & Spa and Canvas Hair Loft

MALONE COMMERCIAL BROKERS
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GROUND LEASE/BUILD-TO-SUIT/PURCHASE

707 US Route One | Scarborough, ME



CONCEPT PLAN - Ground Lease/Build-To-Suit/Purchase

Currently 2 lots shown closest to US Route 1—prime for retail and commercial use (colored portion of plan below).



AVAILABLE: Building C & Building D

USES: Retail, Restaurant, Office, Service, Bank & more

GROUND LEASE: See Broker for details

BUILD-TO-SUIT: See Broker for details

SALE PRICE: See Broker for details

SIZE: Building C: Up to 10,000± SF (5,000± SF floor plates)
Building D:
Suite 1 - Leased
Suite 2 - 1,500± SF
Suite 3 - 1,200± SF
Can be combined for 2,700± SF

RETAIL/OFFICE SUITES

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CONCEPT PLAN - Retail/Office Suites

Building G is fully leased with tenants occupying in Summer 2023. Building E is available and not yet constructed. Anticipated occupancy is 9-12 months from lease execution.



AVAILABLE: Building E: Up to 10,000± SF
Building G: Leased

USES: Office, retail or service

1st FLOOR: Building E: 2,500-5,000± SF

2nd FLOOR: Building E: 2,500-5,000± SF

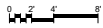
LEASE RATE: TBD based on tenant specifications

BUILDING E CONCEPTUAL EXTERIOR ELEVATIONS

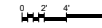
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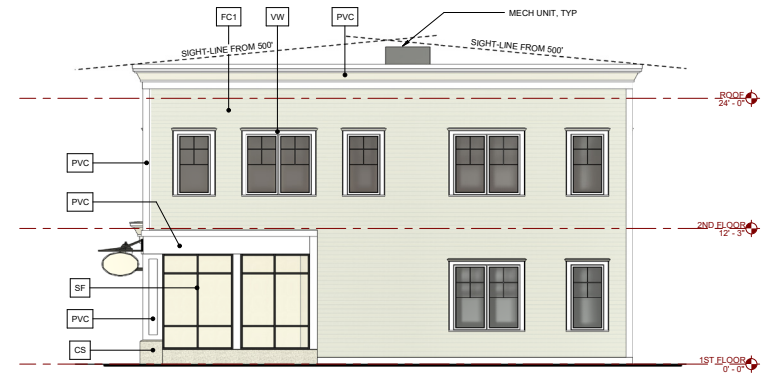
ELEVATION - FRONT



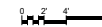
ELEVATION - LEFT



ELEVATION - REAR



ELEVATION - RIGHT



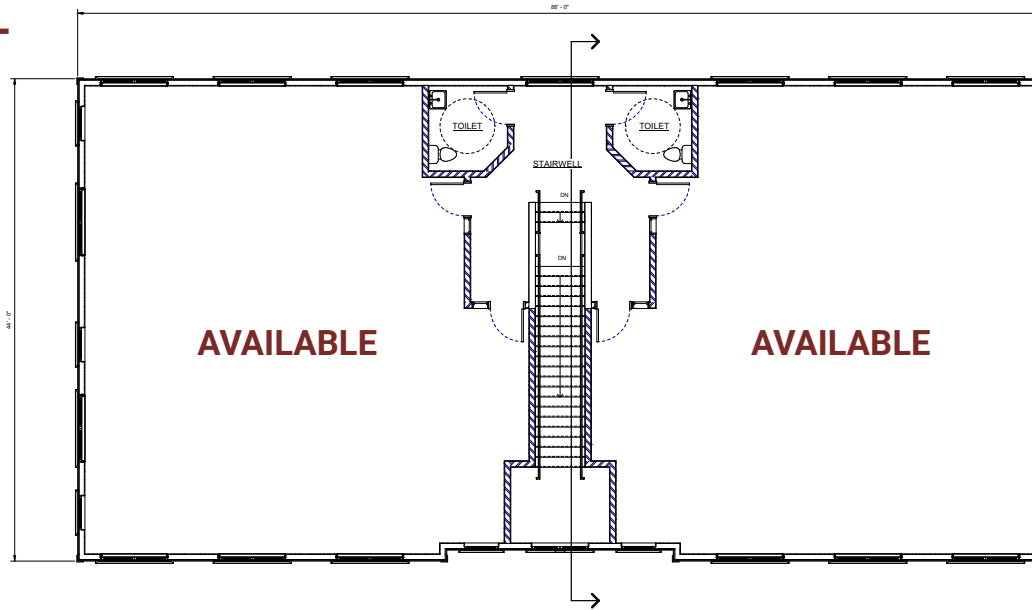
MATERIALS LEGEND			
MATERIAL	CODE No.	MANUFACTURER / SERIES	COLOR / FINISH
CAST STONE	CS	NORTHERN PRECAST	ALL TH OR EQUAL
FIBER CEMENT SIDING	FC1	JAMES HARDIE - HARDIE PLANK	LIGHT MIST
FIBER CEMENT SIDING	FC2	JAMES HARDIE - HARDIE PLANK	EVENING BLUE
RIBBLOW METAL DOOR	HM	TBD	BENJAMIN MOORE AMHERST GRAY
LIGHT FIXTURE - SCIENCE	LS	AAL TOWNE COMMONS	BLACK
PVC TRIM	PVC	AZEK	WHITE
ALUMINUM STOREFRONT	SF	KAWNEER	CHARCOAL
VINYL WINDOW	VW	PARADIGM	WHITE

BUILDING E CONCEPTUAL FLOOR PLANS

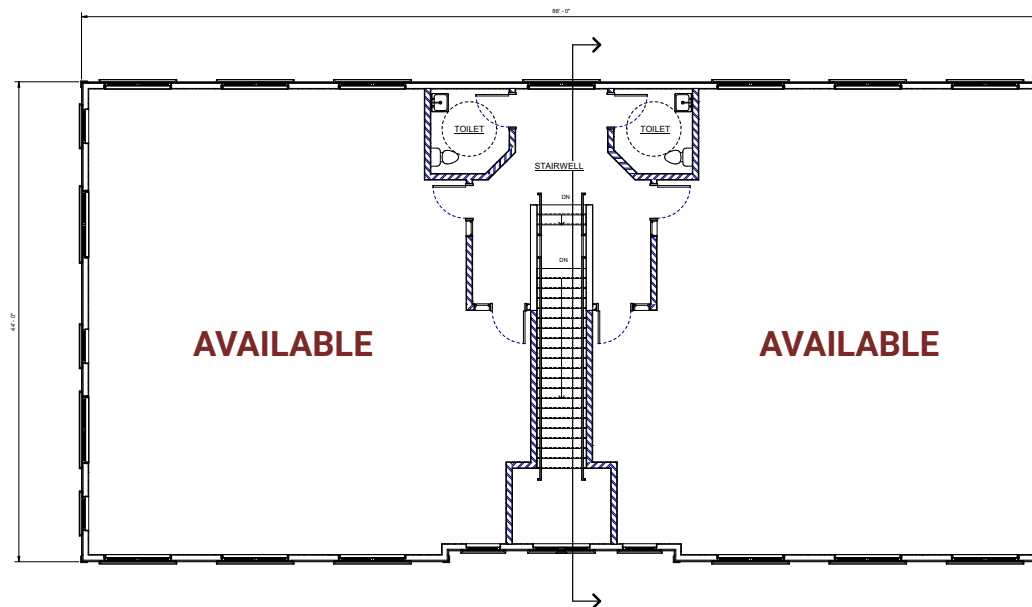
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1st FLOOR



2nd FLOOR



PROPERTY SUMMARY

707 US Route One | Scarborough, ME



OWNER: Dunstan Properties LLC

ASSESSOR: Map U03, Lots 16 & 17

SITE SIZE: 6.92± AC

ZONE: TVC - Town and Village Centers

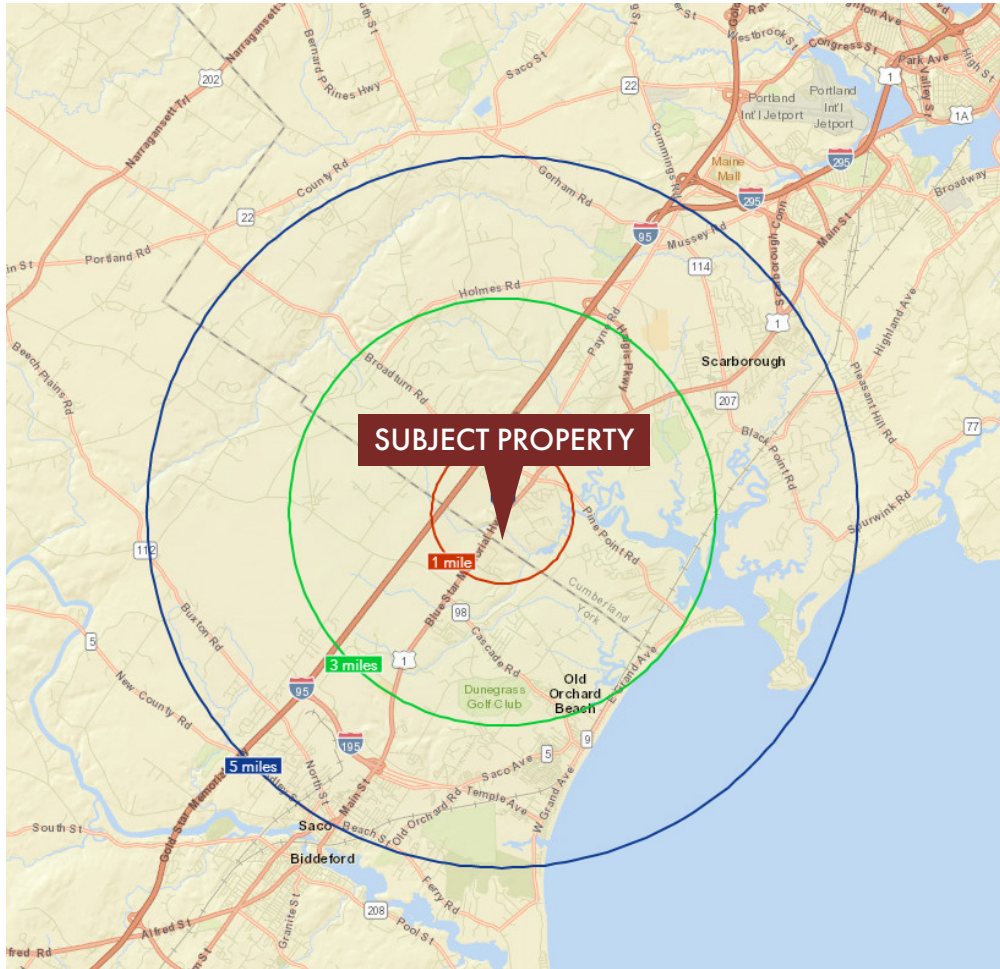
FRONTAGE: Tremendous visibility on Route One

UTILITIES: Water, sewer, electric & gas stubbed to site



FOR LEASE | DUNSTAN VILLAGE

707 US Route One | Scarborough, ME



DEMOGRAPHICS

RADIUS:	1 miles	3 miles	5 miles
TOTAL POPULATION:	2,089	12,126	39,825
TOTAL HOUSEHOLDS:	802	4,891	17,219
AVG HOUSEHOLD INCOME:	\$104,133	\$90,003	\$76,655
TOTAL BUSINESSES:	96	520	1,619
TOTAL EMPLOYEES:	1,039	6,584	20,515

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