

63,805 ADT
95

OLD NAVY
kate spade
NEW YORK
Columbia
SKECHERS
adidas

BROOKS
BROTHERS
FACTORY STORE
TALBOTS

lululemon
athletica
FAMOUS
footwear
VILLAGE
CANDLE

ROBERT'S
MAINE GRILL

KITTERY
PREMIUM OUTLETS
A SIMON CENTER
NIKE
GAP
new balance
BANANA REPUBLIC
Levi's
AMERICAN EAGLE
OUTFITTERS
sunglass hut

curatedbrands

EXPRESS

1,041 - 8,357 SF
AVAILABLE

Bob's CLAM
HUT
KITTERY, MAINE

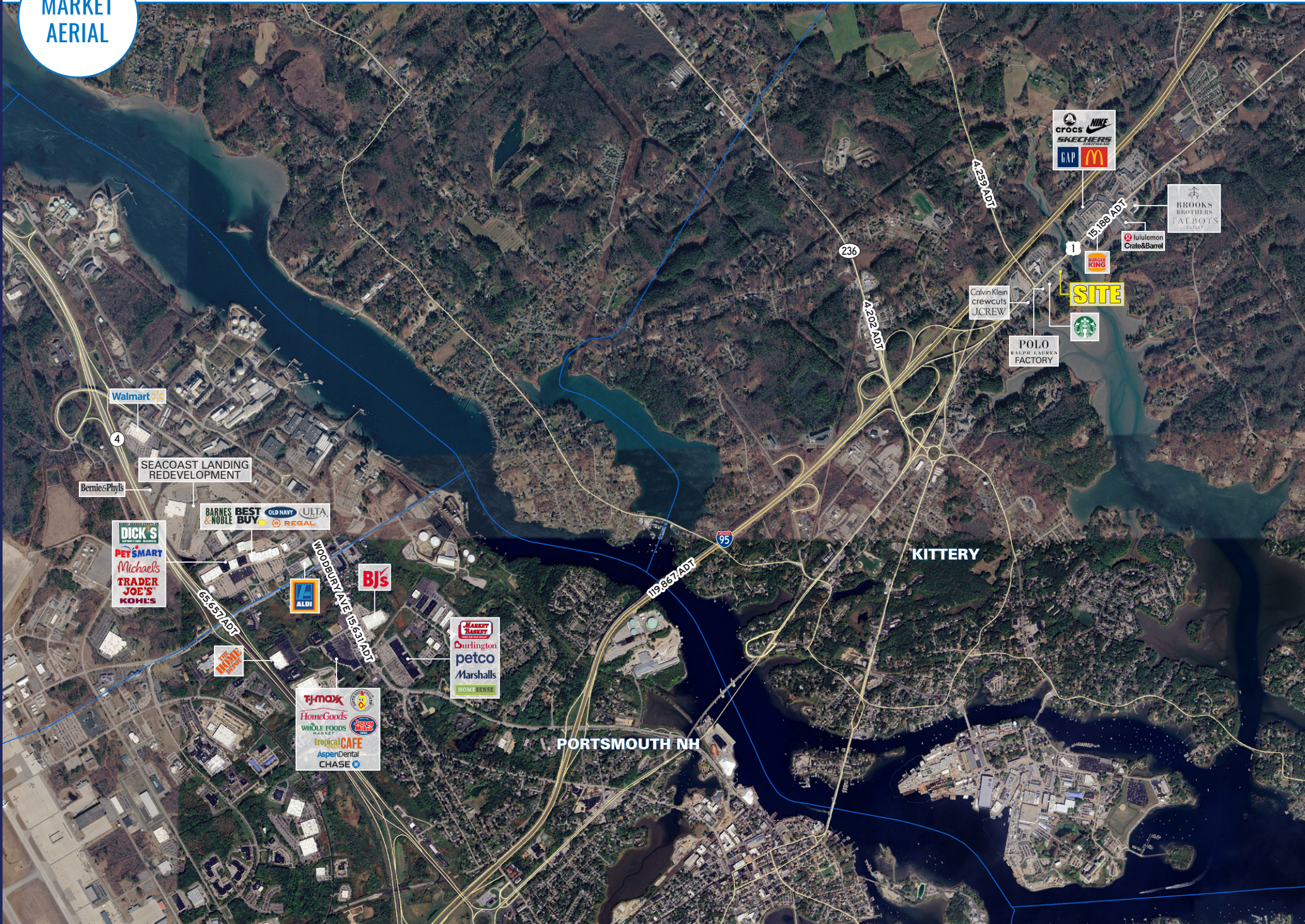
Starbucks

318 US-1 | KITTERY ME

1,041 - 8,357 SF AVAILABLE FOR LEASE

MARKET
AERIAL

318 US-1 • 1,041 - 8,357 SF AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Multiple spaces for lease ranging from 1,041 - 8,357 SF
- Located in the heart of Kittery's Route 1 retail corridor, which has an ADT of 15,800 vehicles
- Co-Tenants included Express and Curated Brands. The subject property sits across from the Kittery Trading Post and directly before Kittery Premium Outlets
- Approximate 10 minute drive from the Seacoast Landing development, which includes multiple proposed big box retailers and various other operators and uses.
- Landlord modernizing building exterior and installing digital pylon signage.
- Parking: 98 Spaces

BUILDING PROFILE

The property is improved by a one-level freestanding commercial building containing 18,025 square feet.

SIGNAGE

Prominent Pylon signage on Route 1

	1 MILE	3 MILE	5 MILE
POPULATION	1,522	19,781	41,118
DAYTIME POPULATION	2,988	26,134	64,979
MEDIAN HH INCOME	\$100,384	\$104,618	\$112,146
HOUSEHOLDS	748	9,375	18,912



ZOOM-IN
AERIAL

318 US-1 • 1,041 - 8,357 SF AVAILABLE FOR LEASE



(PROPOSED)
REDEVELOPMENT

KITTERY TRADING POST

SITE

Starbucks
WeatherVane
SEASONAL RESTAURANTS

POLO
RALPH LAUREN

JCREW
crewcuts
Calvin Klein

BANANA REPUBLIC
GAP
FACTORY

BURGER
KING

lululemon

TALBOTS
BROOKS
BROTHERS
Tanger
Outlets

new balance
Levi's
CROCS
LUCKY BRAND
SKECHERS
FOOTWEAR

ANN TAYLOR
FACTORY STORE
SGH
sunglass hut
NIKE

AMERICAN EAGLE
OUTFITTERS
AÉROPOSTALE
UNIFORM
DESTINATION U+
claire's
Lindt
OSHKOSH
B'GOSH

kate spade
NEW YORK
adidas
Columbia
OLD NAVY
COACH
vineyard vines
martha & vineyard
TOMMY
HILFINGER
Clarks

4,259 ADT

101

63,726 ADT

15,188 ADT

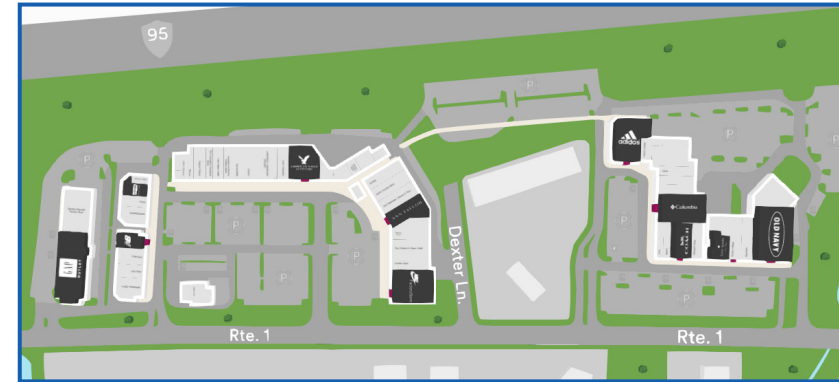
95

1

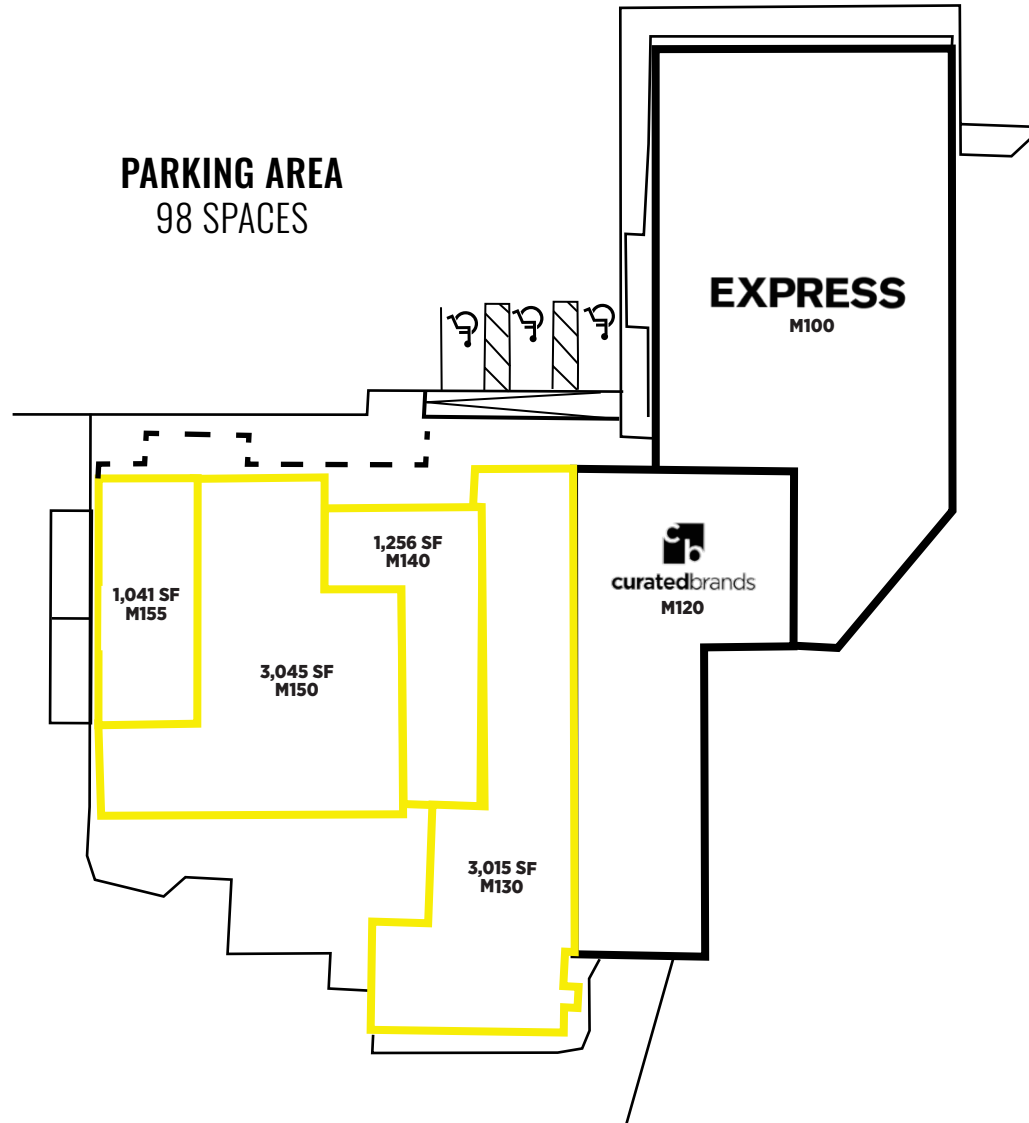
ZOOM-IN AERIAL

318 US-1 • 1,041 - 8,357 SF AVAILABLE FOR LEASE

The **Kittery Premium Outlets** are a regional shopping destination on **US Highway 1** in **Kittery, ME**. In addition serving as an option for shoppers throughout **New England**, the outlets largely serve towns and cities along the Seacoast such as **Portsmouth, York, Wells, Ogunquit** and many others. The outlets feature more than 120 specialty stores including **Tumi, Nike, Coach, American Eagle, Kate Spade** and **Gap**.



US-1



*MULTIPLE SPACES CAN BE COMBINED

KITTERY, ME

318 US-1

1,041 - 8,357 SF AVAILABLE FOR LEASE

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