

# FOR LEASE

## Retail Space

1,800 - 9,101± SF | \$14.00/SF NNN



## 380 Elm Street, Biddeford

### Property Highlights

- *Flexible Unit Size*
- *Ample On-Site Parking*
- *Excellent Visibility and High Traffic Counts*



### Property Description

We are pleased to offer multiple retail spaces for lease at 380 Elm Street in Biddeford. The available suite sizes range from 1,800 - 9,101± SF. Units 2, 3 and 4 can be leased separately or combined for 9,101± SF total. The property is located at the Five Points Intersection of Route One and Alfred Street, and it has great visibility, access, and signage potential. The center has high traffic counts of 12,780 vehicles/day (AADT 2022). Join Aaron's, CVS, and Super Dogs and Cats.

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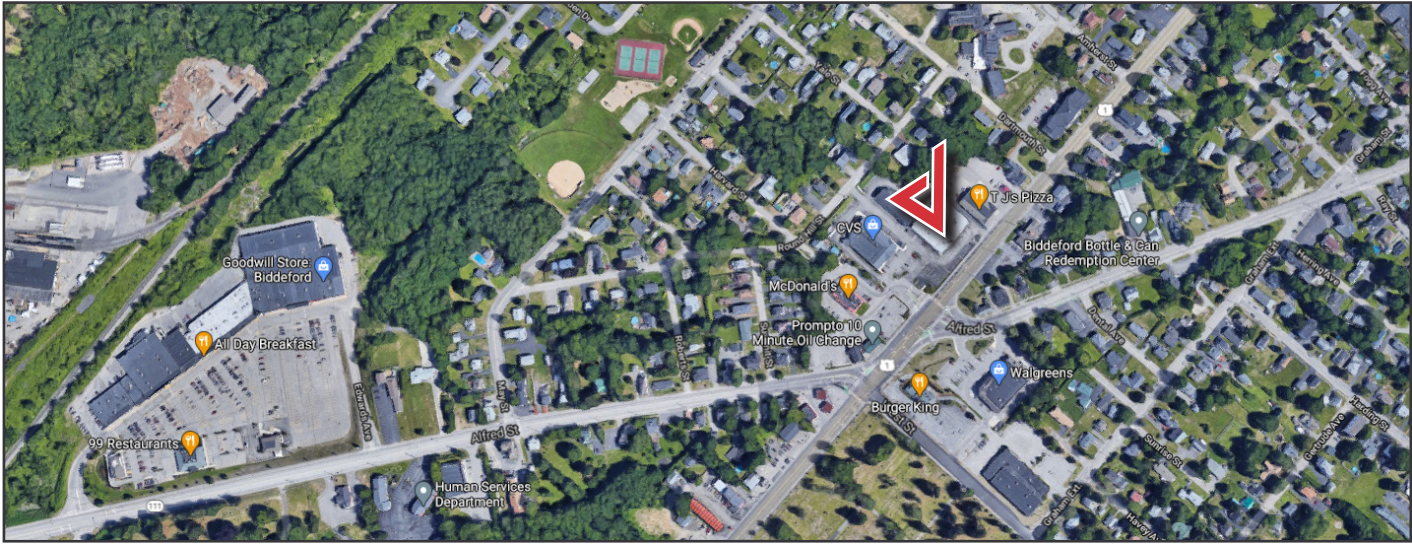




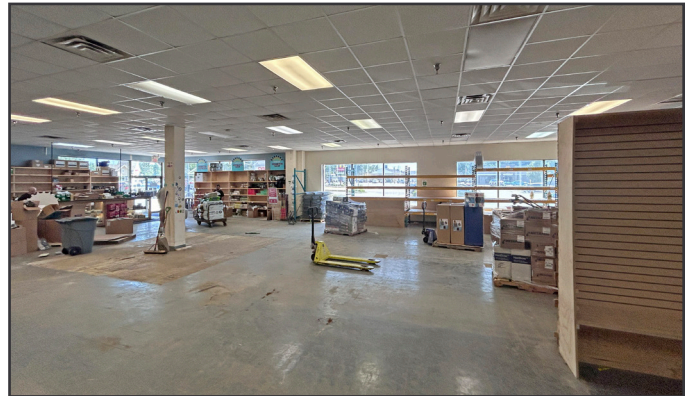
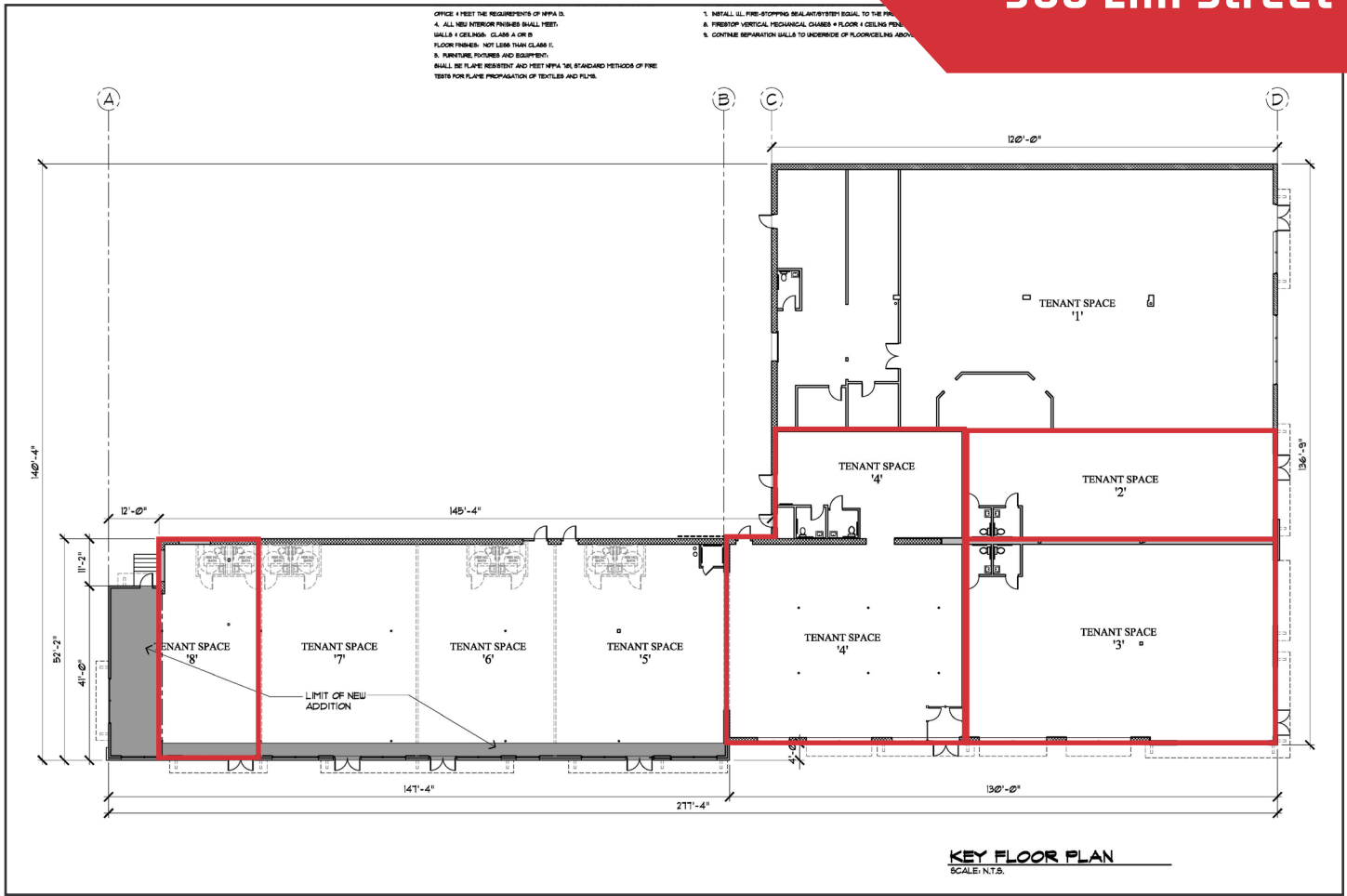
## Property Overview

|                       |   |
|-----------------------|---|
| Owner                 | Five Points Realty, LLC   |
| Building Size         | 23,539± SF  |
| Lot Size              | 2.66± acres   |
| Available Space       | Unit 2: 1,930± SF (may be combined with Units 3 & 4)<br>Unit 3: 3,492± SF (may be combined with Units 2 & 4)<br>Unit 4: 3,679± SF (may be combined with Units 2 & 3)<br>Unit 8: 1,800± SF |
| Zoning                | B2; Highway Business  |
| Assessor's Reference  | Map 27, Lot 173   |
| Year Built            | 1950  |
| Building Construction | Masonry   |
| Utilities             | Public water and sewer, electricity, telephone, natural gas   |
| Sprinkler System      | Wet system  |
| Parking               | Ample, on-site  |
| Road Frontage         | 215'±   |
| Traffic Counts        | 12,780 AADT 2022  |

**FOR LEASE : \$14.00/SF NNN - NNN Expenses : \$3.80/SF**







The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.