



EXCEPTIONAL  
MIXED-USE  
PROPERTY FOR  
LEASE

FOR SALE OR LEASE

**1376 US ROUTE 1,  
CAPE NEDDICK, ME 03902**

6,232 +/- SF RETAIL/OFFICE/RESIDENTIAL  
AVAILABLE

# PROPERTY INFORMATION



6,232 +/- SF For Sale or For Lease  
1376 US ROUTE 1, CAPE NEDDICK, ME 03902

**\$1,899,500 Sale Price OR \$5,995 per month Mod Gross**

## DESCRIPTION:

Exceptional 6,232 +/- SF mixed-use property offers a rare opportunity for professionals seeking a high-end live-work environment, configured as a retail/office commercial space with a luxury residence above in a highly desirable Route 1 location in York, Maine.

2,864 +/- SF of retail/office space is located at the ground level and offers a flexible layout comprised of a showroom area with expensive windows and large open space. Ideal for a variety of businesses, such as boutiques, wellness studios, legal offices, or professional services, the space offers incredible visibility and versatility.

The 3,368 +/- SF luxury home above offers an open concept design with elegant finishes and hardwood floors throughout, w/ three bedrooms, two baths, media room, and a spacious laundry room with washer and dryer. The master suite includes a luxurious ensuite with a whirlpool soaking tub and beautifully crafted, oversized custom closets. The property features include a four-car garage and a heated six-car garage, equipped with a commercial hood system and hand sinks, ideal for catering, food businesses, or car enthusiasts.

Situated directly on Route 1, this property offers prime visibility and easy access to shopping, dining, and major highways. Perfectly suited for professionals seeking a high-end work-from-home environment in a premier location. Owner may consider rent-to-own or owner financing options for qualified candidates. Credit and background checks are required. Lease rate is \$5,995/month plus utilities.

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# DEMOGRAPHICS



## 2024 SUMMARY

| 2024 SUMMARY     | 2 MILE    | 5 MILE    | 10 MILE   |
|------------------|-----------|-----------|-----------|
| Population       | 3,363     | 13,193    | 46,112    |
| Households       | 1,485     | 5,908     | 20,144    |
| Families         | 976       | 3,802     | 13,138    |
| Avg HH Size      | 2.26      | 2.22      | 2.27      |
| Median Age       | 52.6      | 55.9      | 50.5      |
| Median HH Income | \$105,661 | \$105,623 | \$100,458 |
| Avg HH Income    | \$152,569 | \$145,030 | \$133,072 |

### BUSINESSES (10 MILE)



**2,354**

TOTAL BUSINESSES



**23,326**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$100,458**

MEDIAN HH INCOME



**\$57,931**

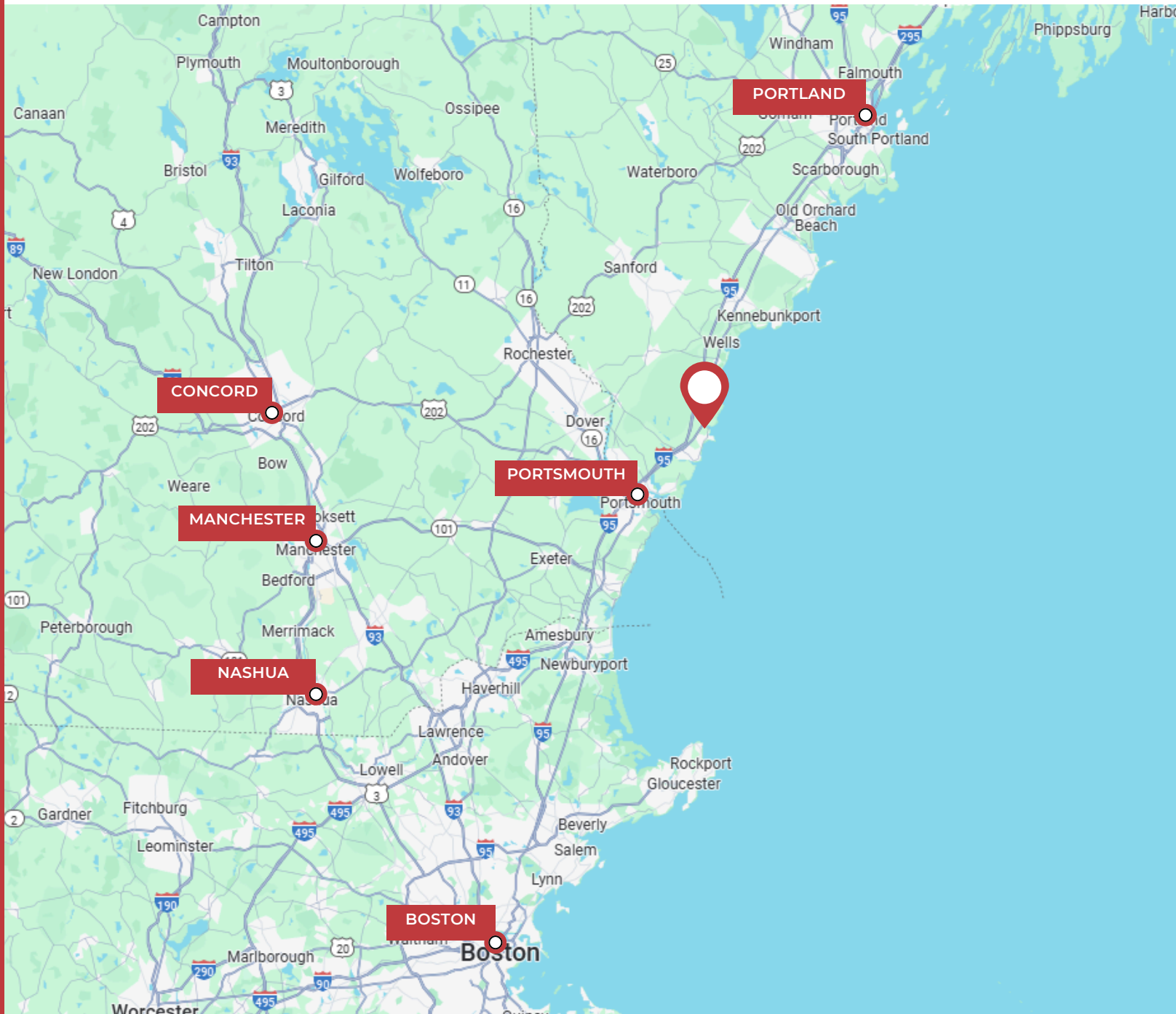
PER CAPITA INCOME



**\$552,332**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

|                       |              |                              |              |
|-----------------------|--------------|------------------------------|--------------|
| <b>Manchester, NH</b> | 54 mins      | <b>Portsmouth, NH</b>        | 20 mins      |
| <b>Nashua, NH</b>     | 1 hr 13 mins | <b>Portland, Maine</b>       | 46 mins      |
| <b>Concord, NH</b>    | 1 hr 8 mins  | <b>Boston, Massachusetts</b> | 1 hr 18 mins |

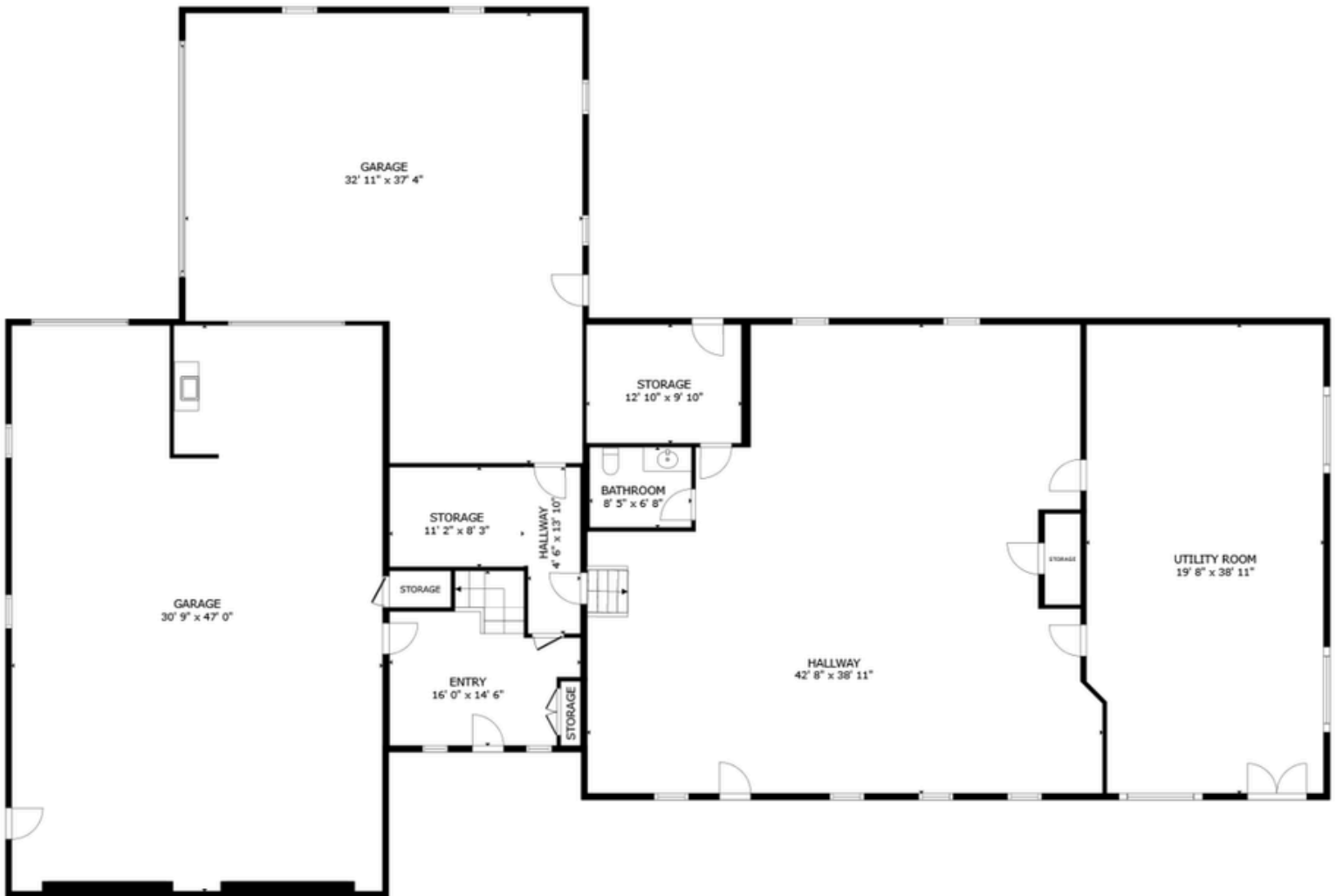
# PHOTOS



# PHOTOS

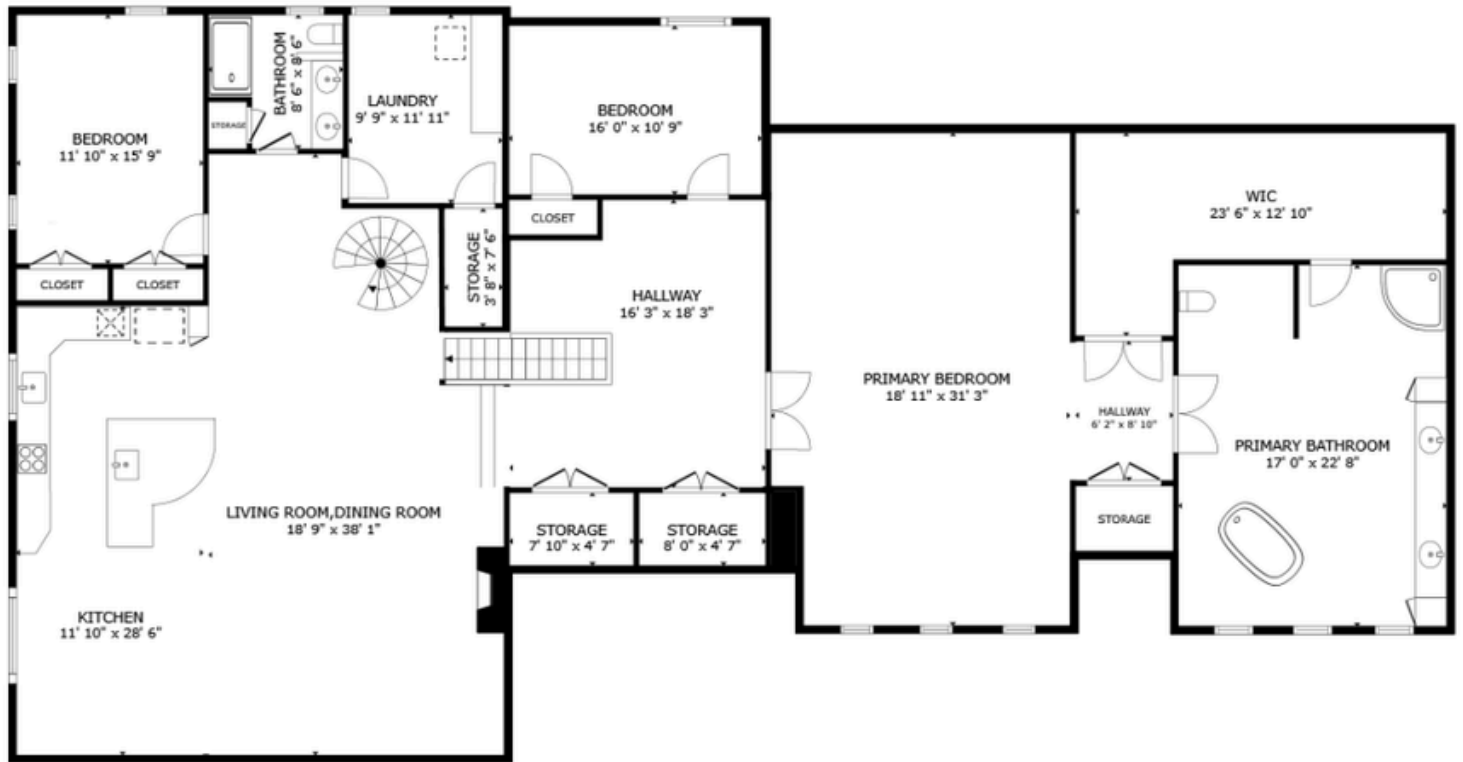


# FLOOR PLAN, FIRST FLOOR



FLOOR 1

# FLOOR PLAN, SECOND FLOOR



FLOOR 2

# FLOOR PLAN, THIRD FLOOR



## FLOOR 3

# TAX CARDS

## 1376 US ROUTE 1

**Location** 1376 US ROUTE 1

**Mblu** 0097/ 0018/B //

**Acct#** 003530

**Owner** L & L ENTERPRISES LLC

**Assessment** \$1,144,100

**Appraisal** \$1,144,100

**PID** 3457

### Current Value

| Appraisal      |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2025           | \$803,100    | \$341,000 | \$1,144,100 |

| Assessment     |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2025           | \$803,100    | \$341,000 | \$1,144,100 |

### Owner of Record

**Owner** L & L ENTERPRISES LLC  
**Co-Owner**  
**Address** 1 MORGAN WAY  
 CAPE NEDDICK, ME 03902

**Sale Price** \$683,500  
**Book & Page** 17228/0578  
**Sale Date** 05/06/2016

### Ownership History

| Ownership History     |            |             |            |
|-----------------------|------------|-------------|------------|
| Owner                 | Sale Price | Book & Page | Sale Date  |
| L & L ENTERPRISES LLC | \$683,500  | 17228/0578  | 05/06/2016 |
| NEUMAN DONALD D       | \$0        | 16612/0989  | 06/03/2013 |
| NEUMANN DONALD D      | \$0        | 14148/0900  | 06/24/2004 |
| NEUMANN DONALD D      | \$0        | 13166/0349  | 07/08/2003 |
| NEUMANN DONALD D JR   | \$178,000  | 11551/0102  | 04/16/2002 |



# TAX CARDS, CONT.

## Extra Features

| Extra Features |               |            |       | Legend |
|----------------|---------------|------------|-------|--------|
| Code           | Description   | Size       | Value | Bldg # |
| BFX2           | BATH EX FIX 2 | 1.00 UNITS | \$400 | 1      |
| WHL            | WHIRLPOOL-PR  | 1.00 UNIT  | \$900 | 1      |

## Land

| Land Use               |                   | Land Line Valuation |           |
|------------------------|-------------------|---------------------|-----------|
| Use Code               | 0322              | Size (Acres)        | 1.04      |
| Description            | STORE/SHOP MDL-94 | Frontage            |           |
| Zone                   |                   | Land                | \$341,000 |
| Neighborhood           | 6000              | Appraised Value     | \$341,000 |
| Alt Land Appr Category | No                |                     |           |

## Outbuildings

| Outbuildings             |  | Legend |
|--------------------------|--|--------|
| No Data for Outbuildings |  |        |

## Valuation History

| Appraisal      |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2024           | \$803,100    | \$341,000 | \$1,144,100 |
| 2023           | \$803,100    | \$314,800 | \$1,117,900 |
| 2022           | \$803,100    | \$314,800 | \$1,117,900 |
| 2021           | \$642,800    | \$209,800 | \$852,600   |

| Assessment     |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2024           | \$803,100    | \$341,000 | \$1,144,100 |
| 2023           | \$803,100    | \$314,800 | \$1,117,900 |
| 2022           | \$803,100    | \$314,800 | \$1,117,900 |
| 2021           | \$642,800    | \$209,800 | \$852,600   |

BK17228 PGS 578 - 580 05/06/2016 11:31:59 AM  
INSTR#: 2016016572 DEBRA ANDERSON  
RECEIVED YORK SS REGISTER OF DEEDS  
E-RECORDED

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS THAT WE, DONALD D. NEUMANN, JR., & RENE C. ROY-NEUMANN**, husband and wife, of 1376 US Route 1, York, Maine, 03902,

For consideration paid, grant to **L & L Enterprises, LLC**, a Maine limited liability company whose address is One Morgan Way, Cape Neddick, Maine, 03902,

With Warranty covenants the following described premises situate in York, County of York, State of Maine:

A certain parcel of land with the buildings thereon situated in the Town of York County of York and State of Maine, lying on the westerly side of US Route 1 and being further bounded and described as follows:

Beginning at an iron pipe set in the ground on the westerly side of US Route 1, said point of beginning being the southerly corner of the herein described property and the easterly corner of land conveyed to David Brown; thence turning N 53 degrees 24' 16" W, 191.00' to an iron pipe set in the ground; thence continuing on the same course 17.9' to an iron pipe set in the ground; thence turning and running N 26 degrees 18' 08" W, 20.03' to an iron pipe set in the ground; thence turning and running N 25 degrees 08' 58" E by and along land now or formerly of Charles C. Moulton, Jr., 200.00' to a drill hole set in the corner of a stone wall at land now or formerly of Robert and June Collopy Family Trust; thence turning and running S 56 degrees 52' 05" E by and along a stone wall and the land of the Robert and June Collopy Trust 206.62' to a drill hole at the end of a stone wall on the westerly side of US Route 1; thence turning and running in a southerly direction by and along the westerly sideline of US Route 1 by and along the following courses and distances: S 24 degrees 54' 08" W 93.73' to an iron pipe set in the ground; S 17 degrees 39' 53" W 34.54' to an iron pipe set in the ground; S 18 degrees 45' 49" 97.88' to an iron pipe set in the ground and the place of beginning.

The above described property is conveyed **TOGETHER WITH** an access easement to be used in common with the Grantors, for the benefit of the above-described property over land conveyed to Donald Brown. Said easement is for the purposes of ingress and egress

MAINE REAL ESTATE  
TRANSFER TAX PAID

# DEEDS, CONT.

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to and from Mountain Road by foot or by motor vehicle. Said easement is further bounded and described as follows:

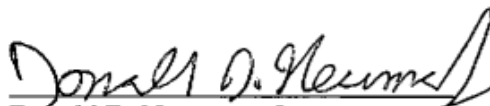
Beginning at an iron pipe set in the northeasterly sideline of Mountain Road, said point of beginning also being the northwesterly corner of the land conveyed to David Brown; from said point of beginning running N 66° 57' 11" E by and along the land now or formerly of Charles C. Moulton, Jr., 60.98' to an iron pipe set in the ground; thence turning and running S 26° 18' 08" E by and along the land of the above described property 20.03' feet to an iron pipe set in the ground; thence turning and running S 66° 57' 11" W 62.11' to a point on the northeasterly sideline of Mountain Road; thence turning and running N 23° 02' 49" W by and along the sideline of Mountain Road 20.00' to an iron pipe set in the ground and the place of beginning.

The above described property is conveyed SUBJECT TO a water line easement for the benefit of land conveyed to David Brown designated as proposed "Lot 2" on the below noted plan. Said easement is for the purposes of installation, maintenance and repair of a water line from US Route 1 to property conveyed to Brown. Said easement is further bounded and described as follows:

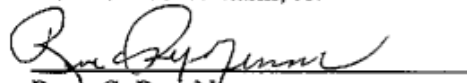
Beginning at an iron pipe set in the westerly sideline of US Route 1, said point of beginning being the southerly most corner of the above described property; thence running N 53° 24' 16" W 100' to a point; thence turning and running N 36° 35' 44" E 10.00' to a point; thence turning and running S 53° 24' 16" E 100' to a point on the westerly sideline of US Route 1; thence turning and running S 18° 45' 49" W 10' to an iron pipe set in the ground and the place of beginning.

The courses and distances are derived from a plan entitled, "Plan Depicting Proposed Lot Division, Land of DRN Condominium Association 1376 US Route 1, York, York County, Maine, prepared for Donald D. Neumann, Jr. and Rene C. Roy-Neumann" by Civil Consultant dated June 12, 2012, to be recorded. The above described property is labeled: "PROPOSED LOT 1" on the above noted plan.

Signed this 6 day of May, 2016.



Donald D. Neumann, Jr.



Rene C. Roy-Neumann

# DEEDS, CONT.

BK 17228 Page 580 INSTR#: 2016016572 LAST PAGE OF DOCUMENT

STATE OF Maine  
COUNTY OF York

Personally appeared this 12 day of May, 2016, Donald D. Neumann, Jr., and Rene C. Roy-Neumann, who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes contained herein.

Before me,

Katherine F. Rioux  
Notary Public

My commission expires:

KATHERINE F. RIOUX  
Notary Public, Maine  
My Commission Expires December 7, 2020

# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**DEANA ARDEN**

**SENIOR ADVISOR**

tel (603) 637 -2014

mobile (603) 682 - 3440

[arden@nainorwoodgroup.com](mailto:arden@nainorwoodgroup.com)

**NAI**Norwood Group  
Commercial Real Estate Services, Worldwide

**NAI Norwood Group**  
116 South River Road  
Bedford, NH 03110  
[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)