



# FOR LEASE • OFFICE/RETAIL BUILD-TO-SUIT

707 US Route One • Scarborough, ME



## THE VILLAGE AT DUNSTAN CROSSING

- Build-to-suit suites 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 (AADT, 2022)
- 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, ME Powered Pastries



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# PROPERTY SUMMARY

## 707 US Route One • Scarborough, ME

### Site Info

<b>OWNER:</b>	Dunstan Properties LLC
<b>ASSESSOR:</b>	Map U03, Lots 16 & 17
<b>LOT SIZE:</b>	6.92± AC
<b>ROAD FRONTAGE:</b>	Tremendous visibility on Route One
<b>ZONING:</b>	TVC – Town and Village Centers
<b>UTILITIES:</b>	Water, sewer, electric & gas stubbed to site



# BUILD-TO-SUIT CONCEPT PLAN

707 US Route One • Scarborough, ME



## Build-to-Suit Availabilites

- AVAILABLE: Building C
- USES: Retail, restaurant, office, service, bank & more
- BUILD-TO-SUIT: See Broker for details
- SIZE: Up to 10,000 SF (5,000 SF floor plates)

# RETAIL/OFFICE CONCEPT PLAN

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### Retail/Office Availabilities

- AVAILABLE: Building E
- USES: Office, retail or service
- SIZE: 1<sup>st</sup> Floor - 2,500-5,000 SF  
2<sup>nd</sup> Floor - 2,500-5,000 SF
- LEASE RATE: TBD based on Tenant specs

# BUILDING E CONCEPTUAL EXTERIOR ELEVATIONS

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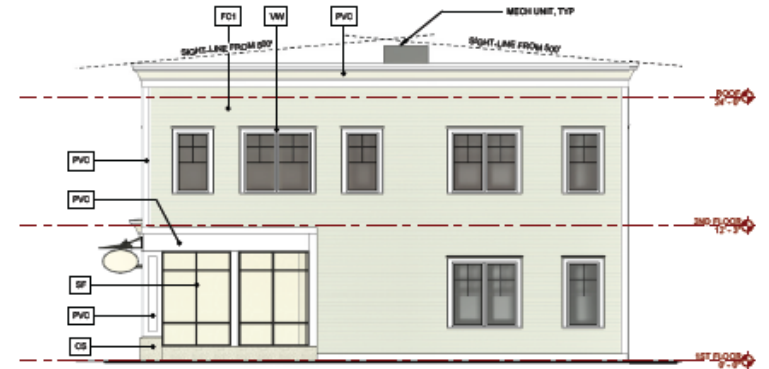
ELEVATION - FRONT



ELEVATION - LEFT



ELEVATION - REAR



ELEVATION - RIGHT

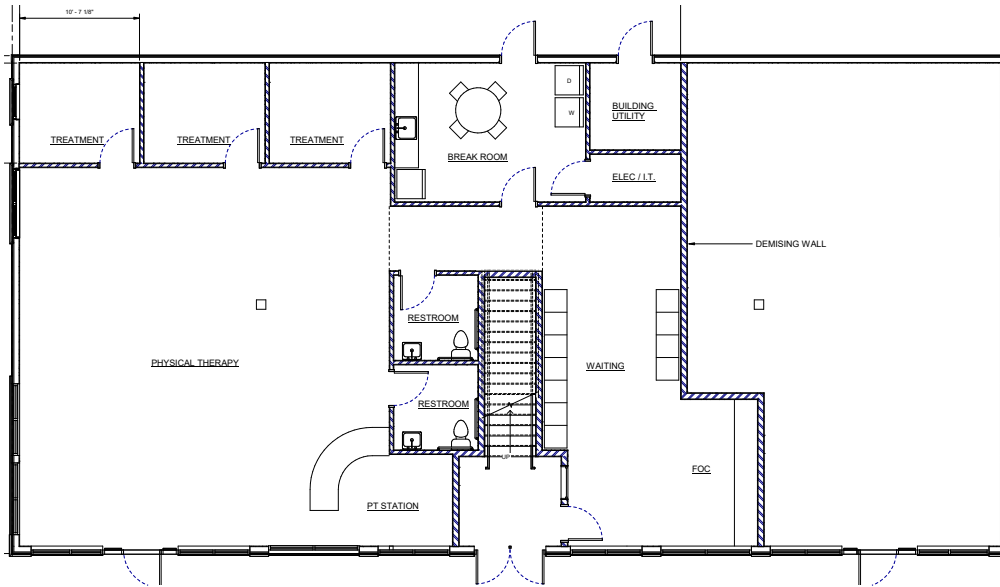


MATERIALS LEGEND			
MATERIAL	CODE No.	MANUFACTURER / SERIES	COLOR / FINISH
CAST STONE	CS	NORTHERNPRECAST	ALTAW ORIGINAL
FIBER CEMENT SIDING	FC1	JAMBO HARDIE - HARDIE PLANK	LIGHT BEIGE
FIBER CEMENT SIDING	FC2	JAMBO HARDIE - HARDIE PLANK	ESSEX BLUE
HOLLOW METAL DOOR	HD	TECO	DELTA/BRONZE AMBER/BEY
LIGHT FIXTURES - SCORSE	LS	KAL TOMME COMMONS	BLACK
PVC TRIM	PVC	ARL	WHITE
ALUMINUM STOREFRONT	SF	PARADISE	CHARCOAL
VINYL WINDOW	VW	PARADISE	WHITE



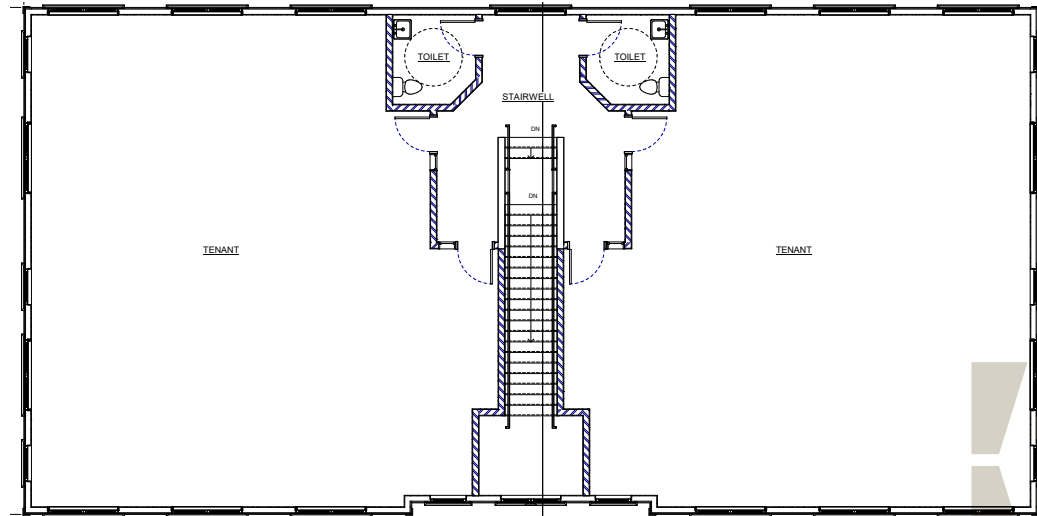
# BUILDING E CONCEPTUAL FLOOR PLANS

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**First Floor**

**Second Floor**



\*Floorplans may be customized

# 5-MILE DEMOGRAPHICS

707 US Route One • Scarborough, ME



43,792  
Population

19,397  
Homes

2.2  
Average Household Size

47.3  
Average Age



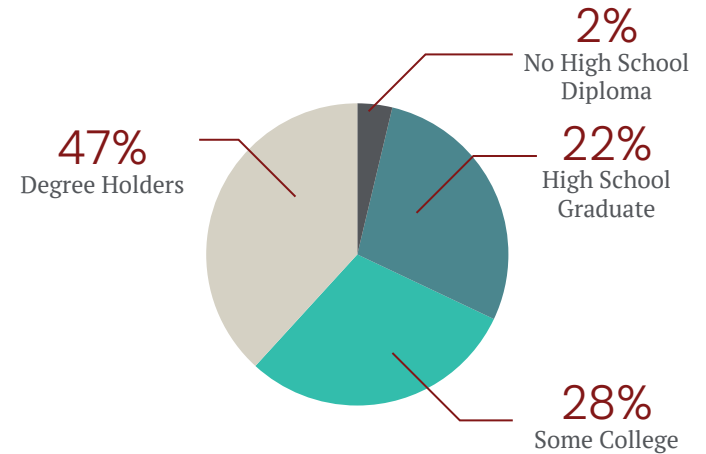
1,848  
Total Businesses

21,379  
Total Employees

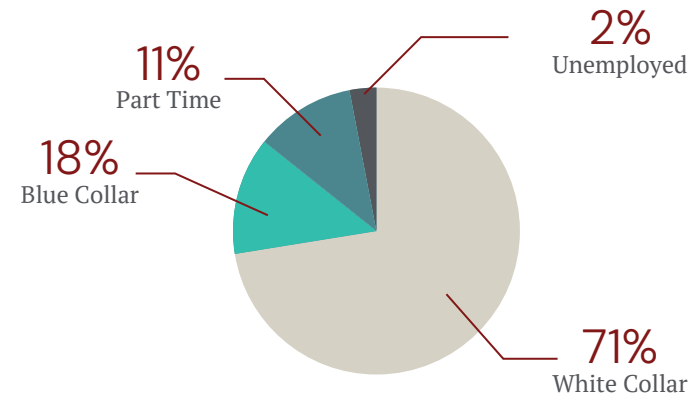


\$101,525  
Average Household  
Income

## Education



## Employment



# LOCATION MAP

707 US Route One • Scarborough, ME



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