

FOR SALE | RETAIL INVESTMENT PROPERTY

442 US Route One | Scarborough, ME



SOUTHGATE RETAIL PLAZA

- 26,464± SF fully-leased retail plaza
- High visibility on US Route One with traffic counts of 24,840± cars/day
- Tenants include Tractor Supply Co., Elevate Athletics and Quality Floor Finishers Showroom
- 100± parking spaces & large pylon sign

SALE PRICE: \$5,000,000

2024 NOI: \$343,225



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PROPERTY SUMMARY

442 US Route One | Scarborough, ME



OWNER: Pende Associates

DEED: Book 13252, Page 147

ASSESSOR: Map U037, Lot 3A

LOT SIZE: 5.6± AC

BUILDING SIZE: 26,464± SF

YEAR BUILT: 1981

CONSTRUCTION: Galvanized steel

ROOF: Flat; metal

FLOORING: Mixed

CEILING HEIGHT: 18-20'±

LIGHTING: Fluorescent

HVAC*: Forced hot air; central A/C

UTILITIES: Municipal water & sewer

LOADING: One (1) loading dock

SPRINKLER: Wet

SIGNAGE: On building and pylon

PARKING: 100± on-site spaces

ROAD FRONTAGE: 530'±

ZONING: B3

PROPERTY TAXES: \$32,113.43 (2025)

SALE PRICE: \$5,000,000

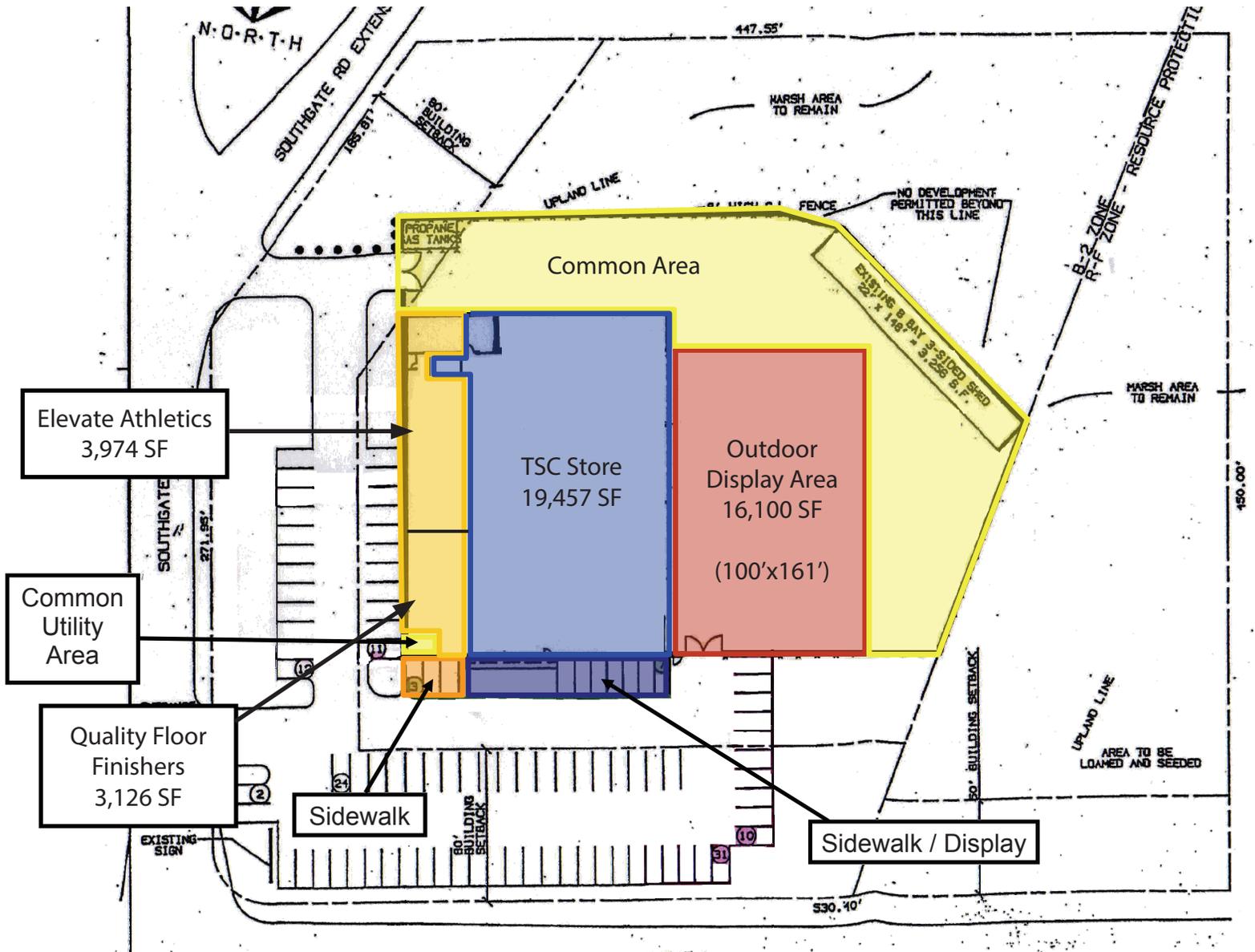
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*6 RTU - 5 belong to Tractor Supply and are replaced by them; due to be replaced soon. 1 RTU and 2 A/C units owned by Pende Associates.

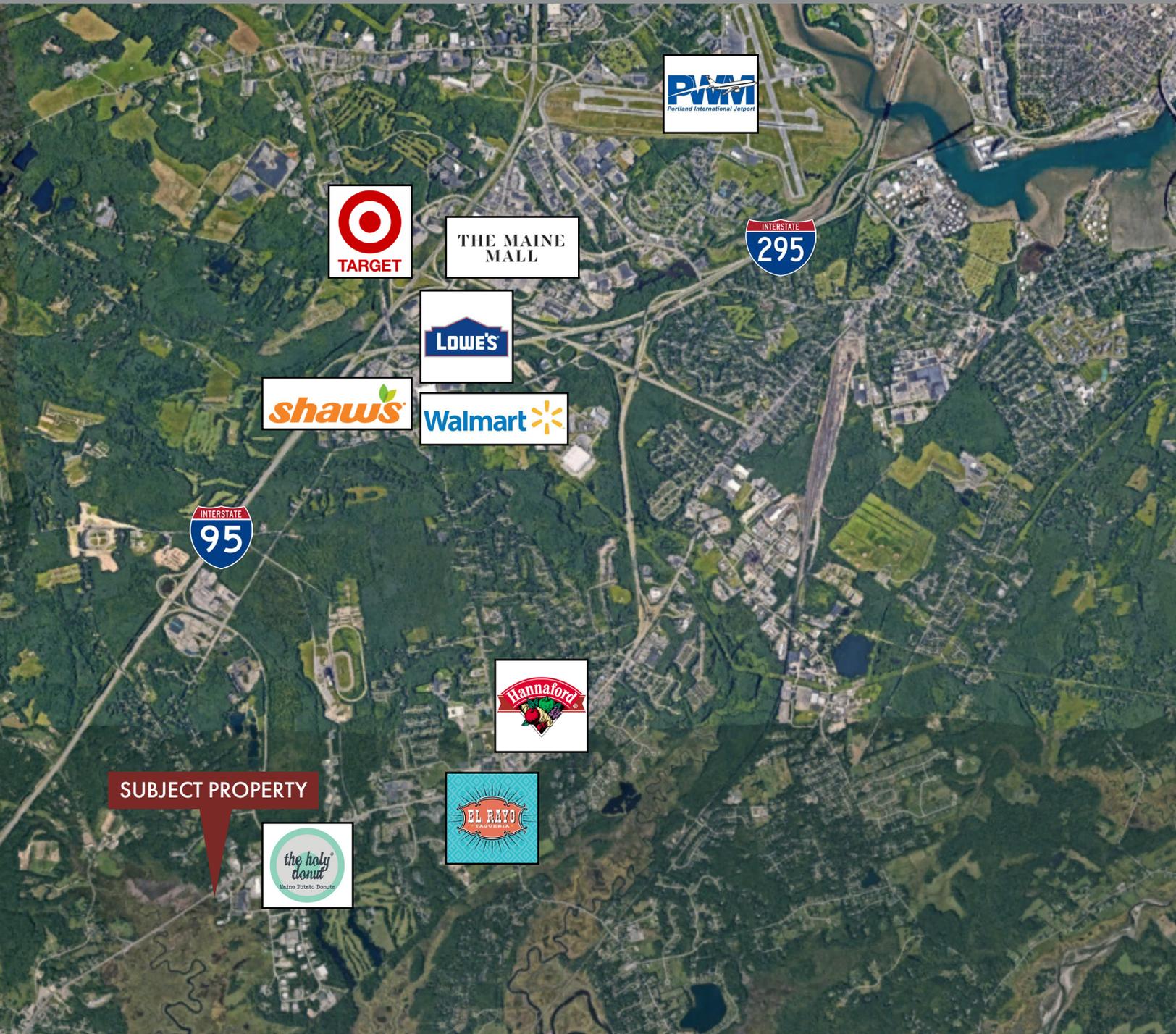
FLOOR PLAN

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