

FOR LEASE



PRIME RETAIL SPACE

424 PAYNE ROAD

SCARBOROUGH, ME 04074

PROPERTY HIGHLIGHTS

- Join Dirigo Federal Credit Union in this new construction retail/office development
- 1,928± SF suite currently available
- Excellent visibility at the intersection of Payne Road and Route 114, with traffic counts of 33,340 AADT
- Nearby businesses include Walmart, Sam's Club, Lowes, Hannaford, O'Reilly's Auto Parts, and many more
- Just 1.5± miles from the Maine Turnpike Exit 40 and only 10 minutes from downtown Portland

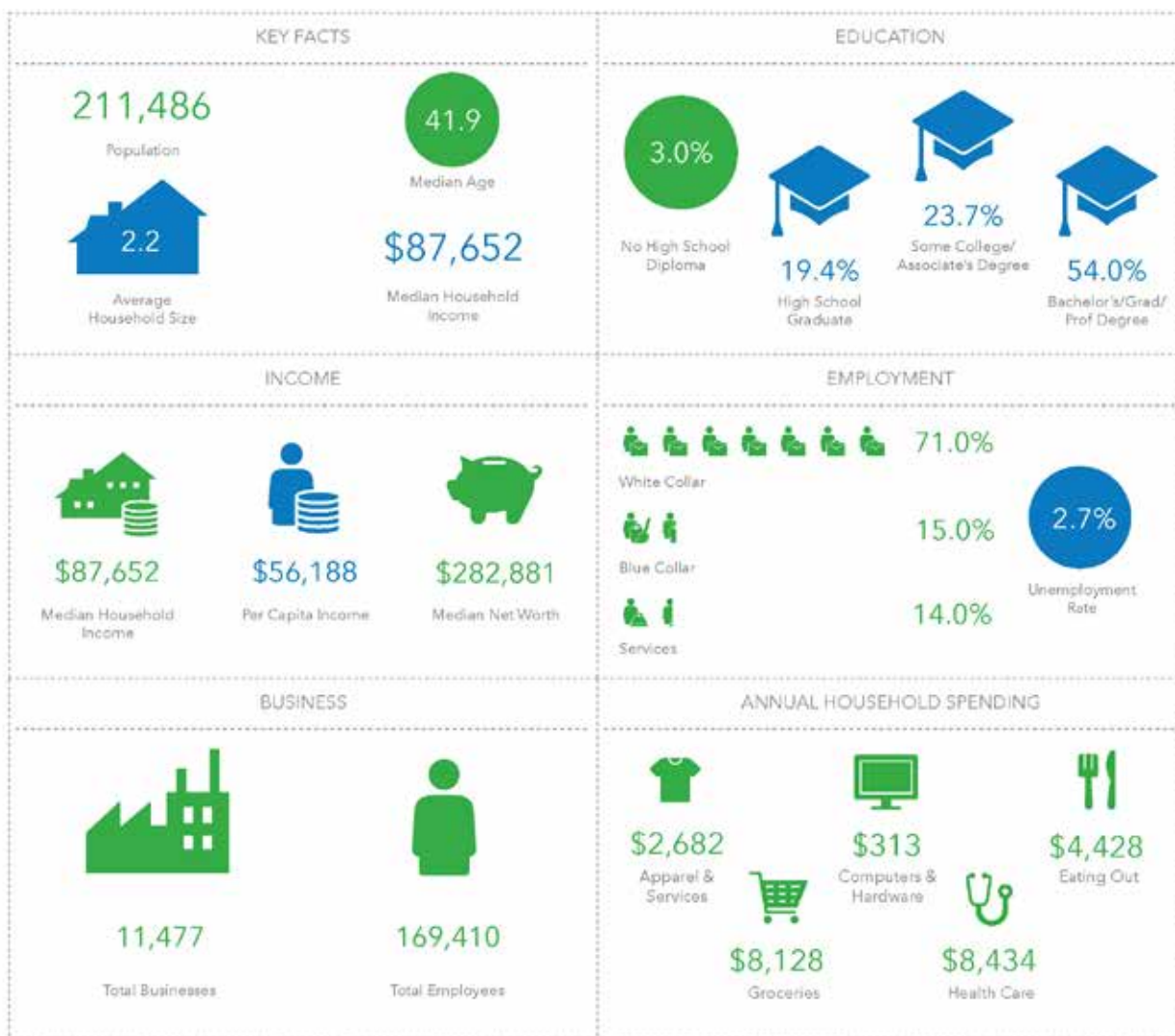


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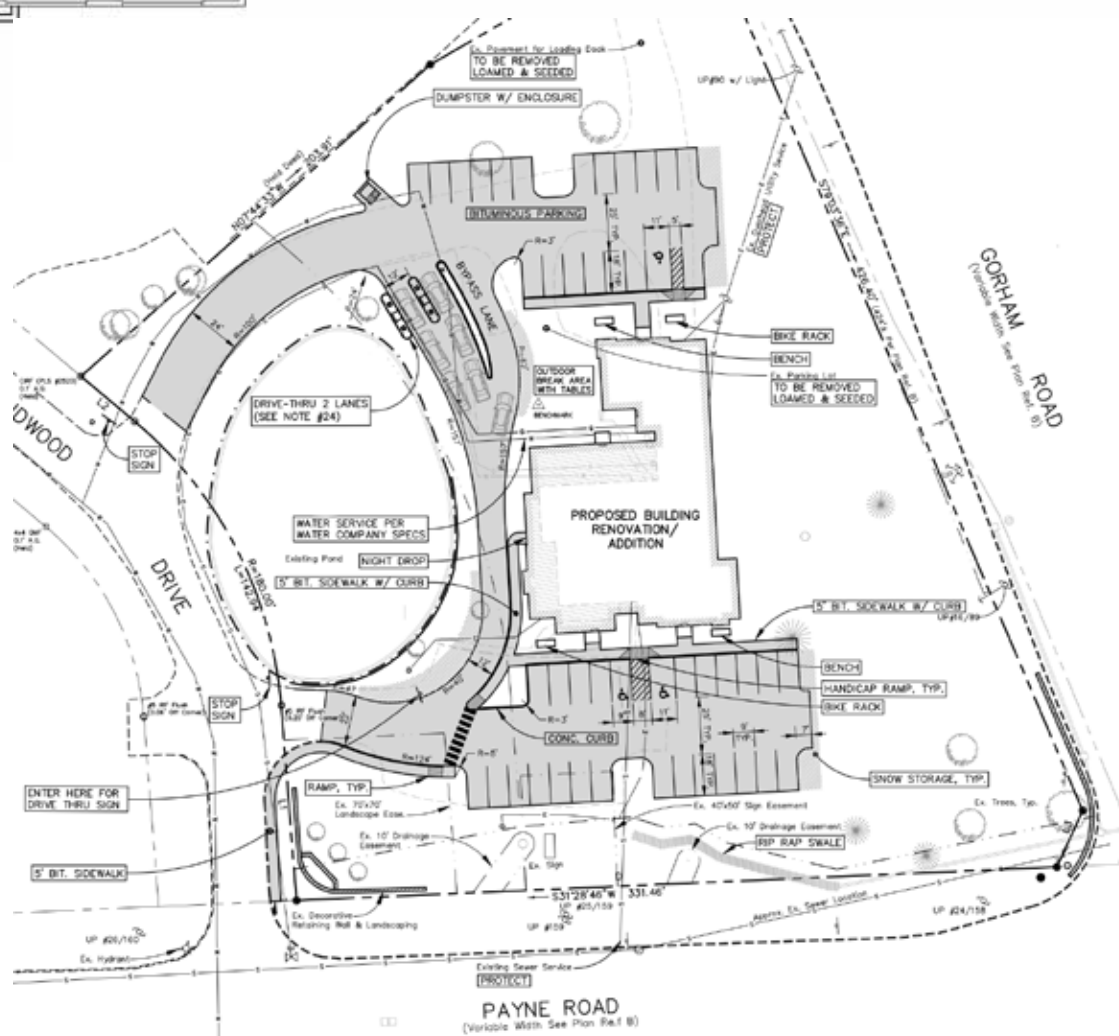
PROPERTY DETAILS

OWNER	Dirigo Federal Credit Union	BUILDING SIZE	8,085± SF
AVAILABLE UNIT	Unit 2, 1,928± SF	UTILITIES	Public Water/Sewer Natural Gas *Tenant space will have mini-splits for heating & cooling
ADA ACCESSIBLE	Yes	SPRINKLERS	Wet
PARKING	Ample, on-site parking	TRAFFIC COUNT	17,642 AADT on Payne Road 15,698 AADT on Route 114
LEASE RATE	See Broker for details		

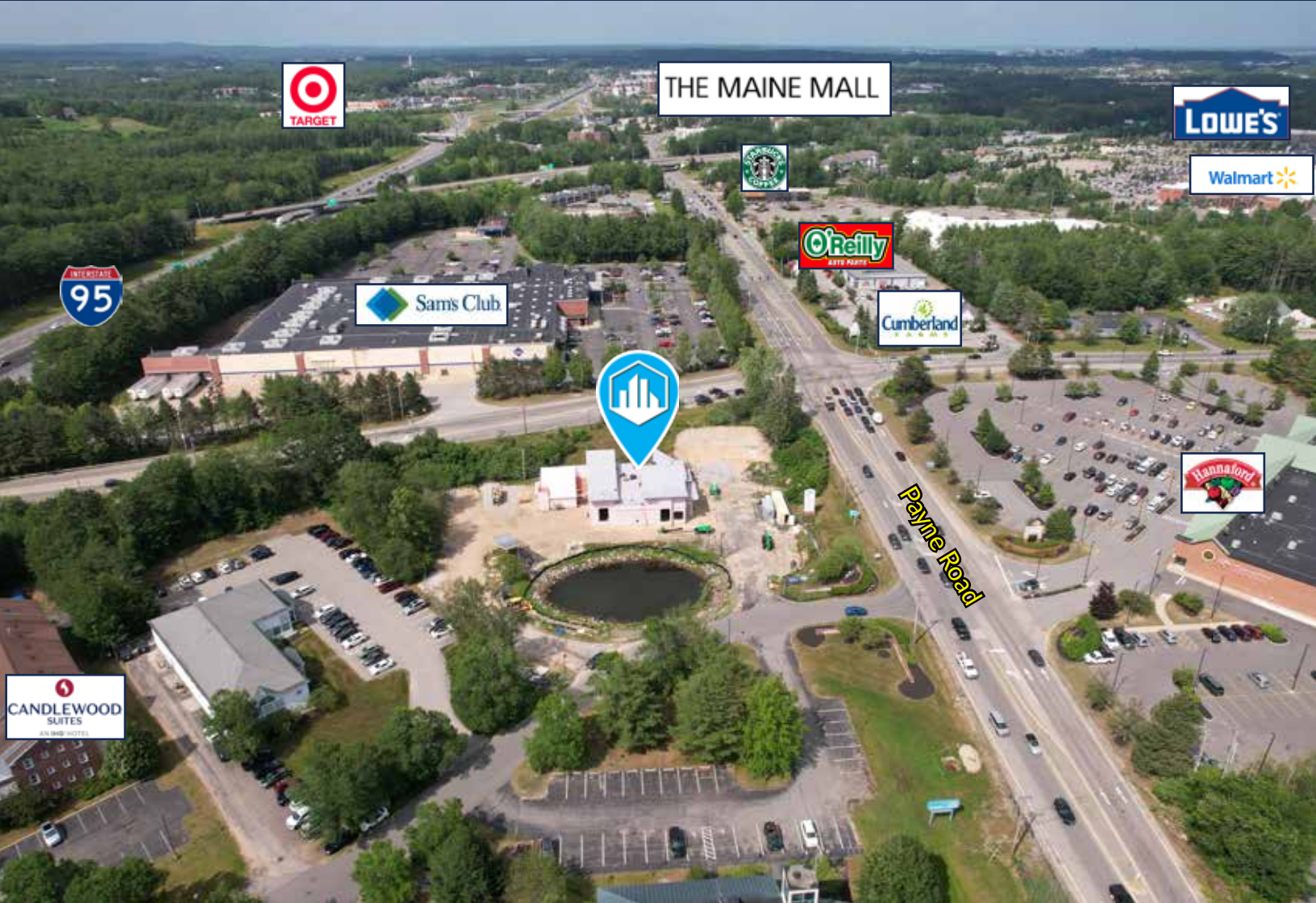


Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axe (2024), Esri-U.S. BLS (2024), Esri-MDL/Commerce (2024), Esri-2024 Esri

FLOOR PLAN & SITE PLAN



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