

FOR LEASE | BUILD-TO-SUIT

991 Portland Road | Saco, ME



VILLAGES AT CASCADE FALLS - SACO'S ONLY LIFESTYLE CENTER

- 1,500-35,000± SF available for lease in a village-style setting
- Highly visible location along Route 1 experiencing lots of new development with traffic counts of 18,000 - 20,000± cars/day (DOT)
- Future traffic light to be installed at the intersection of Route 1 and Waterfall Drive
- Ideal for retail, restaurant, brewery, grocery, service, office, and recreation/entertainment

SEE BROKER FOR LEASE RATE



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PROPERTY SUMMARY

991 Portland Road | Saco, ME



OWNER: ParkNorth Development LLC

DEED: Book 14436, Page 83

ASSESSOR: Map 62 & 63, Lot 1 & 6

AVAILABLE SF: 1,500-35,000± SF

LOT SIZE: 8± AC, part of a mixed-use 320± AC site

UTILITIES: Public Water & Sewer, Electric brought to the site

SIGNAGE: Ample signage and visibility

ZONING: MU3 Contract Zone / Portland Road Zone

PARKING: 300± spaces

LEASE RATE: See Broker for more information



AI RENDERING

AI CONCEPTUAL RENDERINGS

991 Portland Road | Saco, ME



AI RENDERING



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PHOTOS

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PERMITTED USES- MU3 CONTRACT ZONE

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PERMITTED USES

- Reserved
- Hotels and motels
- Retail businesses and uses with no more than 80,000± SF of floor area
- Accessory retail sales of goods manufactured on the premises
- Artist and crafts person studios
- Eating establishments
- Eating and drinking establishments
- Health and fitness clubs
- Private clubs
- Financial institutions with drive through
- Professional offices
- Business offices
- Personal services
- Business services
- Health care clinics for humans
- Hospitals
- Essential Services
- Animal hospitals and veterinarian offices
- Any use permitted in the Resource Protection District
- Accessory uses
- Municipal uses
- Public utility building
- Quasi-public uses
- Public parks and playgrounds
- Public schools
- Private schools
- Commercial schools
- Nursery schools
- Day care center
- Adult day care centers, Types 1 and 2

CONDITIONAL USES

- Car washes
- Indoor recreation/amusement centers
- Enclosed sports facilities
- Reserved
- Commercial recreation
- Radio & TV antennas

THREE MILE DEMOGRAPHICS

991 Portland Road | Saco, ME



KEY FACTS

15,988

Population



Average Household Size

49.5

Median Age

\$94,740

Median Household Income

EDUCATION

3%

No High School Diploma



21%

High School Graduate



29%

Some College



47%

Bachelor's/Grad/Prof Degree

BUSINESS



730

Total Businesses



8,306

Total Employees

EMPLOYMENT



White Collar

72%



Blue Collar

19%



Services

9%



2.2%
Unemployment Rate

INCOME



\$94,740

Median Household Income



\$59,537

Per Capita Income



\$327,165

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.7%)

The smallest group: \$25,000 - \$34,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.2%	+1.7%	
\$15,000 - \$24,999	7.9%	+2.9%	
\$25,000 - \$34,999	3.9%	-0.8%	
\$35,000 - \$49,999	8.7%	-0.8%	
\$50,000 - \$74,999	12.8%	-2.8%	
\$75,000 - \$99,999	11.6%	-0.1%	
\$100,000 - \$149,999	21.7%	-1.6%	
\$150,000 - \$199,999	10.1%	-0.8%	
\$200,000+	16.2%	+2.5%	

Bars show deviation from York County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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VILLAGES AT CASCADE FALLS

Neighborhood Development

Housing

Single-Family Homes

- 38 existing
- 77 in design stage

Duplex

- 62 existing
- 20 in design stage

Townhouse

- 68 existing
- 24 in design stage

Apartments

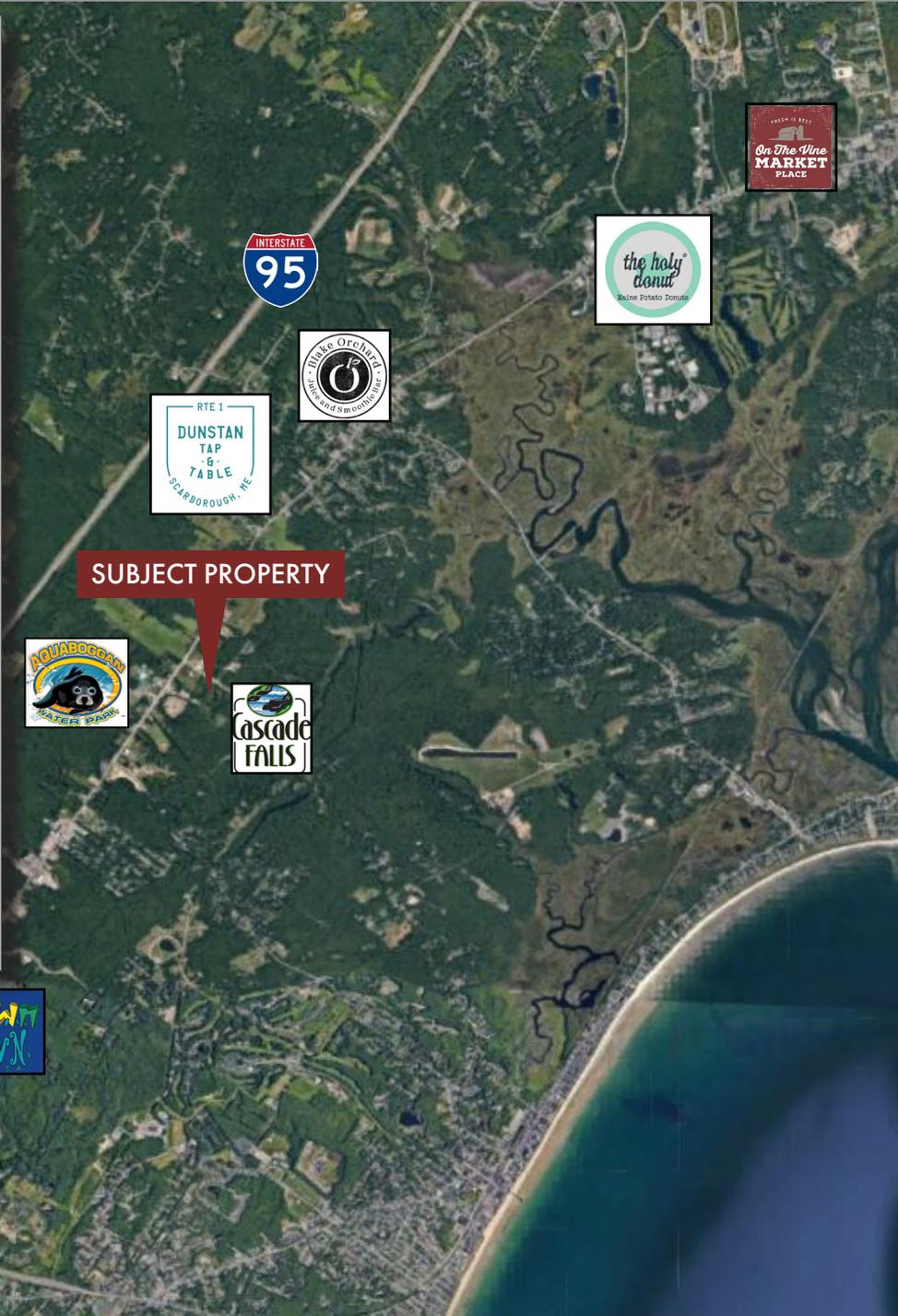
- 72 completed in 2025 all in a single multi-story building
- 90 in infrastructure stage
- 200-300 in design phase

Community Center in design phase

Pad Sites Office / Retail

including food, entertainment, health club, etc.

Commercial Sites (2) on Eastview



SUBJECT PROPERTY

SOFIVE

FUNTOWN
Splashdown



Cascade
FALLS

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