

# FOR LEASE | RETAIL/OFFICE SPACE

923 Roosevelt Trail (Route 302) | Naples, ME



## HIGHLIGHTS

- Join Freedom Café & Pub
- 1,500± SF retail/office space steps away from Long Lake
- Just over the Naples Causeway on Route 302
- Walk-in cooler and cooler doors available for use

**LEASE RATE: \$15.00/SF MG**



CHERI BONAWITZ, CCIM  
207.210.6638 D  
207.240.6844 C  
cheri@malonecb.com

**MALONE COMMERCIAL BROKERS**  
5 Moulton Street • Suite 3  
Portland, ME 04101  
207.772.2422 • malonecb.com

# PROPERTY SUMMARY

923 Roosevelt Trail (Route 302) | Naples, ME



**OWNER:** Historic Maine Properties LLC

**DEED:** Book 16629, Page 307

**ASSESSOR:** Map U25, Lot 14

**LOT SIZE:** 0.40± AC

**BUILDING SIZE:** 5,724± SF

**AVAILABLE SIZE:** 1,500± SF

**CONSTRUCTION:** Wood frame, clapboard siding, renovated in 2015

**FLOORING:** Hardwood

**ELECTRICITY:** Circuit breakers

**UTILITIES:** Private well and septic system

**RESTROOM:** One (1)

**SIGNAGE:** On building

**PARKING:** Street parking

**ROAD FRONTAGE:** On Route 302

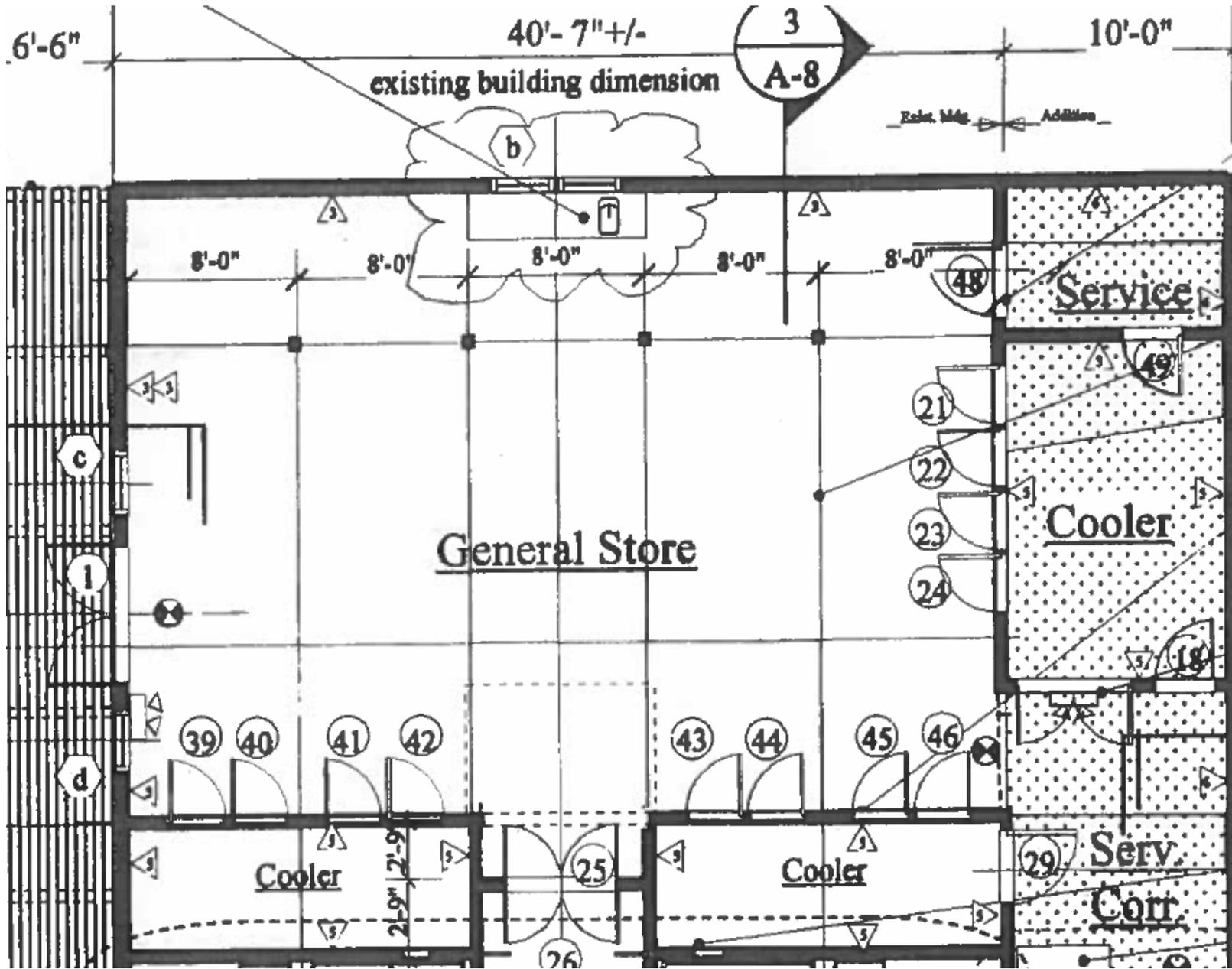
**ZONING:** Causeway Overlay and Commercial District (Shoreland zone)  
Village District (Land Use)

**LEASE RATE:** \$15.00/SF MG



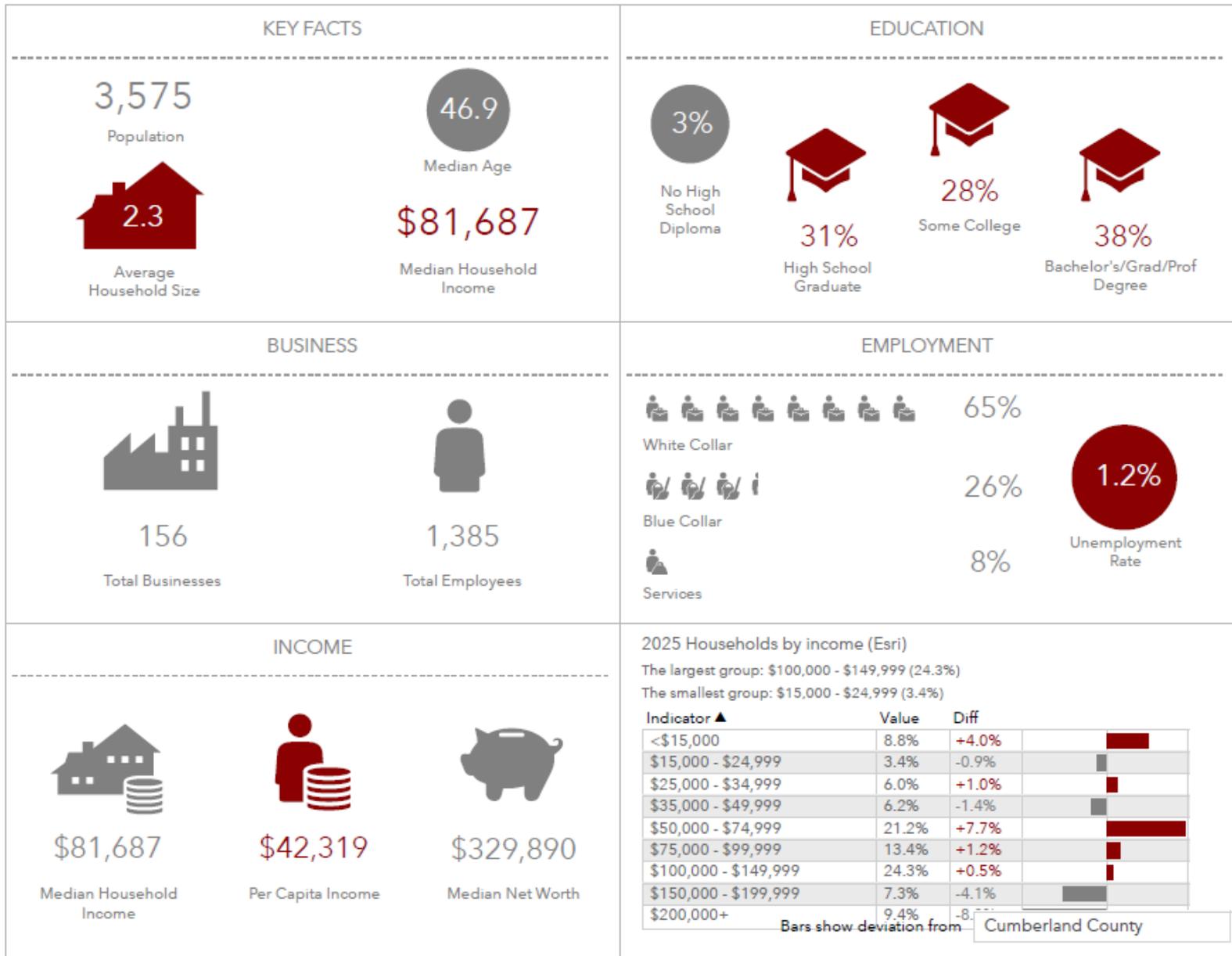
# FLOOR PLAN

923 Roosevelt Trail (Route 302) | Naples, ME



# THREE MILE DEMOGRAPHICS

923 Roosevelt Trail (Route 302) | Naples, ME



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

# FIVE MILE DEMOGRAPHICS

923 Roosevelt Trail (Route 302) | Naples, ME



## KEY FACTS

6,851

Population

47.6

Median Age



Average Household Size

\$82,891

Median Household Income

## EDUCATION

5%

No High School Diploma



30%

High School Graduate



28%

Some College



37%

Bachelor's/Grad/Prof Degree

## BUSINESS



240

Total Businesses



2,472

Total Employees

## EMPLOYMENT



62%

White Collar



27%

Blue Collar



12%

Services



Unemployment Rate

## INCOME



\$82,891

Median Household Income



\$43,209

Per Capita Income



\$320,660

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.1%)

The smallest group: \$15,000 - \$24,999 (3.9%)

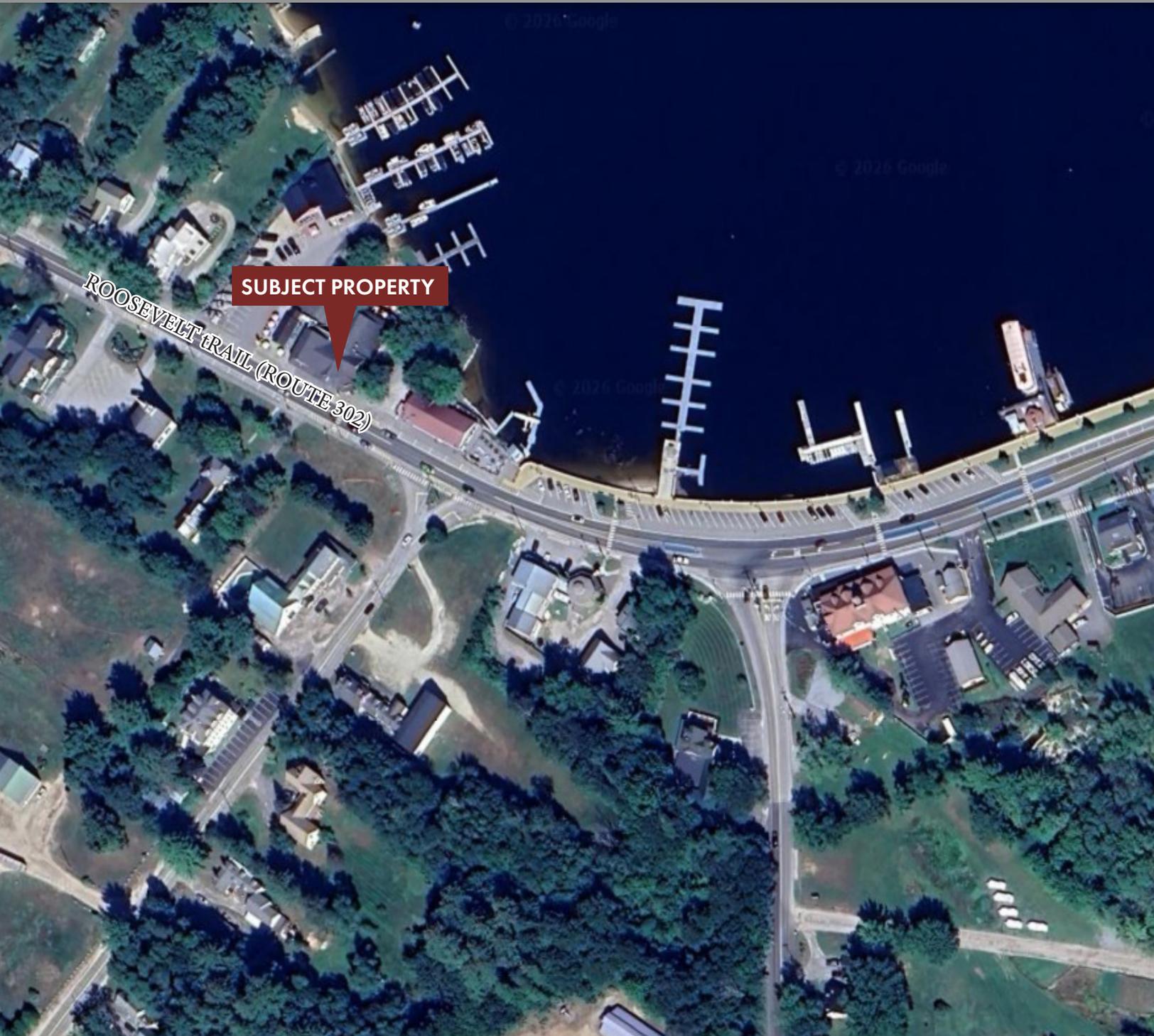
| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 9.4%  | +4.6% |  |
| \$15,000 - \$24,999   | 3.9%  | -0.4% |  |
| \$25,000 - \$34,999   | 6.3%  | +1.3% |  |
| \$35,000 - \$49,999   | 6.3%  | -1.3% |  |
| \$50,000 - \$74,999   | 18.6% | +5.1% |  |
| \$75,000 - \$99,999   | 14.2% | +2.0% |  |
| \$100,000 - \$149,999 | 25.1% | +1.3% |  |
| \$150,000 - \$199,999 | 7.0%  | -4.4% |  |
| \$200,000+            | 9.3%  | -8.1% |  |

Bars show deviation from Cumberland County

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

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