



For Lease

Wiscasset Marketplace

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681 Bath Road Wiscasset, ME

Property Highlights

- 800± to 10,890± SF of retail space available for lease in the Wiscasset Marketplace strip center located directly on Route 1/ Bath Road
- Flexible floorplans allow for multiple leasing options
- Retail pad site available; call for details
- Prominent pylon and building facade signage opportunities facing Route 1/Bath Road with 17,430± AADT per MaineDOT
- Ideal for destination businesses that benefit from a strong tourism influence; Wiscasset attracts significant seasonal traffic including tourists headed to Boothbay Harbor, Rockland, and Bar Harbor
- Positioned in a key shopping area anchored by Bath Ale Works and Subway, near McDonald's, and across the street from Shaw's

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Specifications

Address:	681 Bath Road
Location:	Wiscasset, ME 04578
Owner:	WM 681 Bath Road, LLC
Map/Lot:	U17/005
Book & Page:	4964 & 176
Building Type:	Strip center
Year Built:	1980
Total Building SF:	34,800±
Available SF:	800± to 10,890±
Utilities:	Municipal water & sewer Propane
Zoning:	BR (Regional Business)
Parking:	Ample on-site
Lease Rate:	\$8.00 to \$10.00 modified gross



3 Mile Demographics



Avg HH Income
\$98,151



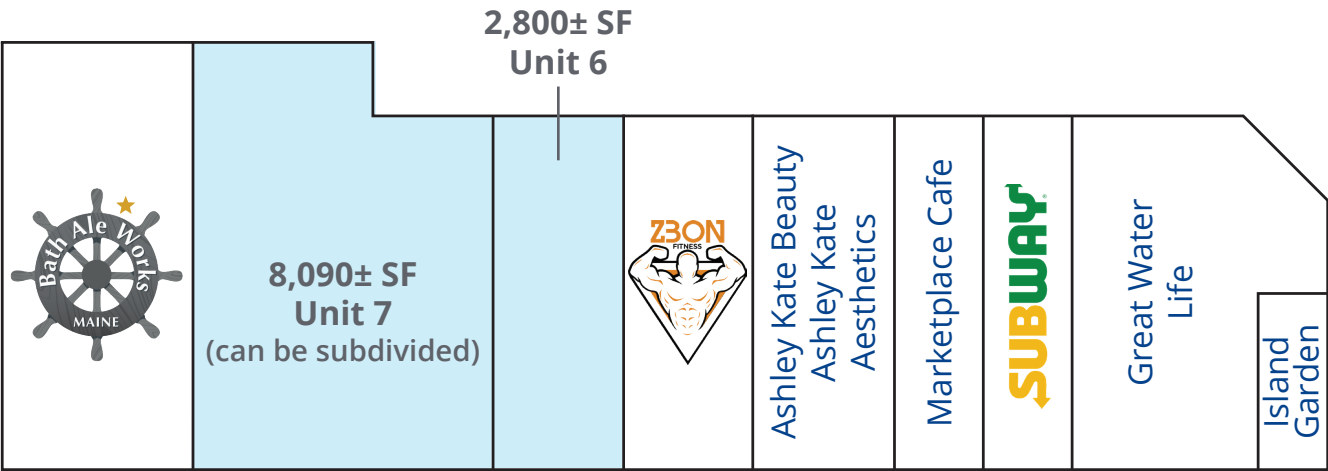
of Households
1,416



Population
3,278

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.

Site Plan



800± SF
Retail
Pad Site

PARKING

Retail
Pad Site
(call for
details)