

# 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
- Only one space remaining! Suite 2: 1,928± SF
- 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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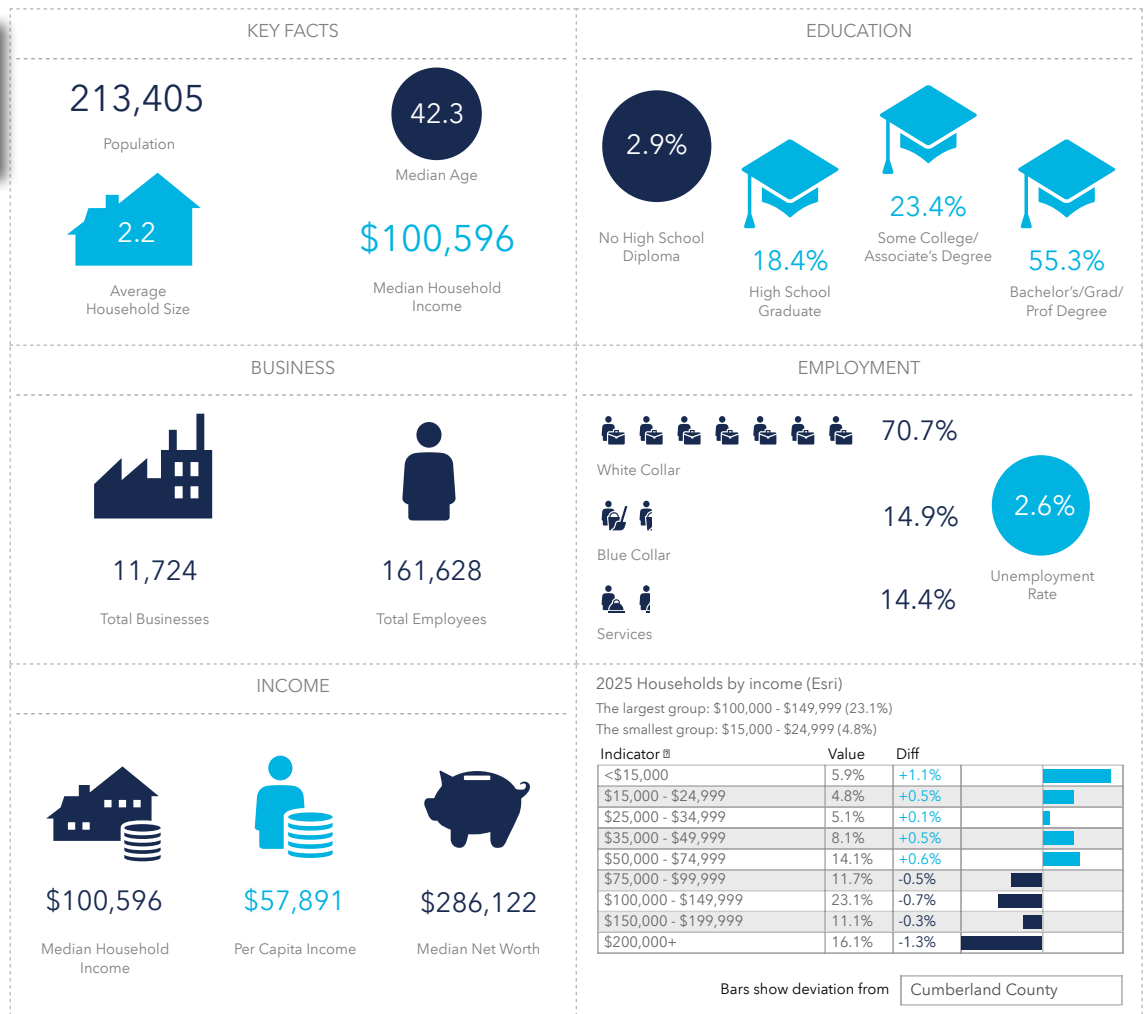
## 424 PAYNE ROAD SCARBOROUGH, ME 04074



### FLOOR PLAN & SITE PLAN

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

### DEMOGRAPHICS (10 MILE RADIUS)



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri



**FLOOR PLAN & SITE PLAN**



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