

FOR
LEASE



ICONIC YARMOUTH RETAIL OPPORTUNITY

1335 US ROUTE ONE, YARMOUTH, ME 04096

PROPERTY HIGHLIGHTS

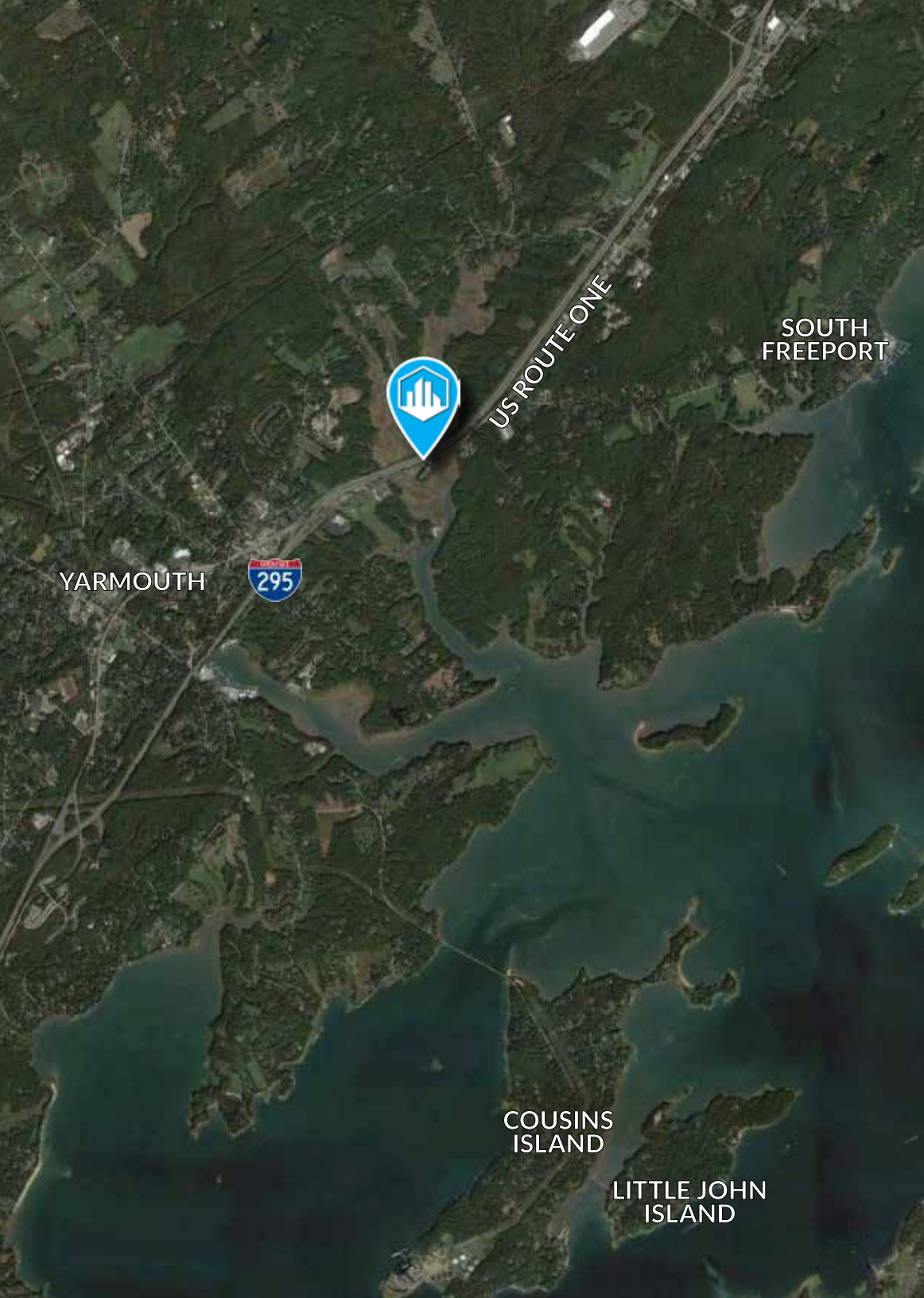
- Iconic restaurant/retail building on the Cousins River, formerly occupied by the Muddy Rudder
- Unparalleled visibility from I-295 north and southbound and along Route One with prime signage opportunities
- Currently configured as a 250-seat restaurant with various dining areas, an outdoor seating area with water views, and a floating dock pier for convenient boat access
- Located at the gateway between Yarmouth and Freeport, with easy access via Route One or I-295
- Significant improvements made to prepare building for occupancy. See broker for details.
- [Contact broker for pricing details](#)



PROPERTY DETAILS

OWNER	Mainly Maine, LLC
ASSESSOR'S REFERENCE	Map 9, Lot 15
DEED REFERENCE	41326/42
LOT SIZE	1.02± AC
LOT FRONTAGE	310' (approximate)
BUILDING SIZE	6,884± SF
AVAILABLE SPACE	6,884± SF
YEAR BUILT	1973; renovated in 2025
HEATING/COOLING	Forced central air/heat pumps
UTILITIES	Municipal water/sewer
SPRINKLER SYSTEM	Wet system
PARKING	On-site
AREA BUSINESSES	LL Bean, Hannaford, Freeport Café, Day's Seafood
AREA AMENITIES	Cousins River, Best Western, Casco Bay YMCA
BUILDING IMPROVEMENTS	<ul style="list-style-type: none">• Exterior shingle repair & paint• Exterior trim repair & paint• Parking lot sealed• Fully replaced pier & floating dock• New landscaping
DATE AVAILABLE	Immediately
LEASE RATE	See broker for details





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