

FOR LEASE • BUILD-TO-SUIT

991 Portland Road • Saco, ME



VILLAGES AT CASCADE FALLS

- 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



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SEE BROKER FOR LEASE RATE

PROPERTY SUMMARY

991 Portland Road • Saco, ME



Site Info

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:	Municipal water/sewer Electric brought to the site
SIGNAGE:	Ample signage and visibility
PARKING:	300± spaces
ZONING:	MU3 Contract Zone/Portland Road Zone



AI CONCEPTUAL RENDERINGS

991 Portland Road • Saco, ME



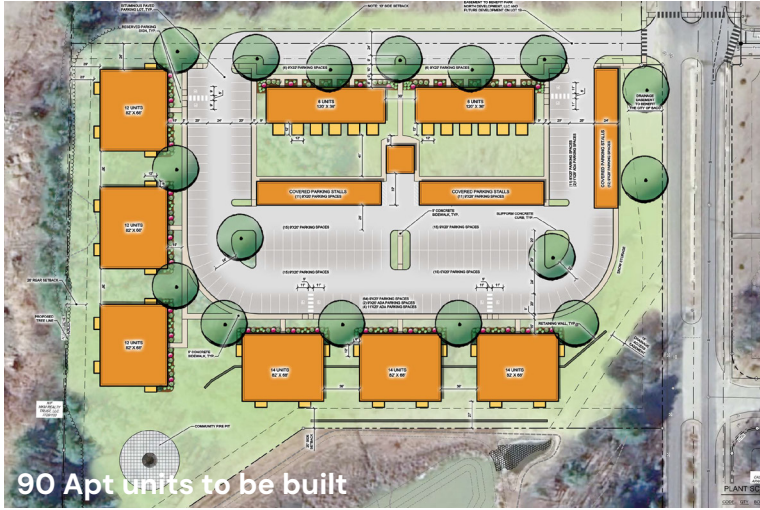
AI RENDERING



AI RENDERING

PHOTOS

991 Portland Road • Saco, ME



ZONING PERMITTED USES

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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



3-MILE DEMOGRAPHICS

991 Portland Road • Saco, ME



15,988
Population

7,480
Homes

2.1
Average Household Size

49.5
Average Age



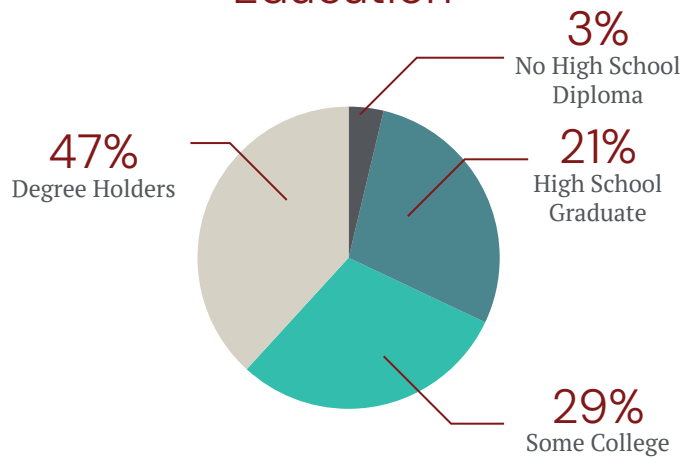
730
Total Businesses

8,306
Total Employees

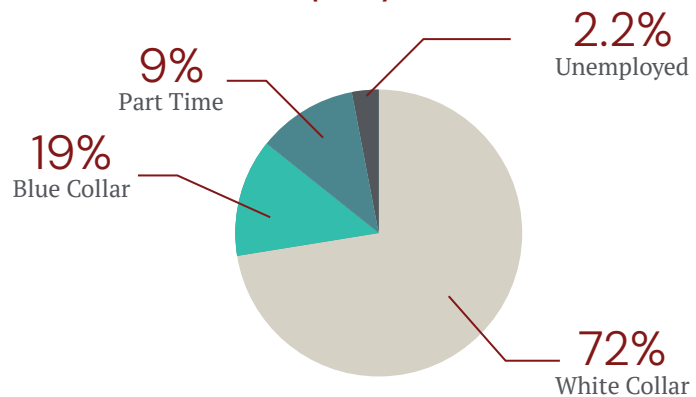


\$94,740
Average Household
Income

Education

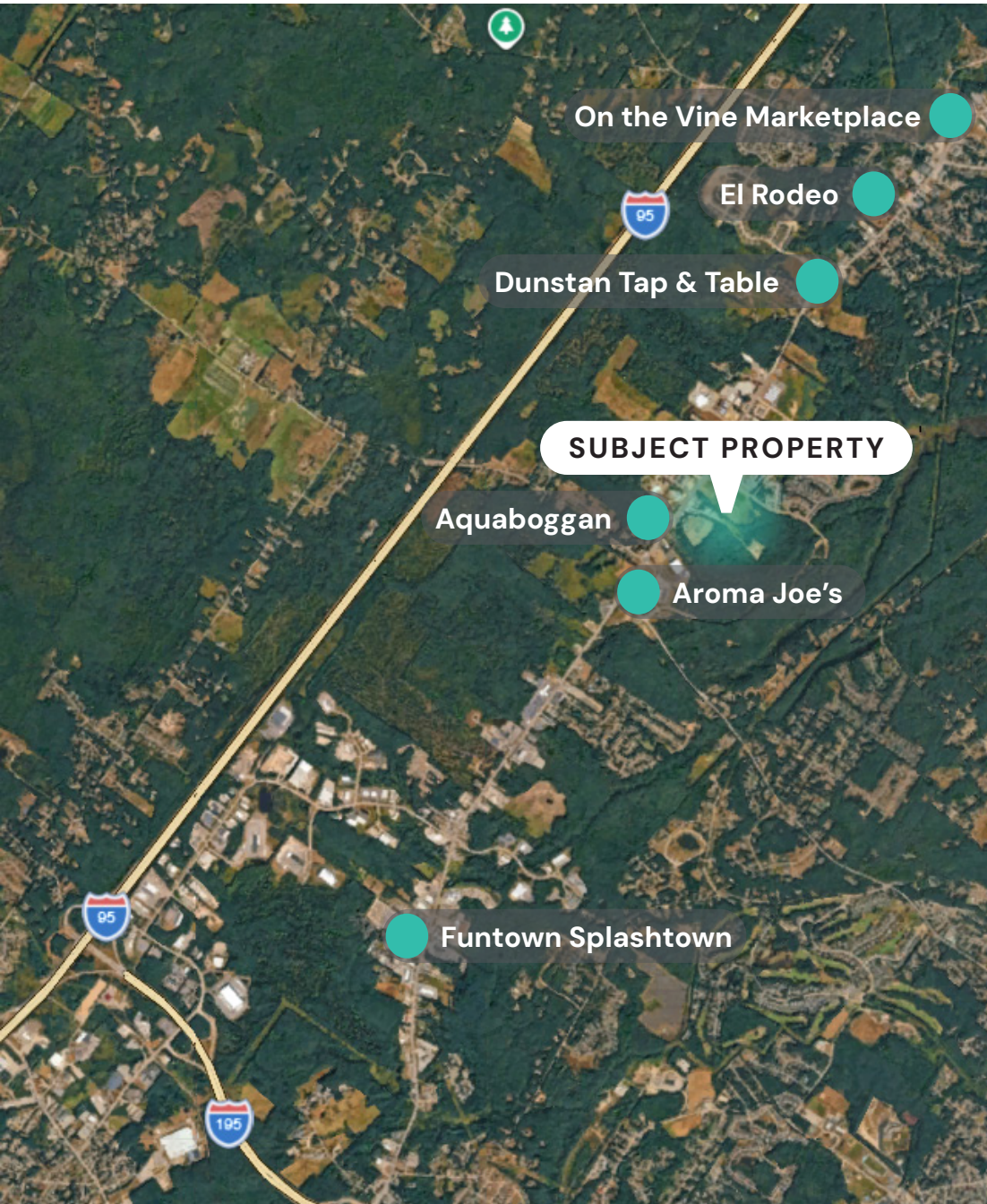


Employment



LOCATION MAP

991 Portland Road • Saco, ME



Villages at Cascade Falls Neighborhood Development

Single-Family Homes

- 38 existing
- 77 in design stage

Duplexes

- 62 existing
- 20 in design stage

Townhouses

- 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

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