



Cousins River Ridge
US Route One, Freeport
Freeport's Newest
Development



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FOR LEASE: RETAIL/OFFICE/INDUSTRIAL BUILD-TO-SUIT



37.9± ACRE NEW COMMERCIAL DEVELOPMENT

- Build-to-suit sites to accommodate businesses from 2,500± up to 40,000± SF
- Public water and sewer; underground power, cable and telephone utilities
- Commercial campus concept suitable for a wide range of tenant needs
- Prime location between I-295 Exits 17 and 20 with traffic counts of 9,550± cars/day on US Route One and 25,000± cars/day on I-295

PROPERTY SUMMARY

US Route One | Freeport, ME



Proposed development creates nine (9) lots ranging in size from 1 to 10 acres for development. The conceptual development plan pictured in this brochure represents a concept of how a potential, full buildout may look upon completion over the proposed lots.

This plan has been developed to minimize environmental impacts and utilize the property in the most effective manner. The concept plan is currently pending permitting with the Town of Freeport.

The development plan can/will be tailored to meet the needs of the market and prospective tenants.

PROPERTY INFORMATION

OWNER: CF Cousins River LLC

ASSESSOR'S REFERENCE: Map 25, Lot 2

SITE SIZE: 37.9± AC

ZONING: Gen Comm MDL-00, Land Use 390V

FRONTAGE: 1,400'± on US Route One

WATER/SEWER: Municipal

UTILITIES: Power, cable and telephone will be installed underground; Natural gas available along the property frontage

CONCEPT PLAN POTENTIAL USES & SIZES*

RETAIL: 3 Buildings - each with a minimum 2,500 SF

RESTAURANT/RETAIL: 2 Buildings - each with a minimum 2,500 SF

OFFICE: 2 Buildings - each with a minimum 5,000 SF

WAREHOUSE: 1 Building - with a minimum 3,000 SF

LIGHT INDUSTRIAL: 1 Building - with a minimum 3,000 SF

*See Broker for details on square footage ranges

MASTER CONCEPT PLAN

US Route One | Freeport, ME



RETAIL CONCEPT PLAN

US Route One | Freeport, ME



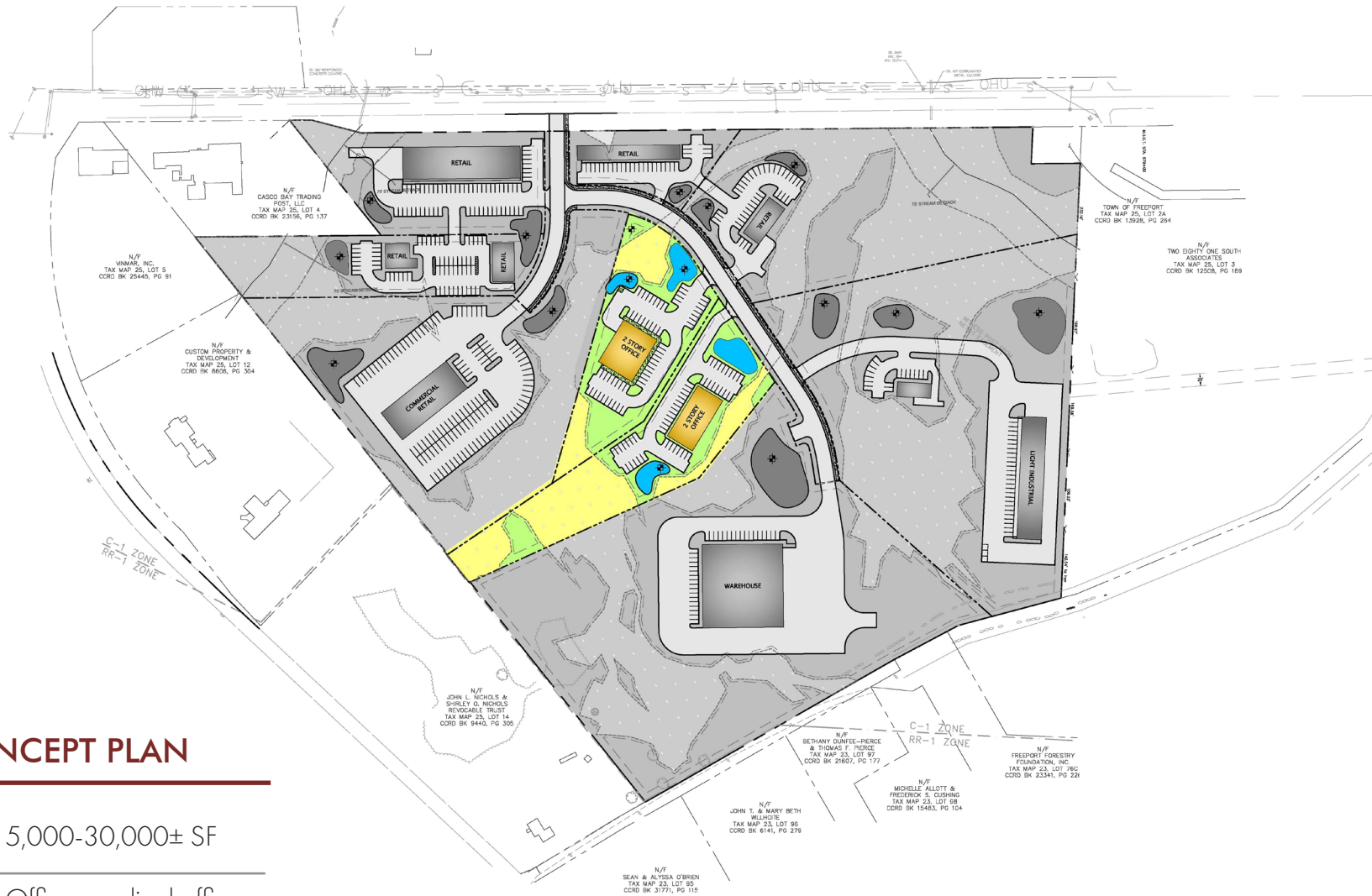
RETAIL CONCEPT PLAN

AVAILABLE SF: 2,500-12,000± SF

USES: Retail, restaurant, car dealership, service, etc.

OFFICE CONCEPT PLAN

US Route One | Freeport, ME



OFFICE CONCEPT PLAN

AVAILABLE SF: 5,000-30,000± SF

USES: Office, medical office, service, etc.

INDUSTRIAL CONCEPT PLAN

US Route One | Freeport, ME



INDUSTRIAL CONCEPT PLAN

AVAILABLE SF: 3,000-40,000± SF

USES: Warehouse, light industrial, light manufacturing, etc.

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US Route One | Freeport, ME



Mainely  Custard

SUBJECT PROPERTY


MUDDY RUDDER
Established 1976 - Freeport, Maine


Best Western

INTERSTATE
295


DUNKIN' DONUTS


Hannaford

AREA DEMOGRAPHICS

TOTAL POPULATION:	17,892
TOTAL HOUSEHOLDS:	7,487
AVG. HOUSEHOLD INCOME:	\$97,750
TOTAL BUSINESSES:	957
TOTAL EMPLOYEES:	10,595

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