

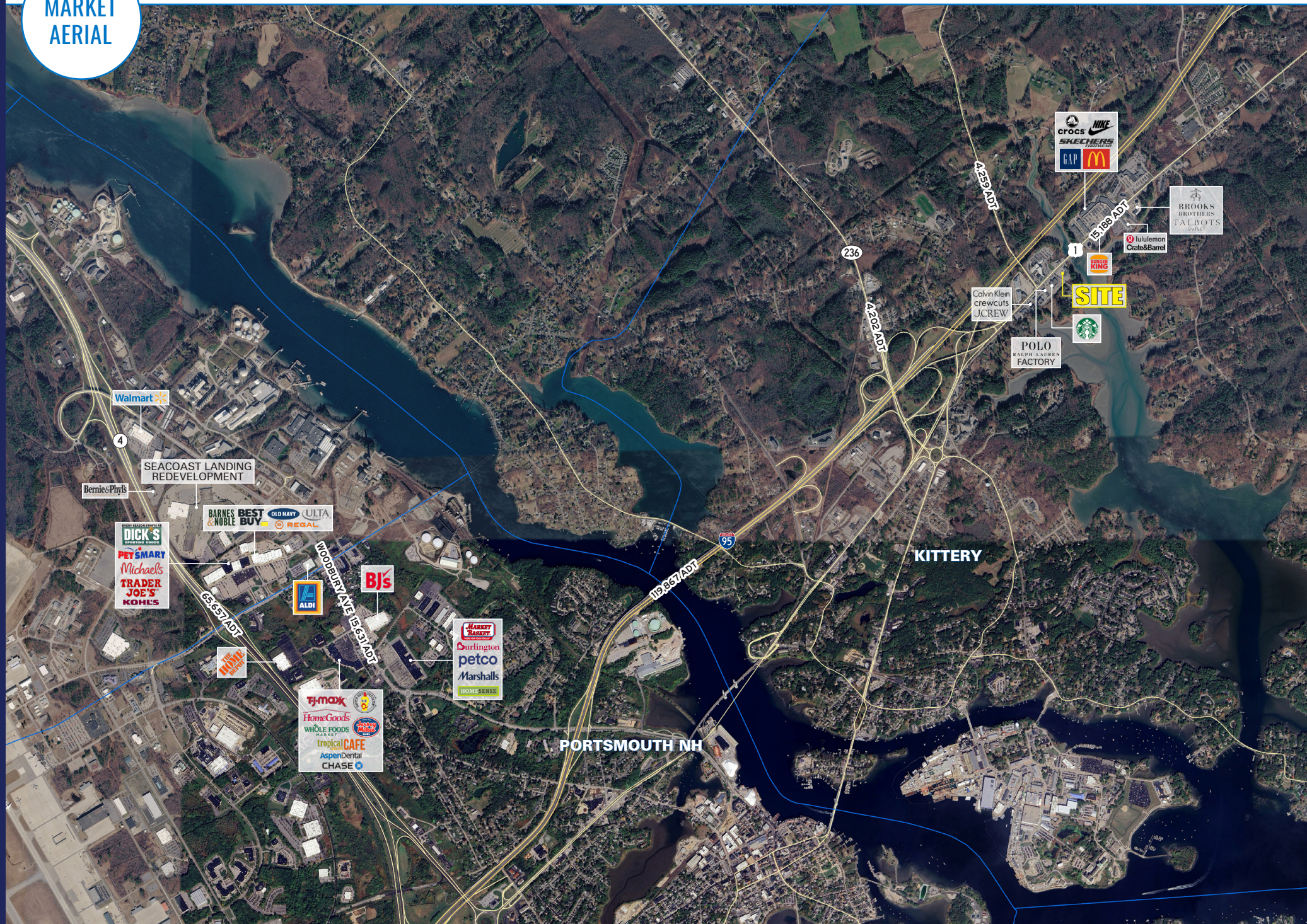


318 US-1 | KITTERY ME

1,256 - 10,758 SF AVAILABLE FOR LEASE

MARKET AERIAL

318 US-1 • 1,256 - 10,758 SF AVAILABLE FOR LEASE



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- Multiple spaces for lease ranging from 1,256 - 10,758 SF
- Located in the heart of Kittery's Route 1 retail corridor, which has an ADT of 15,800 vehicles.
- Co-Tenants included Express and Footbridge Lobster. The subject property sits across from the Kittery Trading Post and directly before Kittery Premium Outlets.
- Approximate 10 minute drive from the Seacoast Landing development, which includes multiple proposed big box retailers and various other operators and uses.
- Recently modernized building exterior with new digital pylon sign installed.
- Parking: 98 Spaces

BUILDING PROFILE

The property is improved by a one-level freestanding commercial building containing 18,025 square feet.

SIGNAGE

Prominent digital Pylon signage on Route 1

	1 MILE	3 MILE	5 MILE
POPULATION	1,522	19,781	41,118
DAYTIME POPULATION	2,988	26,134	64,979
MEDIAN HH INCOME	\$100,384	\$104,618	\$112,146
HOUSEHOLDS	748	9,375	18,912



ZOOM-IN
AERIAL

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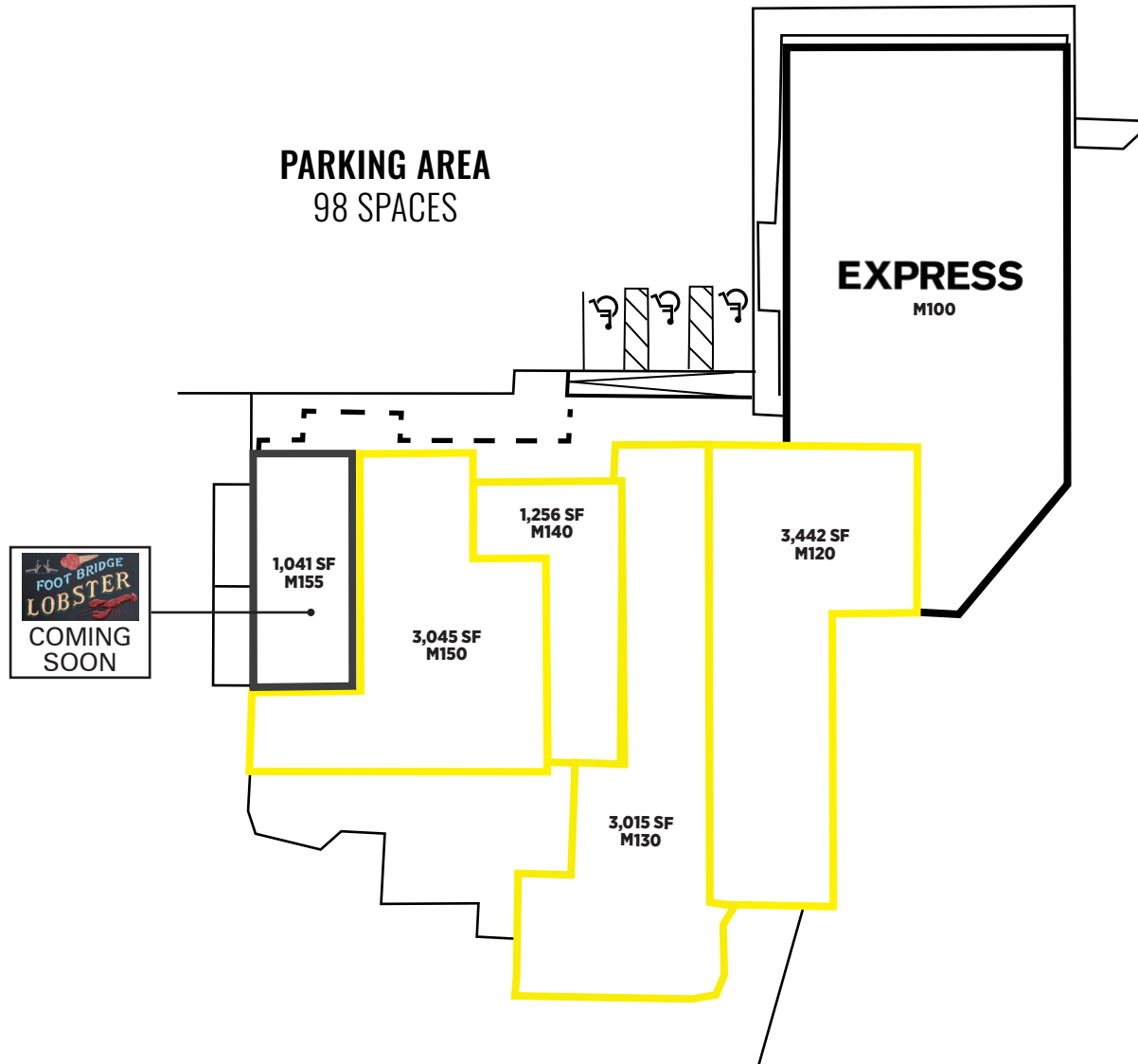
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The **Kittery Premium Outlets** are a regional shopping destination on **US Highway 1** in **Kittery, ME**. In addition serving as an option for shoppers throughout **New England**, the outlets largely serve towns and cities along the Seacoast such as **Portsmouth, York, Wells, Ogunquit** and many others. The outlets feature more than 120 specialty stores including **Tumi, Nike, Coach, American Eagle, Kate Spade** and **Gap**.



US-1



*MULTIPLE SPACES CAN BE COMBINED



KITTERY, ME

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