



318 US-1

KITTERY, ME

OFFERED FOR SALE
3.22 AC | 18,025 SF

INVESTMENT HIGHLIGHTS

318 US-1
KITTERY, ME

OLD NAVY
kate spade
Columbia
SKECHERS
adidas

BROOKS BROTHERS
FACTORY STORE
TALBOTS
lululemon
athletica
FAMOUS footwear
VILLAGE CANDLE

KITTERY PREMIUM OUTLETS
A SIMON CENTER
NIKE
GAP
new balance
BANANA REPUBLIC
Levi's
AMERICAN EAGLE OUTFITTERS
sunglass hut

ROBERT'S
MAINE GRILL

Bob's CLAM HUT
KITTERY, MAINE



KITTERY PREMIUM OUTLETS
RALPH LAUREN
new balance
TUMI
COACH

3.22 AC
18,025 SF



5,097 PEOPLE

\$87,815 AHHI

KITTERY PREMIUM OUTLETS - A REGIONAL DESTINATION

The offering is in the center of the Kittery Premium Outlets, which is home to over 56 different retailers and restaurants.

RARE OPPORTUNITY TO REPOSITION OR REDEVELOP

A 3.22 acre site with 18,025 SF existing improvements prominently located off Route 1.

MINUTES FROM DOWNTOWN PORTSMOUTH

5 minutes from Downtown Portsmouth which boasts a 5-mile population of 5,097 people with an average household income of \$87,815.



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KITTERY, ME

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

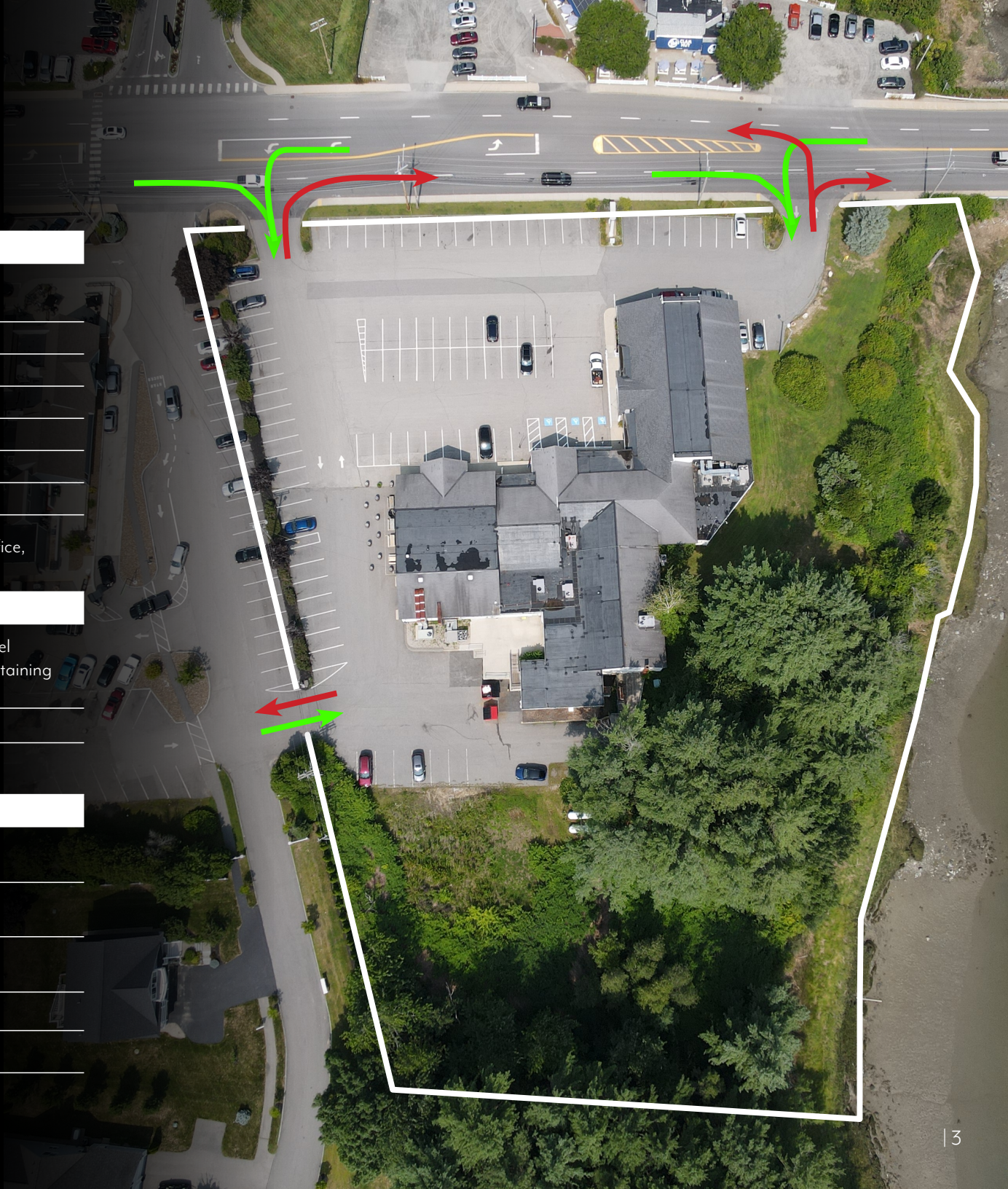
Property Address	318 US-1, Kittery, ME 03904
Land Size	3.22 Acres
Building Size (GLA)	18,025 Square Feet
Levels	1 Level
Current Use	Retail
Parking	98 Spaces
Zoning	Commercial 1 & Residential Rural
Notable Allowed Uses	Retail, Hotel, Day-Care, Hospital, Office, Repair Service, Religious

IMPROVEMENTS

Building Profile	The property is improved by a one-level freestanding commercial building containing 18,025 square feet.
Year Constructed	1983
Signage	Prominent pylon signage on Route 1.

DEMOGRAPHICS

10 Min Drive Time Day-Time Population	35,284
10 Min Drive Time Household Income	\$97,552
10 Min Drive Time Population	21,544
3 Mile Population	19,599
3 Mile Incomes	\$98,701



MARKET AERIAL

3 MILE RADIUS

3 MILE AVERAGE HH INCOME
\$98,701
3 MILE POPULATION
19,599

KITTERY PREMIUM OUTLETS[®]
A SIMON CENTER

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SEACOAST RESIDENCE
282 UNITS - COMPLETED 2023

BARNES & NOBLE
Michaels
KOHL'S
REGAL
DICK'S SPORTING GOODS
BEST BUY
TRADER JOE'S

Walmart

MALL AT FOX RUN
★ **macy's**
JCPenney

4

JOANN
savers

Bj's

Burlington
petco
Marshalls
MARKET BASKET
HOMESENSE

63,803 ADT

16,538 ADT

RAMADA
BY WYNDHAM

PORTSMOUTH INTERNATIONAL AIRPORT

THE HOME DEPOT

WHOLE FOODS MARKET
HomeGoods
TJ-MAXX

COURTYARD
MARRIOTT

95

AC
HOTELS
MARRIOTT

SHERATON

PORTSMOUTH NAVAL SHIPYARD

- ONE OF FOUR REMAINING NAVAL SHIPYARDS IN THE NATION AND ONE OF ONLY TWO ON THE EAST COAST
- WORK INCLUDES THE OVERHAUL, REPAIR, AND MODERNIZATION OF THE U.S. NAVY'S NUCLEAR-POWERED SUBMARINE FLEET
- 100 NAVAL OFFICERS AND ENLISTED PERSONNEL ASSIGNED TO THE SHIPYARD.

Residence Inn
MARRIOTT

Hilton
Garden Inn

Hampton Inn & Suites
BY HILTON

GREAT BAY COMMUNITY COLLEGE
1,500 STUDENTS

PEASE TRADEPORT

- 3,000 ACRE BUSINESS AND INDUSTRIAL PARK.
- GOVERNMENT AGENCIES INCLUDE ARMY NATIONAL GUARD AND DHHS.
- 10,000+ EMPLOYEES ACROSS 250 COMPANIES

HIGH LINER FOODS **Northwestern Mutual**
Liberty Mutual **ThermoFisher SCIENTIFIC**

3 MILE RADIUS



ACTIVE MIXED-USE SUBMARKET



KITTERY TRADING POST

APPROVED 199 ROOM HOTEL AND 107 UNIT MULTIFAMILY DEVELOPMENT

318 US-1
KITTERY, ME

POLO
RALPH LAUREN
J.CREW
Calvin Klein

WeatherVane
SEAFOOD RESTAURANT
WOODLAND
CLAMS RESTAURANT
Starbucks

GAP
BANANA REPUBLIC

Bob's CLAM HUT
KITTERY, MAINE

new balance
Levi's

DXL
MENS APPAREL

AMERICAN EAGLE
OUTFITTERS
ANN TAYLOR
FACTORY STORE
NIKE

McDonald's

ROBERT'S
MAINE GRILL

UNDER ARMOUR
BURGER KING

FAMOUS footwear
lululemon
VILLAGE CANDLE
athletica

BARBO BURGER Shack
Maine-crafted

Crate&Barrel

BROOKS
BROTHERS
FACTORY STORE
TALBOTS

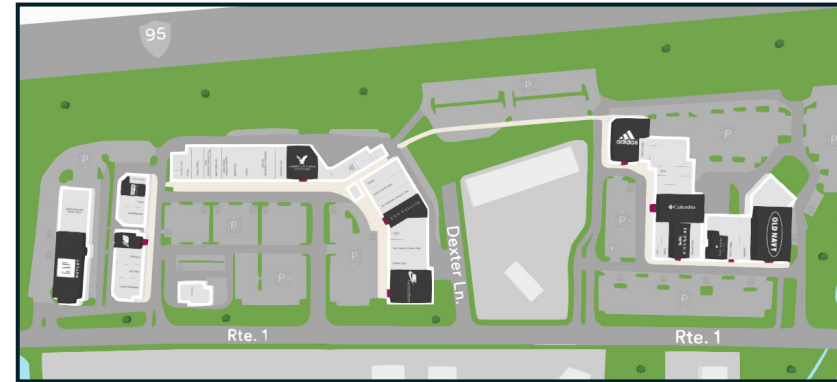
OLD NAVY
COACH
Columbia
adidas
kate spade
NEW YORK

In addition to over 120 retailers across the **Kittery Shopping Outlets**, this dynamic corridor has seen recent development traction. Included in this growth is the approved **199 room hotel & 107 unit development** across the street from the subject property, as well as the nearly **300 unit Seacoast Residences** a mile away in Kittery, which was completed in 2023.



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.

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