



RETAIL FOR LEASE

251 US-1, Falmouth, ME 04105

Highly Coveted Retail Location!



Property Description:

Available Space:
1,200-2,935+/- SF

Lease Rate:
\$30.00 PSF NNN

This high visibility retail space is located in the South Wing of Falmouth Shopping Center, which is the largest and most popular shopping center in the area, and sits adjacent to Falmouth's newest development, The Shops at Falmouth Square. This building offers ample on-site parking in a heavily travelled area just minutes from I-295 and the Maine Turnpike. Join an eclectic tenant mix including Shaw's Supermarket, Sicilian Table, Reframe, Dwellings, Jaffa Mediterranean Grill, Foreside House of Pizza, Shermans Maine Coast Book Shops, and Bank of America among many other local and national businesses located in the area.

- **Property Address:** 251 US Route One, Falmouth, Maine 04105
- **Owner:** Falmouth Center LLC
- **Year Built:** 1962
- **Zoning:** SB1
- **Building Size:** 203,367+/- SF
- **Utilities:** Rooftop gas-fired HVAC
- **Land Area:** 32.65 +/- Acres
- **Parking:** Ample On-Site
- **Amenities:** Close to local and national businesses along US Route One.

Steve Baumann
President . CEO
241 US Route One
4th Floor
Falmouth, Maine 04105
O . 207.253.1781
C . 207.831.4063
E . sbaumann@compass-cb.com
W . www.compass-cb.com

Exterior Photos

251 US-1, Falmouth ME



Area Map

251 US-1, Falmouth ME

Falmouth Shopping Center & The Shops at Falmouth Square:



US Route One Corridor of Falmouth:

