

# FOR LEASE | SPACE AT FREEPORT OUTLET

491 US ROUTE 1 - FREEPORT, MAINE



SOUTH BUILDING

## RETAIL, SERVICE & OFFICE FOR LEASE

- Two building complex on 3.76± acres with ample on-site parking.
- Various configurations available for retail, service and office spaces
- Tenant mix includes retail, professional office and services, restaurant users
- High visibility and easy access, near I-295 Exit 20

**LEASE PRICE: \$10.00 SF NNN**



NORTH BUILDING



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# PROPERTY SUMMARY

491 U.S. ROUTE 1 - FREEPORT, ME



## BUILDING INFORMATION

<b>TOTAL BUILDING SF:</b>	30,406± SF (North & South Buildings combined)
<b>SITE SIZE:</b>	3.76± acres
<b>FOUNDATION:</b>	Slab
<b>FRONTAGE:</b>	1,000±' feet on U.S. Route 1
<b>BUILT:</b>	1989 (North Building); 1973 (South Building)
<b>ZONE:</b>	C1 Commercial
<b>USES:</b>	Retail, Office, Service

## GENERAL PROPERTY INFORMATION

<b>ASSESSOR REFERENCE:</b>	Map 23, Lot 61
<b>DEED REFERENCE:</b>	Cumberland Co. Registry of Deeds Book 21237, Page 166
<b>ASSESSED VALUE:</b>	\$ 1,855,900 Building + \$ 439,600 Land = \$ 2,295,500 Total (2017)
<b>EXTERIOR:</b>	Clapboard
<b>CONSTRUCTION:</b>	Wood frame
<b>CEILINGS:</b>	8±'
<b>LIGHTING:</b>	Fluorescent
<b>FLOORING:</b>	Combination
<b>RESTROOMS:</b>	Common area restrooms
<b>HVAC:</b>	Gas / electric
<b>SIGNAGE:</b>	Building signage and pylon signage at road
<b>WATER/SEWER:</b>	Municipal
<b>PARKING:</b>	Ample, on-site

## LEASING INFORMATION

<b>TOTAL SQ FT FOR LEASE:</b>	See Plans
<b>LEASE RATE:</b>	\$10.00 PSF Triple Net (NNN)
<b>NNN CHARGES:</b>	\$4.50 PSF estimated Included: real estate taxes, water, sewer, insurance and common area maintenance. Contact broker for more information
<b>AVAILABILITY:</b>	Immediate

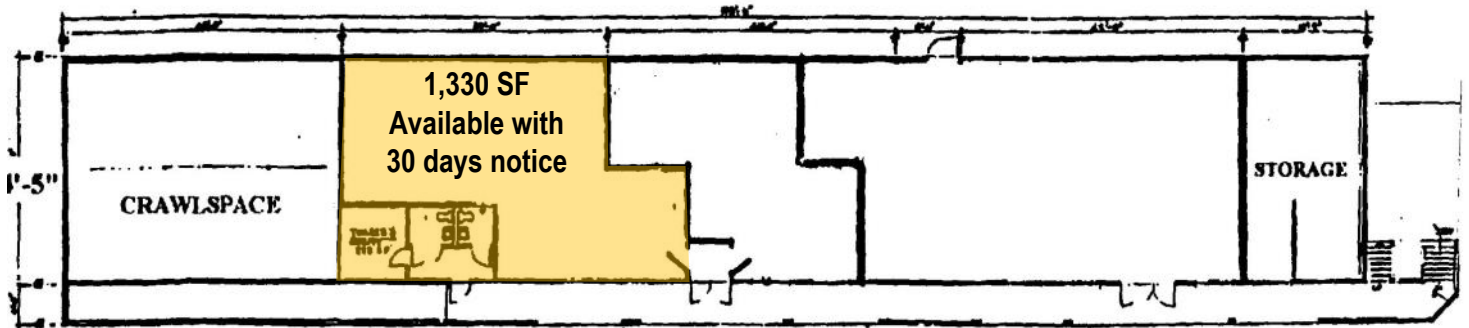
# AVAILABLE SPACES

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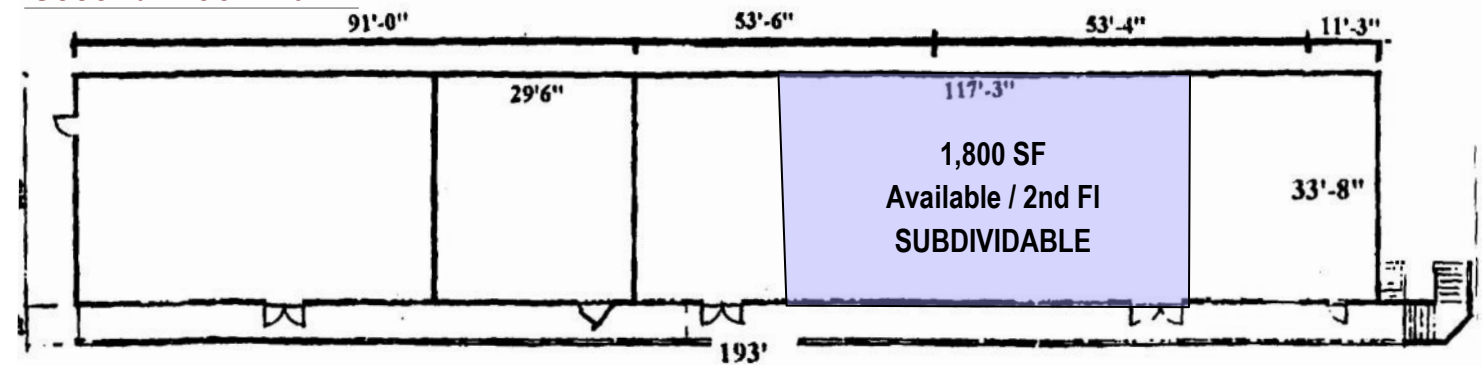


## NORTH BUILDING - FREEPORT OUTLET

### First Floor Plan

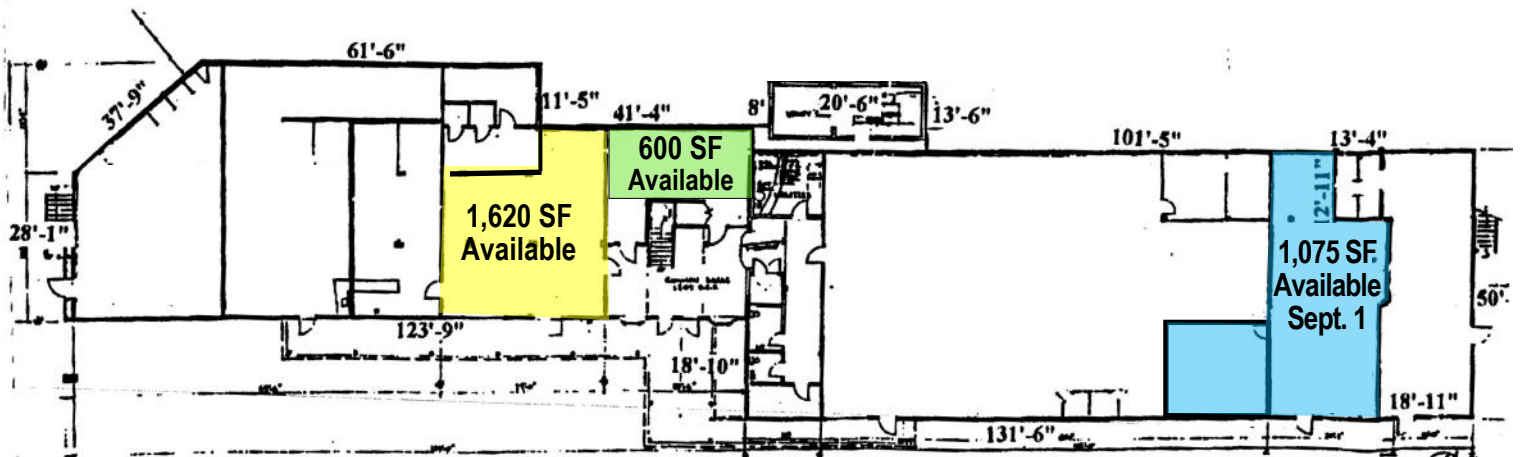


### Second Floor Plan



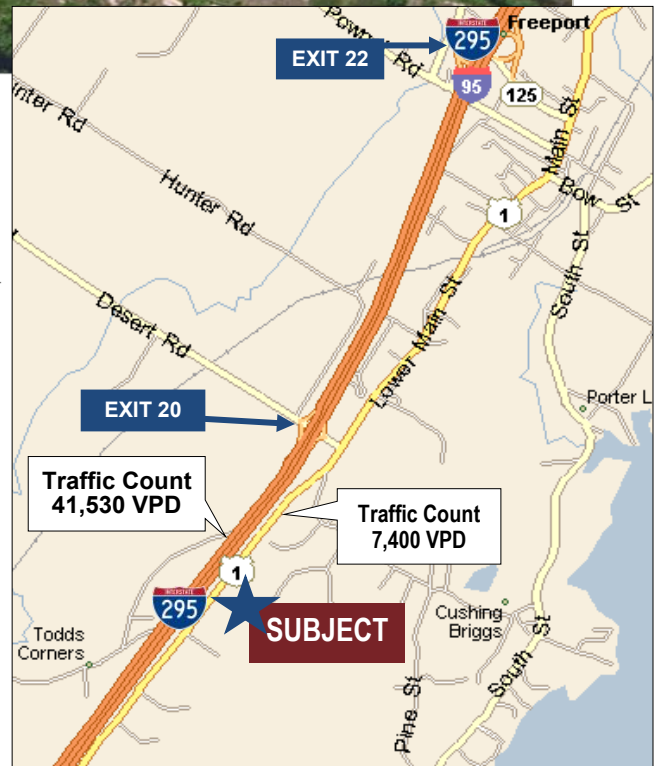
## SOUTH BUILDING - FREEPORT OUTLET

### First Floor Plan





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Traffic Count Source: 2018 Kalibrate Technologies

## AREA STATISTICS - 2018\*

Radius:	5 Mile	10 Miles	15 Miles
Total Population:	34,898	166,725	240,546
Households:	13,970	71,476	99,792
Avg. Household Income:	\$117,390	\$84,993	\$88,563
Total Businesses:	1,506	9,162	12,322
Total Employees:	15,654	134,794	174,693

\*Copyright 2018 Infogroup, Inc.  
Esri Forecasts for 2018.



For more info please contact:  
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