

# FOR LEASE | OFFICE SPACE

163 Main Street | Biddeford, ME



## 3,000 - 6,000± SF OFFICE SPACE

- In a highly visible location in downtown Biddeford across from the Pepperell Mill
- Former bank, ideal for a business seeking a space with historic charm and character
- Located in a high foot traffic area, surrounded by thriving businesses, restaurants and shops

**LEASE RATE: \$12.95/SF NNN**



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# PROPERTY SUMMARY

163 Main Street | Biddeford, ME



**OWNER:** 163 Main Street, LLC

**DEED:** Book 19767, Page 755

**ASSESSOR:** Map 38, Lot 351

**LOT SIZE:** 0.16± AC

**BUILDING SIZE:** 18,612± SF

**AVAILABLE SPACE:** 3,000 - 6,000± SF

**YEAR BUILT:** 1874

**CONSTRUCTION:** Masonry

**SIDING:** Brick/marble/granite

**FLOORING:** Carpet/vinyl/wood

**ELECTRICITY:** 3-phase

**HVAC:** Hot water; oil; central A/C

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Three (3)

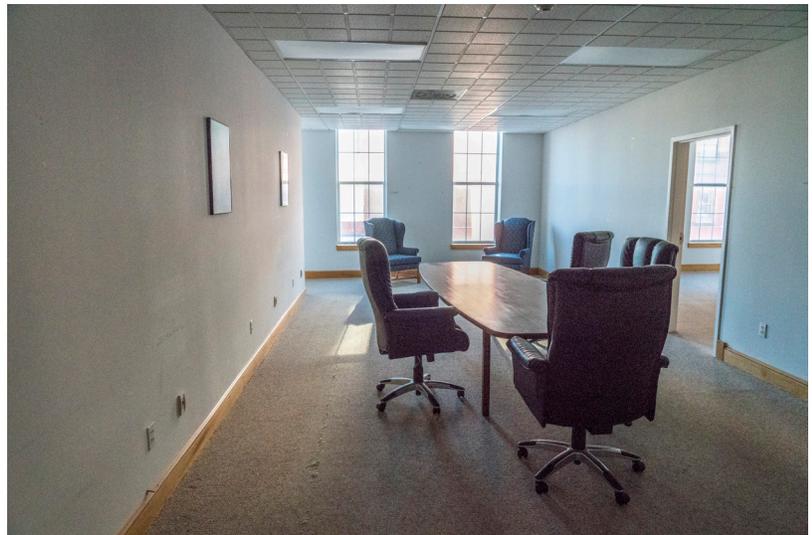
**SPRINKLER:** No

**SIGNAGE:** On building

**PARKING:** Parking on the street / City lots nearby

**ZONING:** MSRD1

**PROPERTY TAXES:** \$20,527



# THREE MILE DEMOGRAPHICS

163 Main Street | Biddeford, ME



## KEY FACTS

36,392

Population



Average Household Size

42.4

Median Age

\$73,050

Median Household Income

## EDUCATION

4%

No High School Diploma



29%

High School Graduate



29%

Some College



37%

Bachelor's/Grad/Prof Degree

## BUSINESS



1,615

Total Businesses



16,982

Total Employees

## EMPLOYMENT



64%

White Collar



23%

Blue Collar



13%

Services

2.6%

Unemployment Rate

## INCOME



\$73,050

Median Household Income



\$47,016

Per Capita Income



\$155,466

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.9%)

The smallest group: \$25,000 - \$34,999 (6.4%)

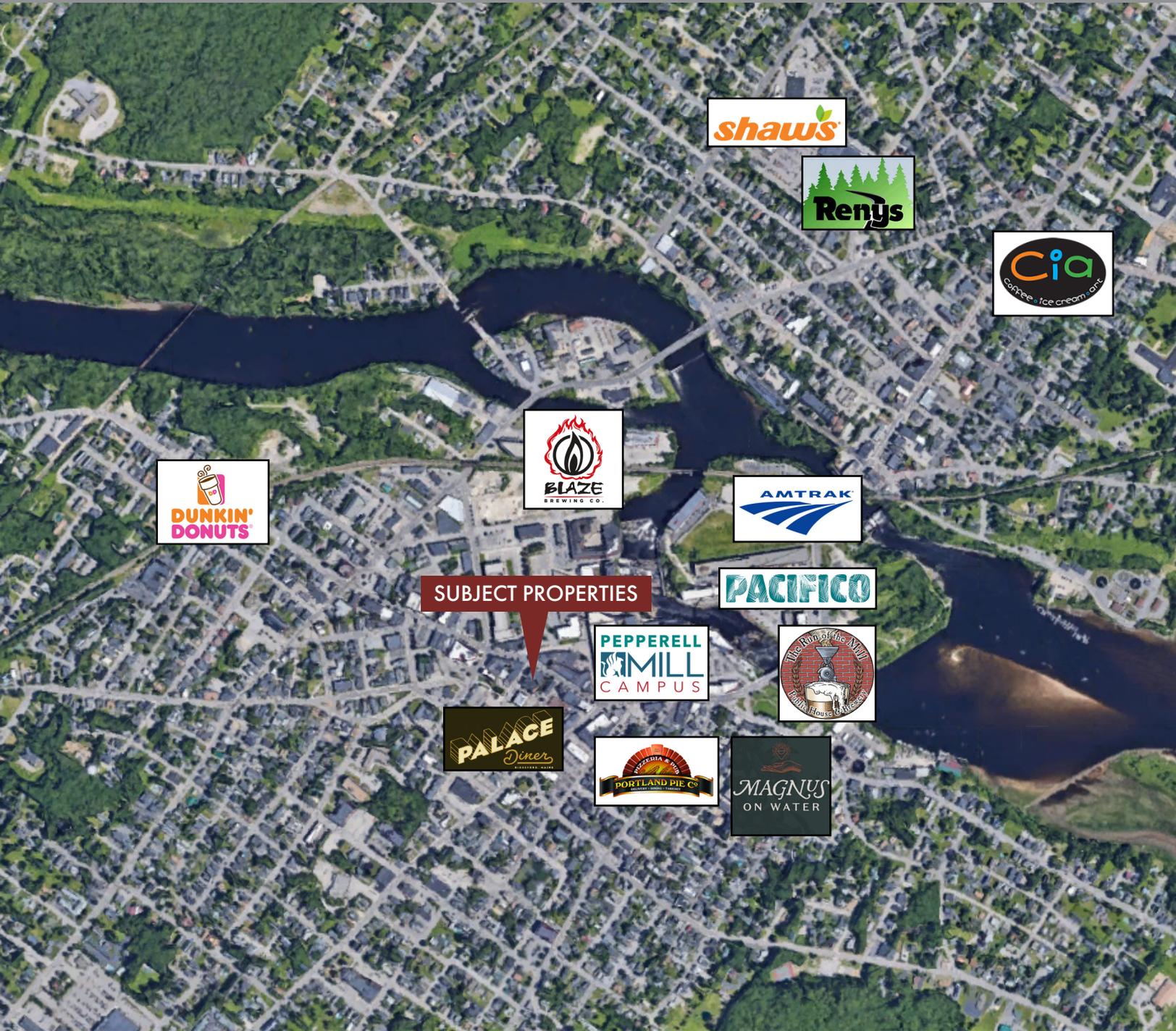
Indicator ▲	Value	Diff	
<\$15,000	7.4%	+1.9%	
\$15,000 - \$24,999	6.6%	+1.6%	
\$25,000 - \$34,999	6.4%	+1.7%	
\$35,000 - \$49,999	11.1%	+1.6%	
\$50,000 - \$74,999	19.7%	+4.1%	
\$75,000 - \$99,999	10.5%	-1.2%	
\$100,000 - \$149,999	19.9%	-3.4%	
\$150,000 - \$199,999	7.7%	-3.2%	
\$200,000+	10.6%	-3.1%	

Bars show deviation from York County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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