

FOR LEASE | BUILD-TO-SUIT

991 Portland Road | Saco, ME



8± ACRE BUILD-TO-SUIT LAND PARCEL

- 2,000-40,000± SF on 8± Acres available for lease or build-to-suit with possibility of multiple buildings
- Additional build-to-suit sites adjacent to 8± Acre lot
- Highly visible location along a stretch of Route 1 experiencing lots of new development with traffic counts of 17,710± cars/day
- Ideal for retail, restaurant, brewery, service retail users, etc.
- Located at the intersection of US Route 1 and Waterfall Drive
- Owner is seeking retail tenants

SEE BROKER FOR LEASE RATE



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PROPERTY SUMMARY

991 Portland Road | Saco, ME



OWNER: ParkNorth Development LLC

DEED: Book 14436, Page 83

ASSESSOR: Map 62 & 63, Lot 1 & 6

AVAILABLE SF: 2,000-40,000± SF

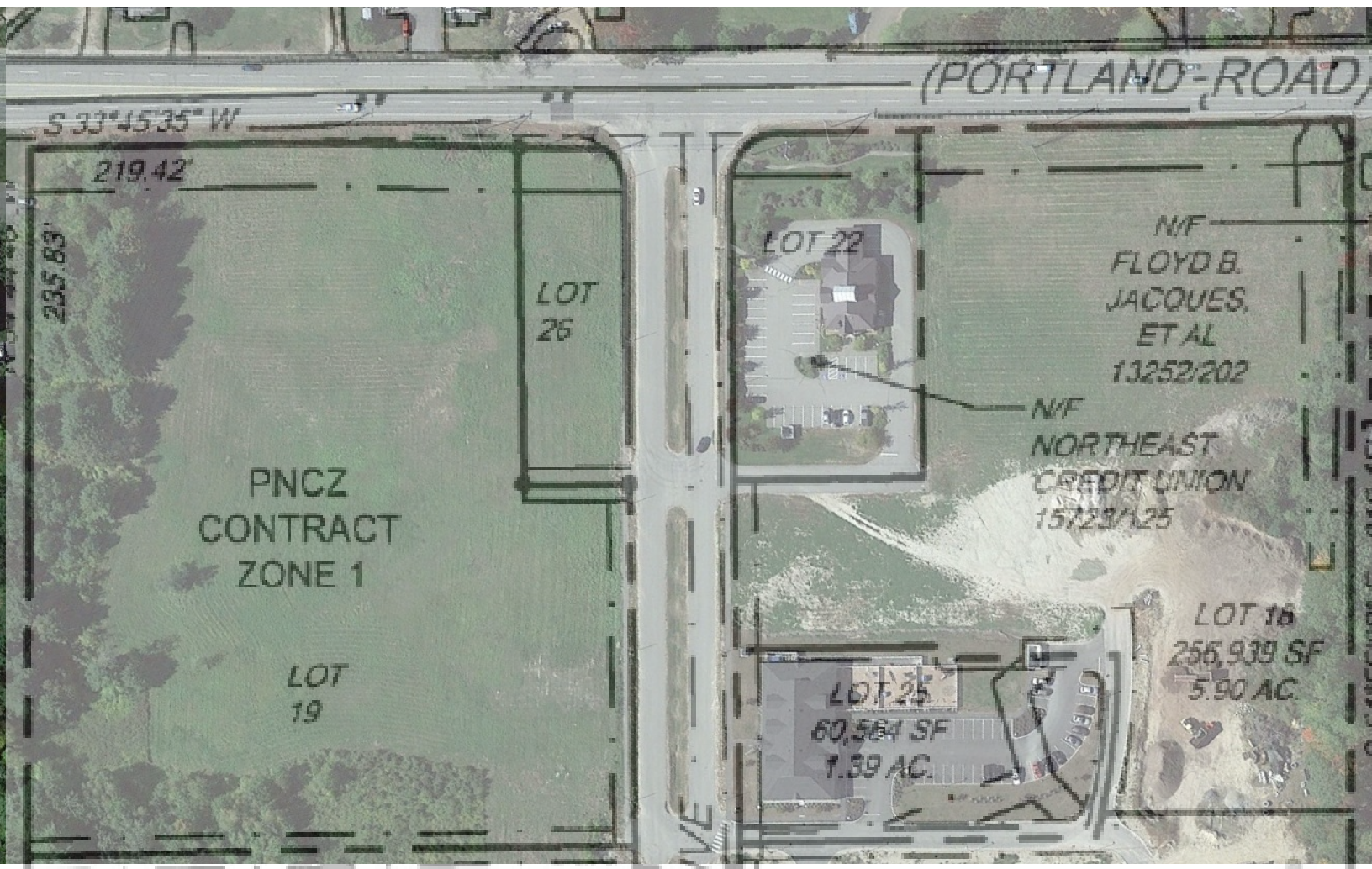
LOT SIZE: 8± AC

UTILITIES: Public Water & Sewer, Gas & Electric brought to the site

SIGNAGE: Ample signage and visibility

ZONING: MU3 Contract Zone

LEASE RATE: See Broker for more information



PHOTOS

991 Portland Road | Saco, ME



PERMITTED USES

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PERMITTED USES

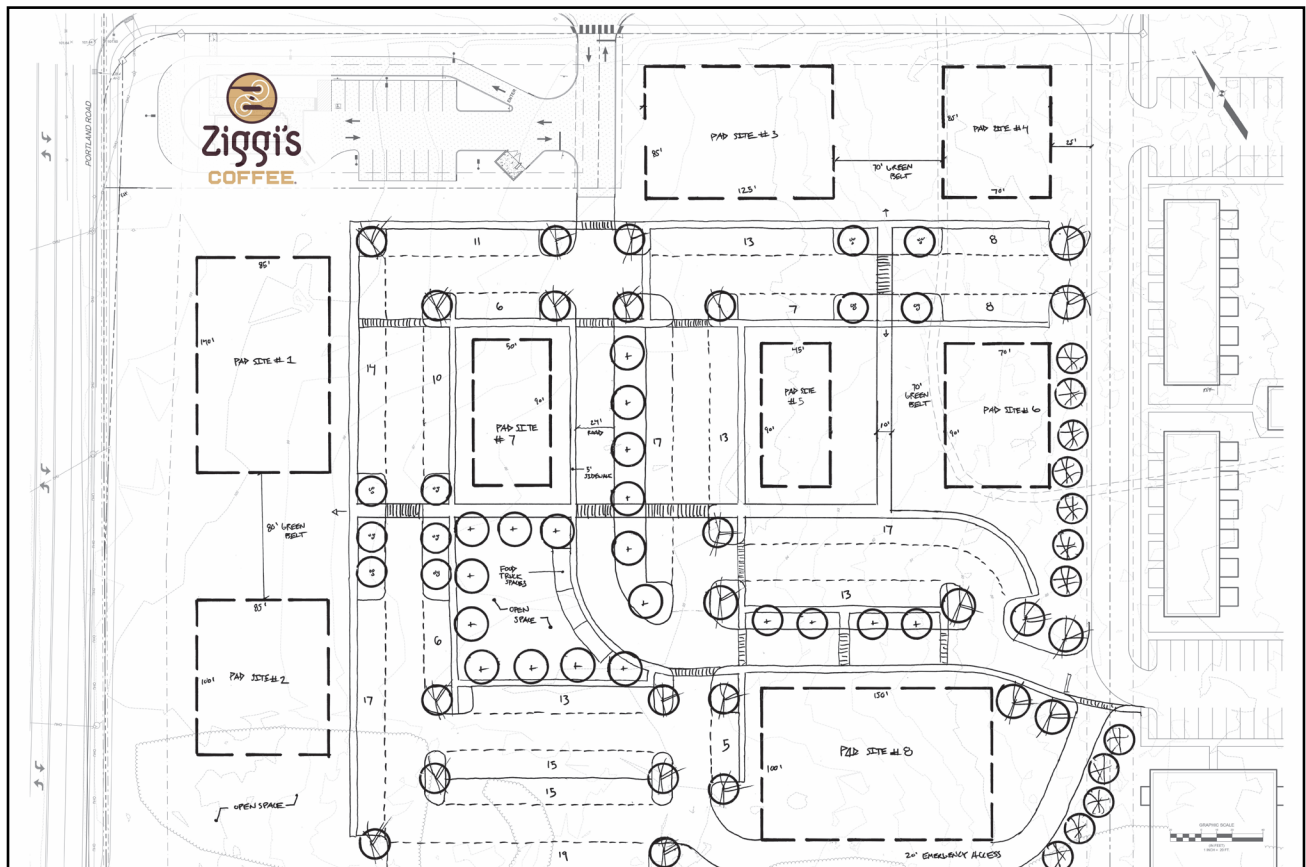
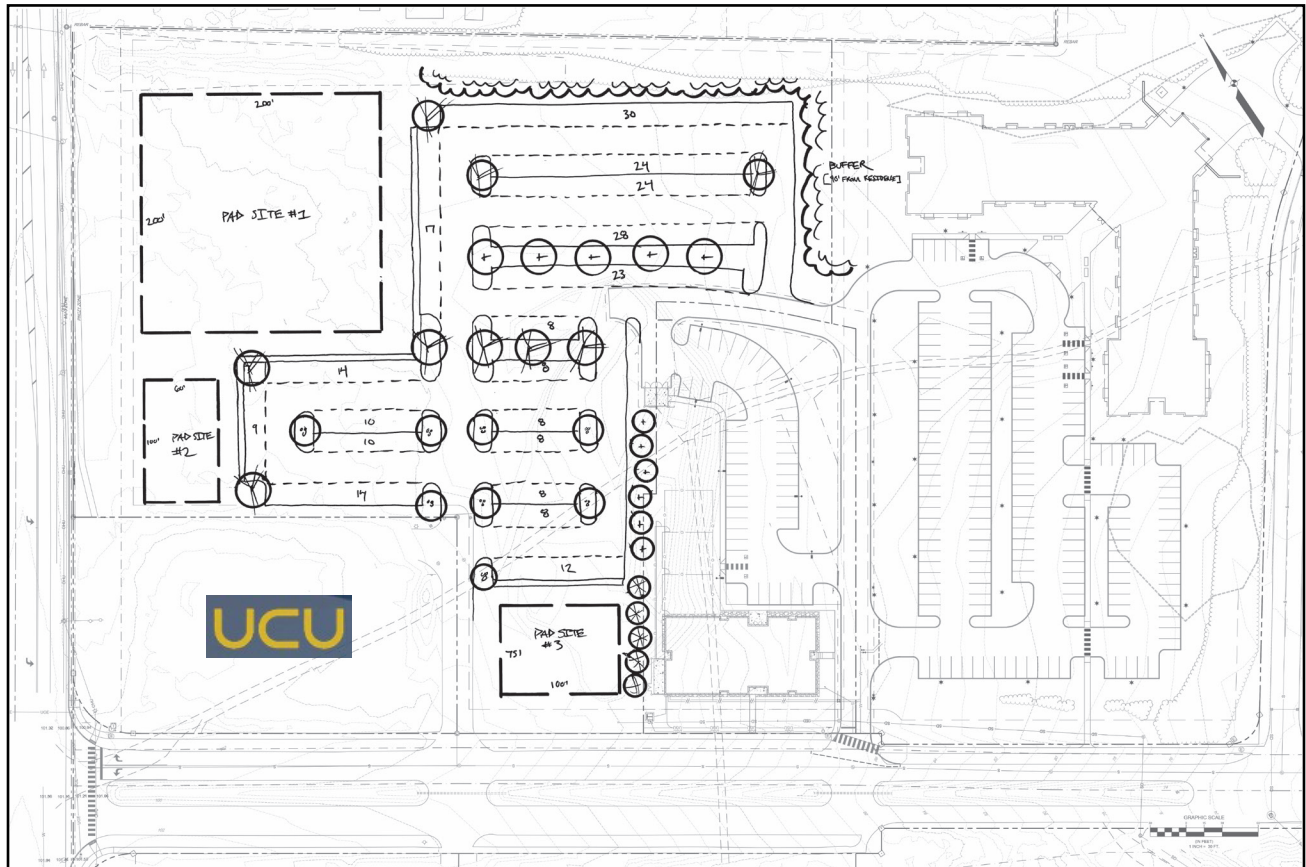
- Reserved
- Hotels and motels
- Retail businesses and uses with no more than 80,000± SF of floor area
- Accessory retail sales of goods manufactured on the premises
- Artist and crafts person studios
- Eating establishments
- Eating and drinking establishments
- Health and fitness clubs
- Private clubs
- Financial institutions with drive through
- Professional offices
- Business offices
- Personal services
- Business services
- Health care clinics for humans
- Hospitals
- Essential Services
- Animal hospitals and veterinarian offices
- Any use permitted in the Resource Protection District
- Accessory uses
- Municipal uses
- Public utility building
- Quasi-public uses
- Public parks and playgrounds
- Public schools
- Private schools
- Commercial schools
- Nursery schools
- Day care center
- Adult day care centers, Types 1 and 2

CONDITIONAL USES

- Car washes
- Indoor recreation/amusement centers
- Enclosed sports facilities
- Reserved
- Commercial recreation
- Radio & TV antennas

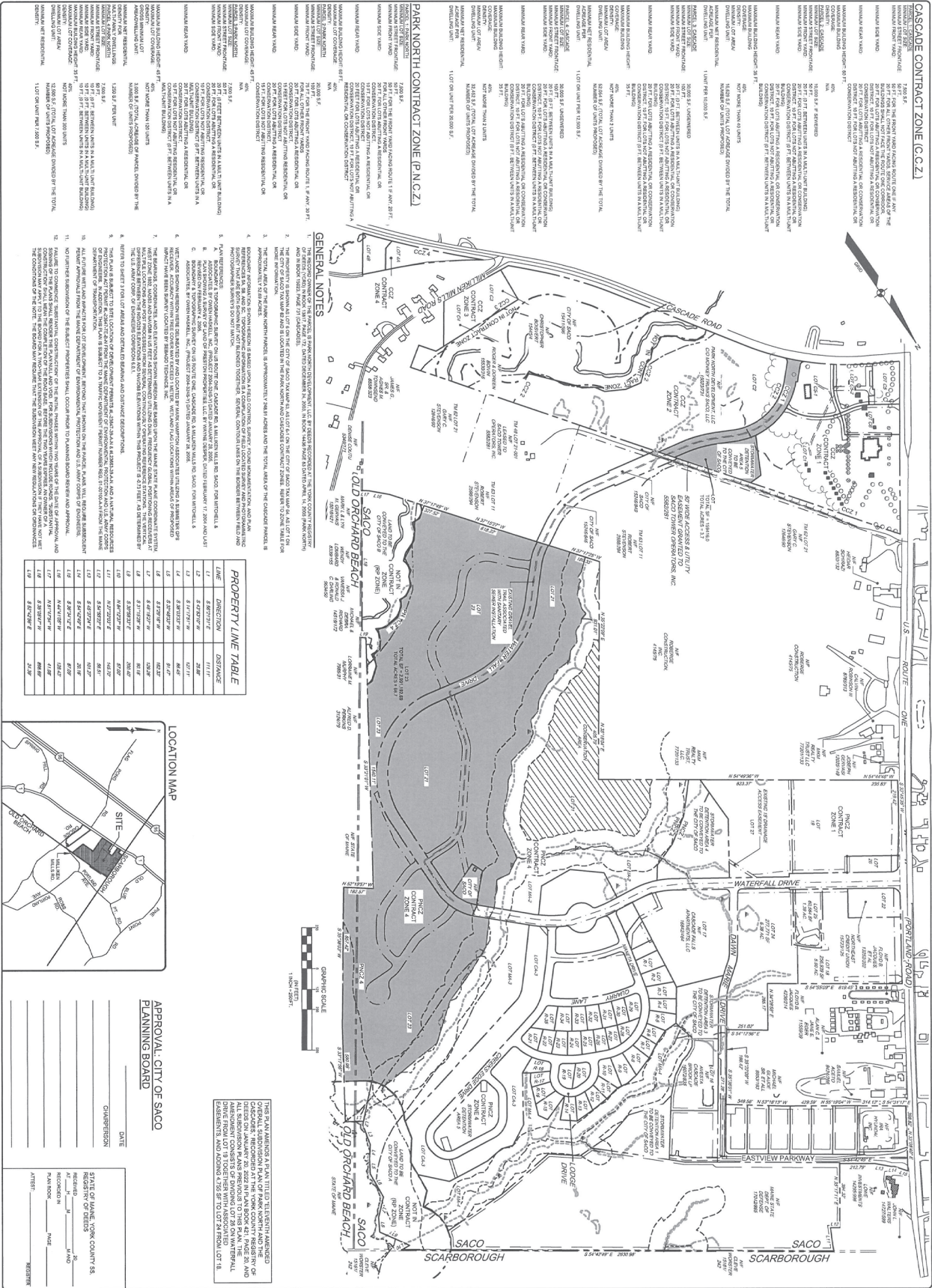
CONCEPTUAL LOT PLANS

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SITE PLAN

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CASCADE FALLS

Neighborhood Development

Housing

Single-Family Homes

- 84 existing
- 16 under construction
- 150 in design stage

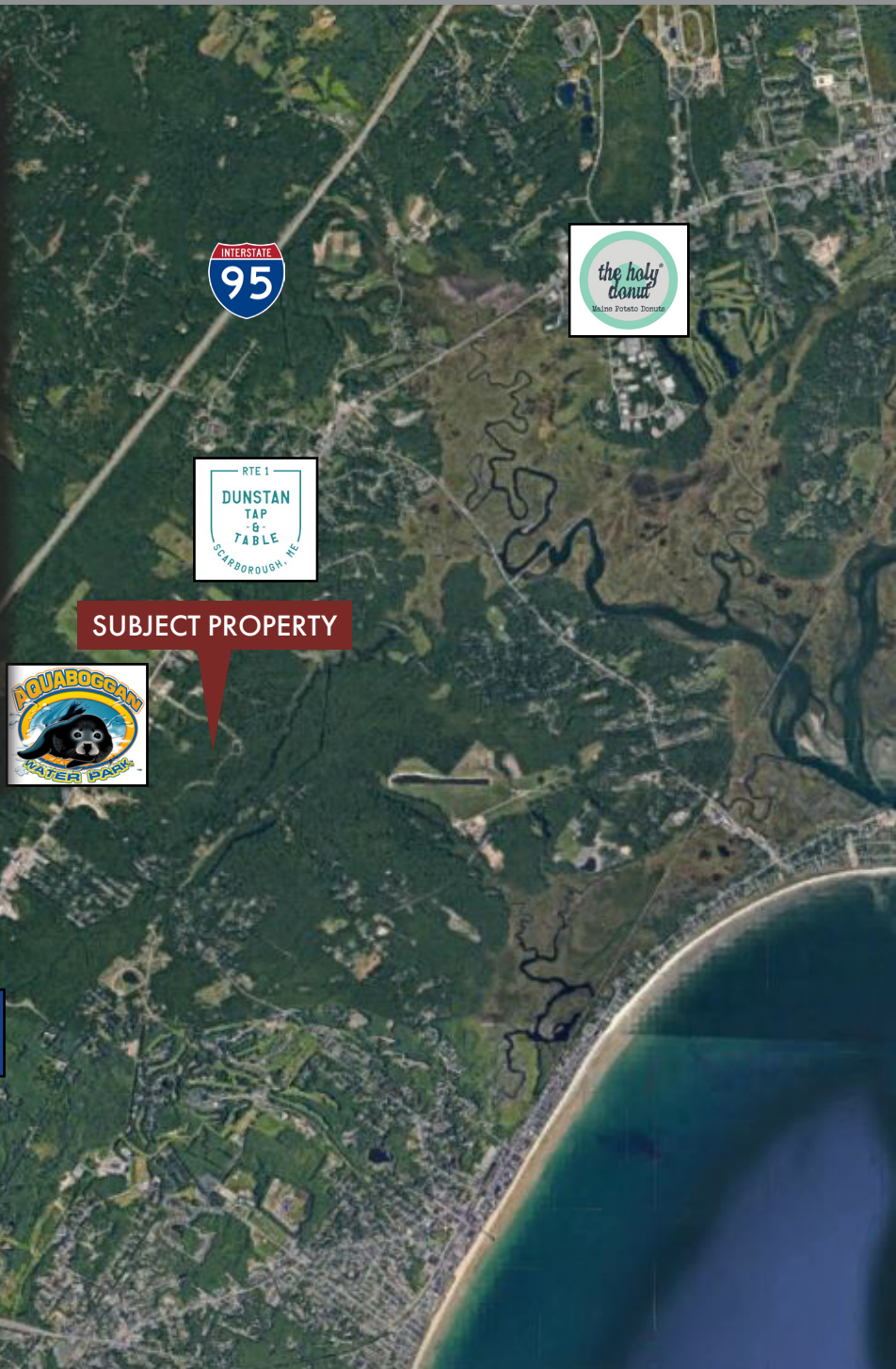
Apartments

- 70 existing
- 90 in approval process
- 200-300 in design phase

Community Center in design phase

Pad Sites (9-12) Office / Retail
including food, entertainment,
health club, etc.

Commercial Sites (7) on Eastview



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