

# FOR SALE OR LEASE

## Prime Development Site

2.137± acres



## 275 US Route One

Kittery, Maine

## Property Highlights

- Excellent location and I-95 visibility
- Liberal (C-1) Commercial Zoning
- 5 Minute walk to Kittery Trading Post
- Common Signage



## Property Description

We are pleased to offer this highly visible and easily accessible commercial site for sale or lease at 275 US Route One in Kittery. The site is located in the heart of Kittery's famous Route One retail corridor, and adjacent to the newly opened Hampton Inn & Suites.

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PORTSMOUTH, NH

## Property Overview

Acres	2.167±
Real Estate Taxes	\$21,000 (2021)
Zoning	Commercial 1 (C-1)
Water/Sewer	Municipal

**FOR SALE : \$2,500,000 - LEASE RATE : \$100,000/acre**



## Zoning Overview

The purpose of the Commercial Zone is to provide general retail sales, services, and business space within the Town in locations capable of conveniently serving community-wide and/or regional trade areas and oriented primarily to automobile access.

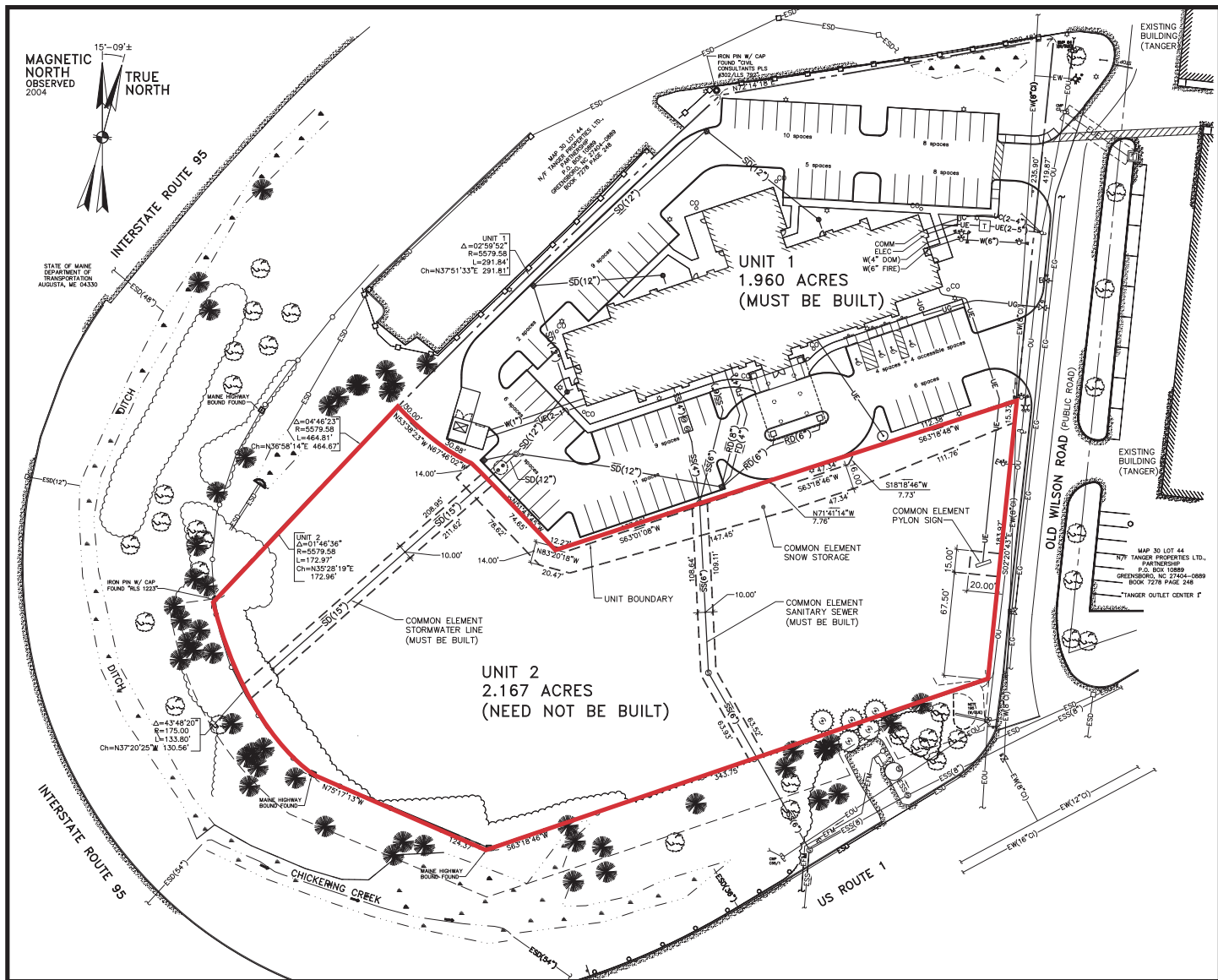
### Permitted Uses

- Public open space recreational uses, recreational facilities, and selected commercial recreation;
- School (including nursery school), hospital, long-term nursing care facility, convalescent care facility, municipal or state building or use, church or any other institution of educational, religious, philanthropic, fraternal, political, or social nature;
- Accessory uses and buildings including minor or major home occupations;
- Business and professional offices;
- Mass transit station;
- Commercial parking lot or parking garage;
- Retail uses and wholesale businesses, excluding used car lots and junkyards;
- Service establishments
- Public utility facilities, including substations, pumping stations and sewage treatment facilities;
- Restaurant
- Veterinary hospital
- Motel, hotel, rooming house, inn;
- Art studio/gallery;
- Grocery, food store, convenience store;
- Day-care facility
- Business service
- Personal service
- Building materials and garden supply
- Conference center;
- Repair services;
- Accessory dwelling unit; and
- Specialty food and/or beverage facility

### Special Exceptions




- Used car lot not connected with new car sales;
- Gasoline sales if: i) not located within 1,000 feet of an existing station or private residence; and ii) not located within 150 feet of an existing structure
- Funeral home
- Place of assembly, including theater;
- Transportation terminal excluding truck stops;
- Warehousing and storage;
- Mini storage;
- Research and development;
- Manufacturing operations that conform to the provisions
- Repair garages not located within 150 feet of a private dwelling or existing structure
- Buildings over 40 feet - with special provisions
- Temporary, intrafamily dwelling unit;
- New motor vehicle sales;
- Mechanical services, excluding junkyard; and
- Aquaculture

# 275 US Route One



- 5 Miles to Portsmouth, NH (10 mins)
- 10 Miles to York Beach, ME (15 mins)
- 17 Miles to Hampton Beach, NH (20 mins)
- 48 Miles to Portland, ME (50 mins)
- 58 Miles to Boston, MA (60 mins)



	 Avg. Household Income	 Population	 Population Trend Growth (per year)
<b>5 Miles</b>	\$96,408	38,848	0.53%
<b>25 Miles</b>	\$95,470	438,561	0.73%
<b>50 Miles</b>	\$96,784	2,784,503	0.73%

## MAINE'S FIRST TOWN

Kittery is the “Gateway to Maine”, right across the Maine/New Hampshire border off Interstate 95. It is home to the renowned Portsmouth Naval Shipyard (PNSY) on Seavey Island and includes Badger Island and a portion of the Isles of Shoals.

One of four remaining Naval Shipyards in the country, PNSY employs approximately 6,000 civilian employees and encompasses over 297 acres.

This coastal town has long been a gathering place for summer tourists. Juxtaposed with the cobblestone streets, quaint pubs, and antique shops of old Kittery and are the Kittery Outlets with more than 120 stores. Kittery’s shopping opportunities attract thousands of visitors who enjoy the views and sandy beaches as an added bonus.

Kittery, Maine is situated between the Atlantic Ocean and Piscataqua River. Settled in 1623 by the British, and incorporated in 1647, Kittery bills itself as “the oldest incorporated town in Maine”. Kittery is home to many historic homes and fine architecture. The First Congregational Church, in Kittery Point, was started in 1714 and is housed in the oldest church building in continuous use in the state of Maine. Built in 1730, the church maintains a number of original features - including the 1730 pulpit and the two-aisle design common in New England meetinghouses.

Shipbuilding began along the Piscataqua River in the 17th century and some of the first ships commissioned by the U.S. Navy were launched from here.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.