

FOR LEASE | SPACE AT FREEPORT OUTLET

491 US ROUTE 1 - FREEPORT, MAINE



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



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PROPERTY SUMMARY

491 U.S. ROUTE 1 - FREEPORT, ME



BUILDING INFORMATION

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

GENERAL PROPERTY INFORMATION

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

LEASING INFORMATION

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

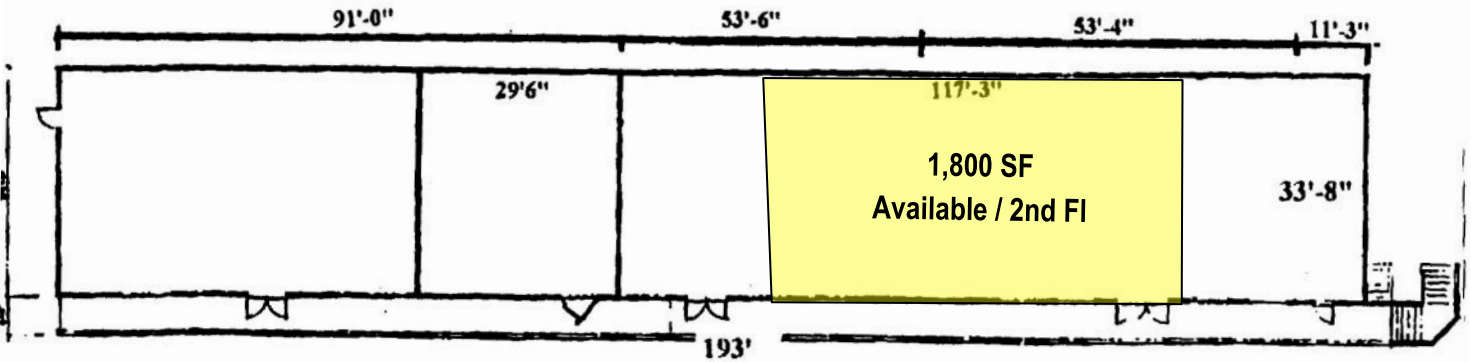
AVAILABLE SPACES

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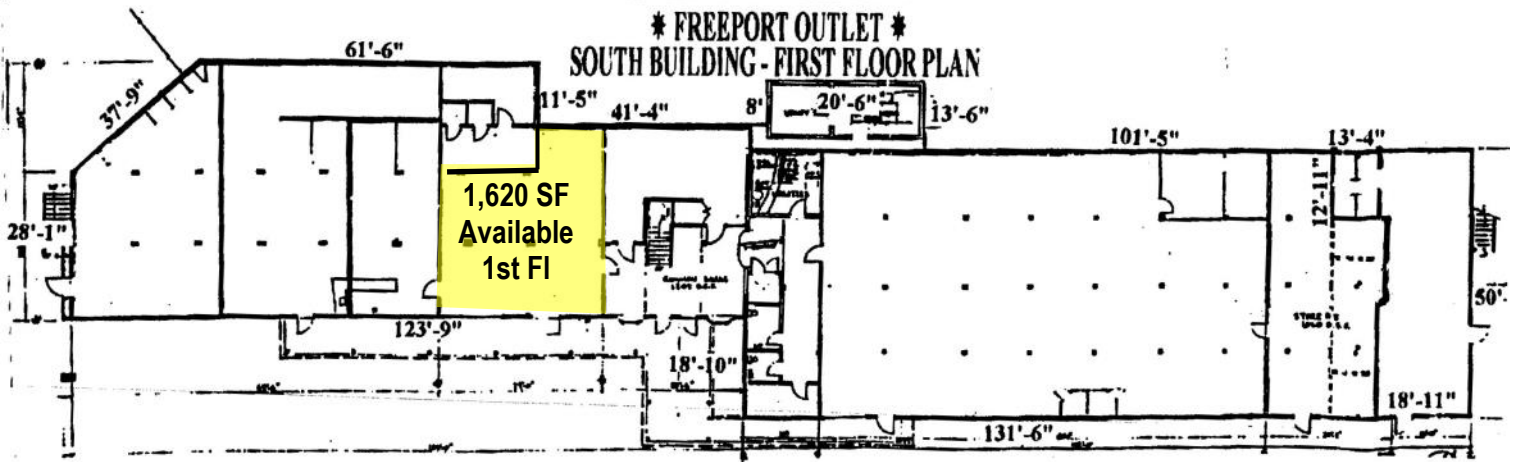
NORTH BUILDING

* FREEPORT OUTLET *
NORTH BUILDING - SECOND FLOOR PLAN

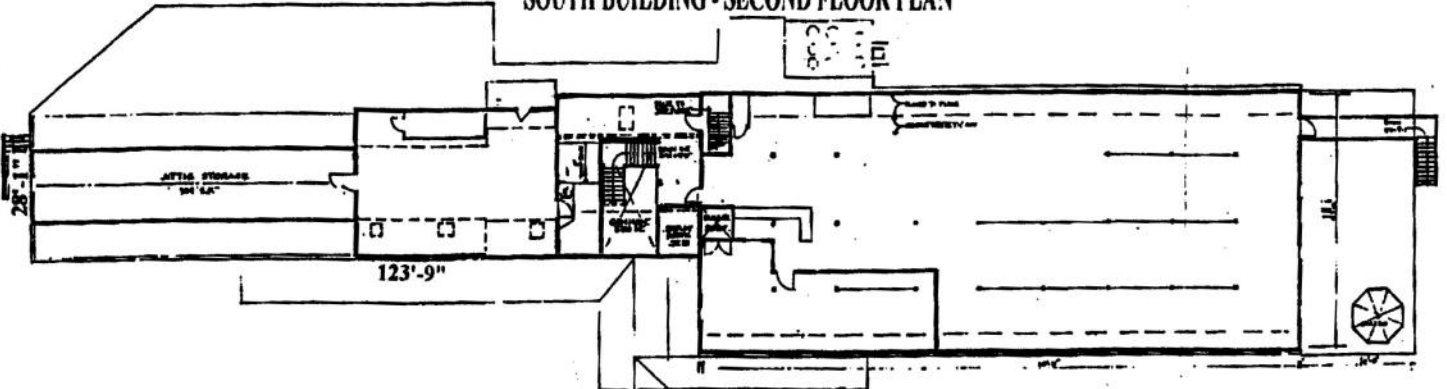


SOUTH BUILDING

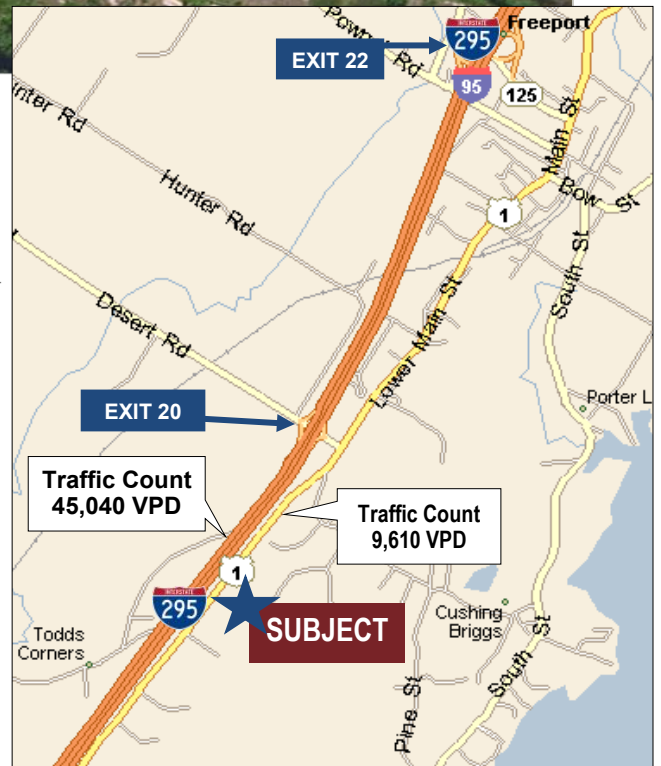
* FREEPORT OUTLET *
SOUTH BUILDING - FIRST FLOOR PLAN



* FREEPORT OUTLET *
SOUTH BUILDING - SECOND FLOOR PLAN



FOR LEASE | FREEPORT OUTLET SPACE 491 U.S. ROUTE 1 - FREEPORT, MAINE



Traffic Count Source: 2017 Kalibrate Technologies

AREA STATISTICS - 2017*

Radius:	5 Mile	10 Miles	15 Miles
Total Population:	17,205	60,800	191,912
Avg. Household Income:	\$106,147	\$101,943	\$81,943
Total Businesses:	1,073	3,088	10,930
Total Employees:	10,643	29,997	122,643

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Esri Forecasts for 2017.



For more info please contact:
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