

FOR LEASE

Mixed-Use Space

648± SF | \$1,700.00/month NNN



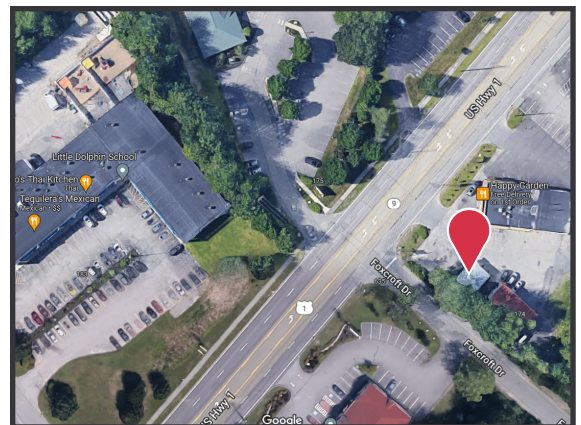
174 US Route One, Scarborough

Property Highlights

- *Excellent US Route 1 Exposure*
- *Easily accessible from I-295 and I-95*
- *Available March 1, 2025*

Property Description

We are pleased to offer for lease 648± SF of mixed-use space at 174 US Route One. This property is recently renovated and is ideally located in the heart of Scarborough's US Route 1 retail corridor with excellent visibility and traffic count of 26,350± vehicles per day.



Sam LeGeyt, SIOR | sam@dunhamgroup.com
207.773.7100 | www.dunhamgroup.com



Property Overview

| | |
|-----------------------|---|
| Landlord | NG 168, LLC |
| Assessor's Reference | Map U045, Lot 20 |
| Zoning | TVC |
| Available Space | 648± SF |
| Building Construction | Concrete block |
| Heat | One (1) Propane fired Rinnai - FHA |
| Utilities | Heat (propane), electric, water, and sewer - Tenant responsible for all utilities |
| Bathrooms | One (1) |
| Parking | Ample on-site |
| Traffic Counts | 26,350± vehicles/day (AADT '16) |
| Accessibility | ½ mile from Scarborough Connector which provides direct access to I-295 & I-95 |

FOR LEASE : \$1,700.00/MONTH NNN Estimated NNNs : \$3.80/SF

