FOR LEASE

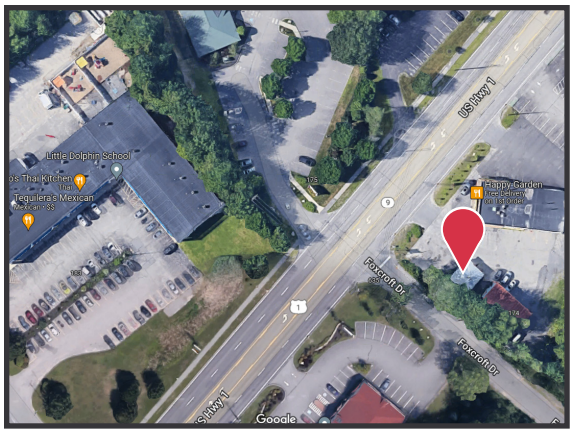
Mixed-Use Space

648± SF | $1,800.00/month NNN

174 US Route One, Scarborough

Property Highlights

- *Excellent US Route 1 Exposure*
- *Easily accessible from I-295 and I-95*
- *Available October 1, 2026*



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.

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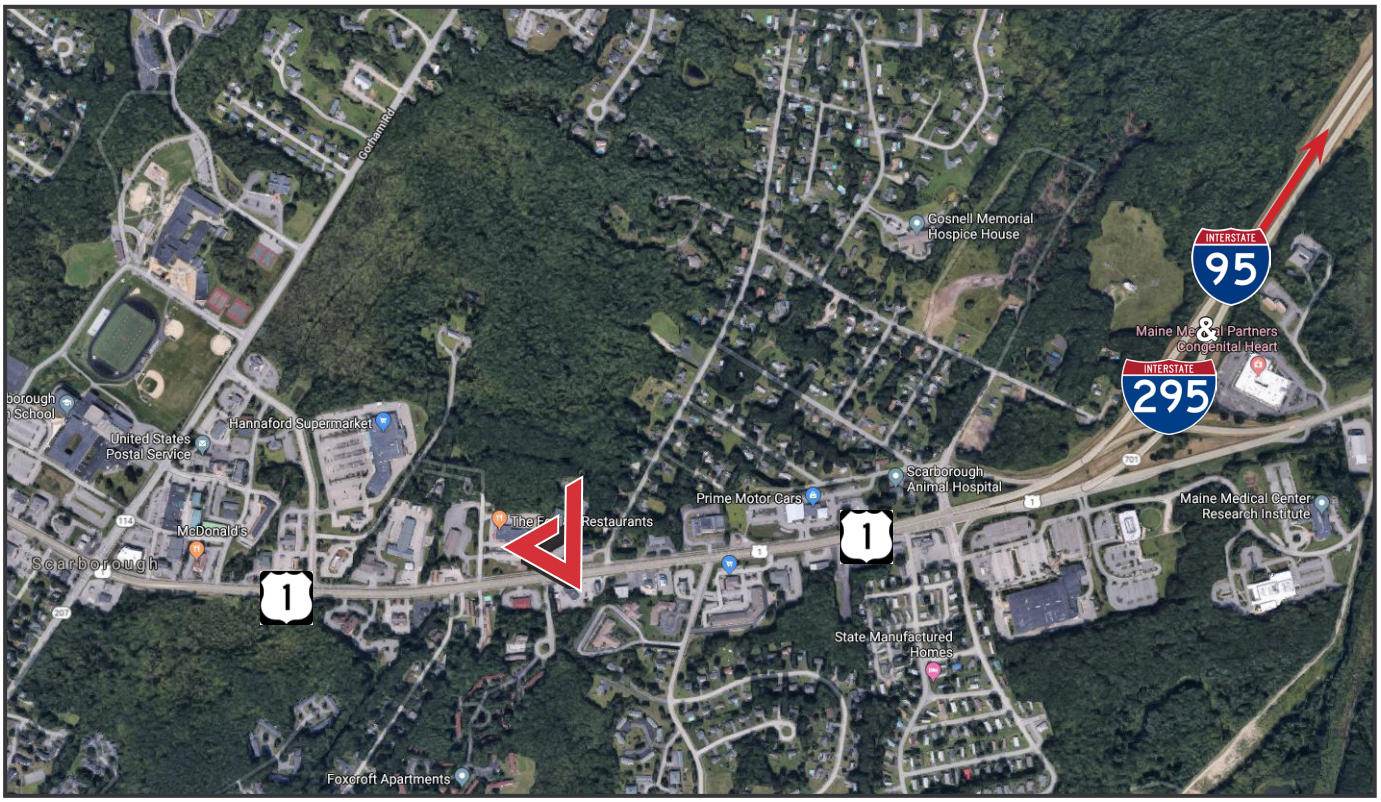
The Dunham Group | Commercial Real Estate

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 Rinaii - 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 : $1,800.00/MONTH NNN Estimated NNNs : $3.80/SF



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.