

For Lease
**Turn-Key Restaurant/
Retail Space**

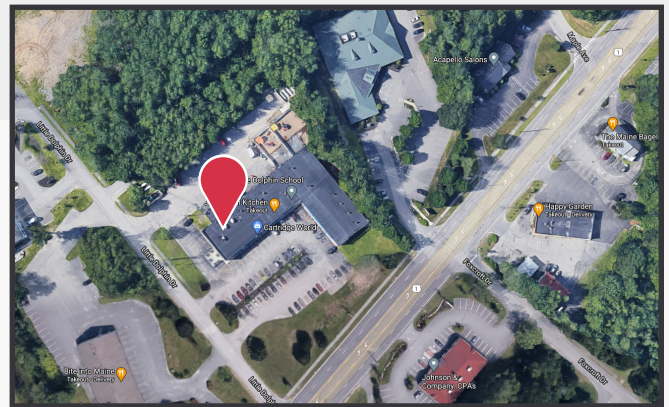


Spectacular Restaurant in Dolphin Marketplace

183 US Route One
Scarborough, Maine

Property Highlights

- Turn-key Restaurant
- Other possible Uses: Retail & Mixed-use
- Busy US Route One Location
- Excellent signage possibilities.
- Available Immediately



Property Description

We are pleased to offer 4,300± SF of restaurant/retail/mixed use space in the Dolphin Marketplace at 183 US Route One in Scarborough, Maine for lease. The space was formerly occupied by The Egg & I restaurant. FF&E may be available as part of the lease agreement. Great visibility and on-site parking!

Broker Contact

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Property Overview

| | |
|----------------------|--|
| Resaurant Size | 4,300± SF |
| Lot Size | 3.96± acres |
| Assessor's Reference | Map U45, Lot 4 |
| Owner | Dolphin Marketplace, LLC |
| Building Size | 20,240± SF |
| Building Age | 1989 |
| Construction | Steel frame |
| Lighting | Recessed can lights and pendant fixtures in dining area. Fluorescent fixtures in kitchen |
| Flooring | Tile & Carpet |
| Sprinkler | Full coverage |
| Central Fire Alarm | Yes |
| HVAC | LP gas/forced air distribution. Four (4) units exclusively servicing suite. |
| Utilities | Water & sewer, electric, telephone, and cable |
| Electric | 220 Amp service |
| Bathrooms | Multi-stall men's and women's in suite |
| Parking | Ample, on-site |
| Signage | Building facade & on the property's pylon sign |
| Miscellaneous | <ul style="list-style-type: none"> - Move-in condition as a restaurant - 200± Seating Capacity - Code compliant grease trap in place - Large banquet/conference room - Outside patio area |

FOR LEASE : \$16.50/SF NNN
Estimated NNN's : \$5.89/SF



183 US Route One

