

For Lease

Retail & Office/Flex Space

1,000± SF | \$1,700/month MG



## 183 US Route One Scarborough, Maine

### Property Highlights

- Retail or Mixed-Use/Flex
- Busy US Route One Location
- Excellent signage possibilities
- Available Immediately
- Ample, on-site parking



### Property Description

We are pleased to offer a 1,000± SF, move-in ready retail/flex suite for lease in the Dolphin Marketplace. This suite is ideal for a variety of users. Located along busy Route One, the center has high visibility, high traffic counts and great signage potential.

### Broker Contact

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## Property Overview

Building Size	20,240± SF
Lot Size	3.96± acres
Assessor's Reference	Map U45, Lot 4
Owner	Dolphin Marketplace, LLC
Available Space	1,000± SF - Retail/Flex
Layout	Open reception area, one (1) office, one (1) restroom, & storage area with OHD.
Building Age	1989
Construction	Steel framed
Lighting	Recessed can lights and pendant fixtures in dining area. Fluorescent fixtures in kitchen
Flooring	VCT Tile & Concrete
Sprinkler	Full coverage - wet system
Central Fire Alarm	Yes
HVAC	LP gas/forced air distribution. Air conditioning in front portion of suite.
Utilities	Water & sewer, electric, telephone, and cable
Electric	220 Amp service
Bathrooms	One (1)
Parking	Ample, on-site
Signage	Building facade & on the property's pylon sign
Overhead Doors	One (1) 10' x 10' - exclusive use
Miscellaneous	Move-in condition

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