

FOR LEASE

Restaurant/Retail

4,300± SF | \$16.00/SF NNN



183 US Route One, Scarborough

Property Highlights

- Restaurant or retail
- Busy US Route One location
- Excellent signage possibilities
- Available immediately
- Abundant, on-site parking



Property Description

We are pleased to offer a 4,300± SF, move-in ready, former restaurant space for lease. This suite is ideal for a restaurant user or a variety of other retail users. The space offers a large open area for tables or groups, and seats around 80-100± people. The space also includes an exclusive use outdoor patio area that can accommodate 6-8 tables.

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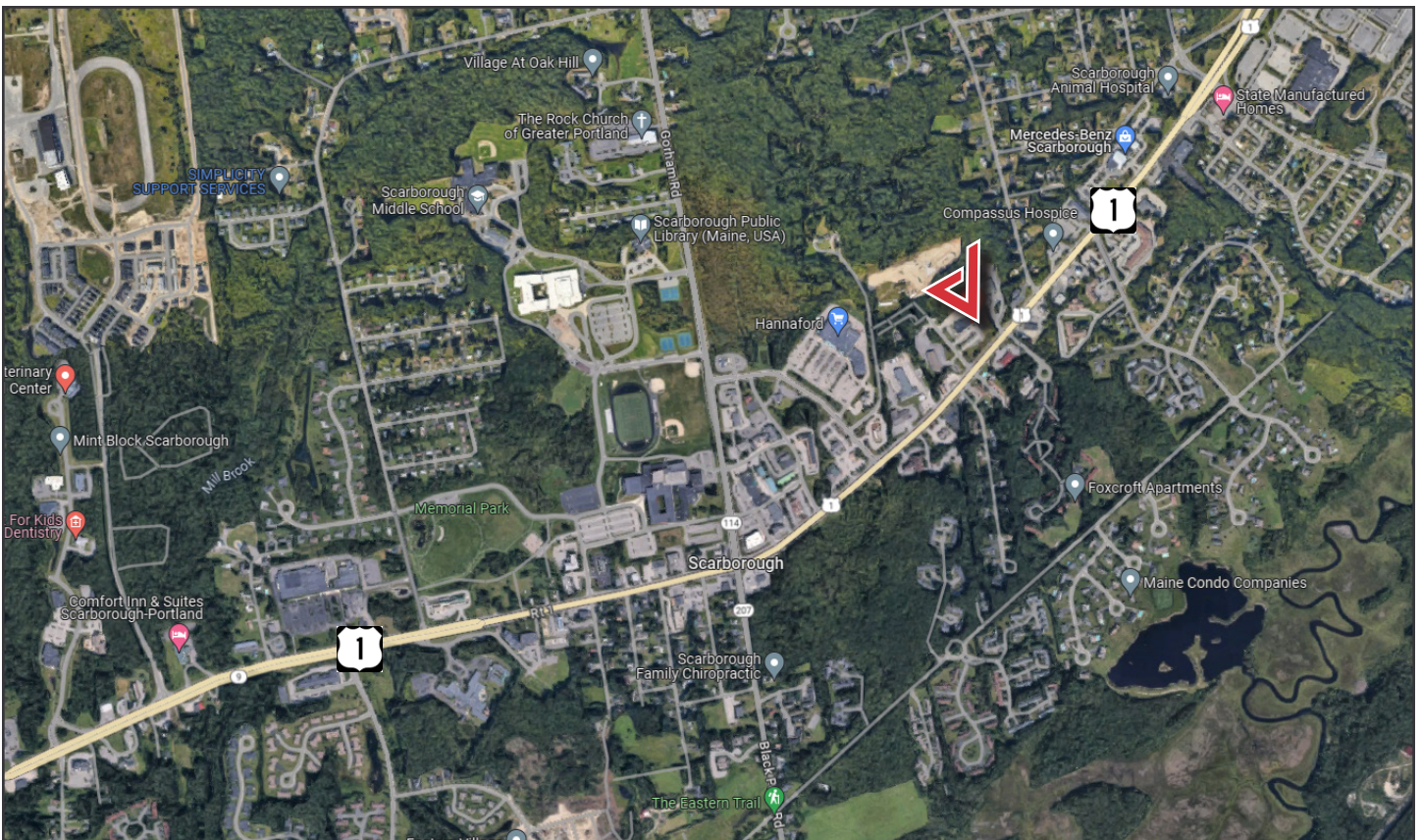




Property Overview

Available Space	4,300± SF
Building Size	20,240± SF
Lot Size	3.96± acres
Construction	Steel framed with masonry & glass facade
Lighting	Recessed can lights and pendant fixtures in dining area. Fluorescent fixtures in kitchen
Restrooms	Two (2) ADA multi-stall restrooms
Flooring	Tile - recently installed
Sprinkler	Full coverage, wet system
Central Fire Alarm	Yes
HVAC	LP gas/force air distribution. Air conditioning - distributed FHA
Utilities	Water & sewer, electric, telephone, and cable - tenant pays for electric and heat directly to utility provider
Electric	250 Amp service
Parking	Ample, on-site
Patio Area	Exclusive use patio included with the suite
Signage	Building facade and on the property's pylon sign
Miscellaneous	Move-in condition Bar Area : Includes three (3) sinks and an ice machine

FOR LEASE : \$16.00/SF NNN - Estimated NNNs : \$4.60/SF



Kitchen / Prep Area

- Fire suppression over stoves & grills
- Full dishwasher set up
- Large commercial stove, grill and warming oven
- Ice machine
- Multiple stainless steel tables
- Multiple sinks and wash stations
- Prep area
- Warming trays
- Two (2) walk-in coolers
- Soda/juice dispenser
- Grease trap
- Office





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.