

For Lease Retail Space

4,572± SF



28 Adams Way Scarborough, Maine

Property Highlights

- Conveniently located just off Route 1 adjacent to the Scarborough High school and Hannaford Supermarket.
- Flexible zoning
- Open floorplan with tall ceiling heights
- Abundant parking



Property Description

The Dunham Group is pleased to offer the former Oak Hill Beverage space for lease. Conveniently located just off Route 1 adjacent to the Scarborough High School and Hannaford Supermarket. This flex retail space offers a wide-open floorplan with tall 18+- foot ceiling heights. Flexible zoning allows for an abundance of uses including; Gym, retail, restaurant, daycare, professional offices, etc.

Broker Contact

Sylas Hatch

TC Haffenreffer

shatch@dunhamgroup.com

tc@dunhamgroup.com

Property Overview

Owner	Oak Hill Holdings, LLC
Building Size	4,572± SF
Lot Size	.69± Acres
Assessor's Reference	Map R058, Lot 32D
Deed Reference	Book 24702, Page 109
Zoning	TVC (Town and Village Centers District)
Building Age	1970
Floor	Ground
Space Breakdown	Open
Construction	Steel Frame
Roof	Pitched metal
Siding	Metal
Flooring	Concrete Slab
Utilities	Public Water/Sewer
Ceiling Height	18'±
Heat/HVAC	Natural Gas FHA
Sprinkler System	No
Bathrooms	Yes
Parking	40-50 Spaces
Electrical	3 Phase 200 Amp
Overhead Doors	4

LEASE RATE : \$9.50/SF NNN

Zoning

7. Retail sales and services, excluding car washes, gasoline filling stations and outdoor sales and services
8. Personal services
9. Restaurants with no drive-through service [Amended 11/07/07]
10. Professional offices
11. Business services and business offices
12. Financial, insurance and real estate offices
13. Health clubs
14. Non-municipal government offices
15. Non-residential institutional uses, including educational, religious, philanthropic, fraternal, or social institutions
16. Funeral homes
17. Place of worship
18. Group day care homes, day care facilities, and nursery schools
19. Accessory uses (excluding outdoor storage) including accessory agricultural activities subject to the performance standards of Section IX.P [Amended 05/05/10]
20. Family day care homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required
21. Small Batch Processing Facilities, subject to the performance standards of Section IX.(M.3.) of this Ordinance. [adopted 10/07/15]

