

# FOR LEASE

## Retail/Flex Space

8,985± SF | \$12.00/SF NNN



## 321 Elm Street, Biddeford

### Property Highlights

- 8,985± SF End-Cap Space
- Excellent Visibility & Signage
- Ample, On-site Parking
- Close to downtown Biddeford & Adjacent to Hannaford



### Property Description

We are pleased to offer this 8,985± SF end-cap retail space for lease at 321 Elm Street in Biddeford. This well-positioned retail center is adjacent to Hannaford and offers excellent visibility, convenient access, 13,710± daily traffic counts, and ample on-site customer parking. Join Maine Staffing, MVPT Physical Therapy, Richardson Monument, and The Salt Works & Spa at this convenient and vibrant retail center.

### Broker Contact

Bryan Plourde, MAI | [bryan@dunhamgroup.com](mailto:bryan@dunhamgroup.com)  
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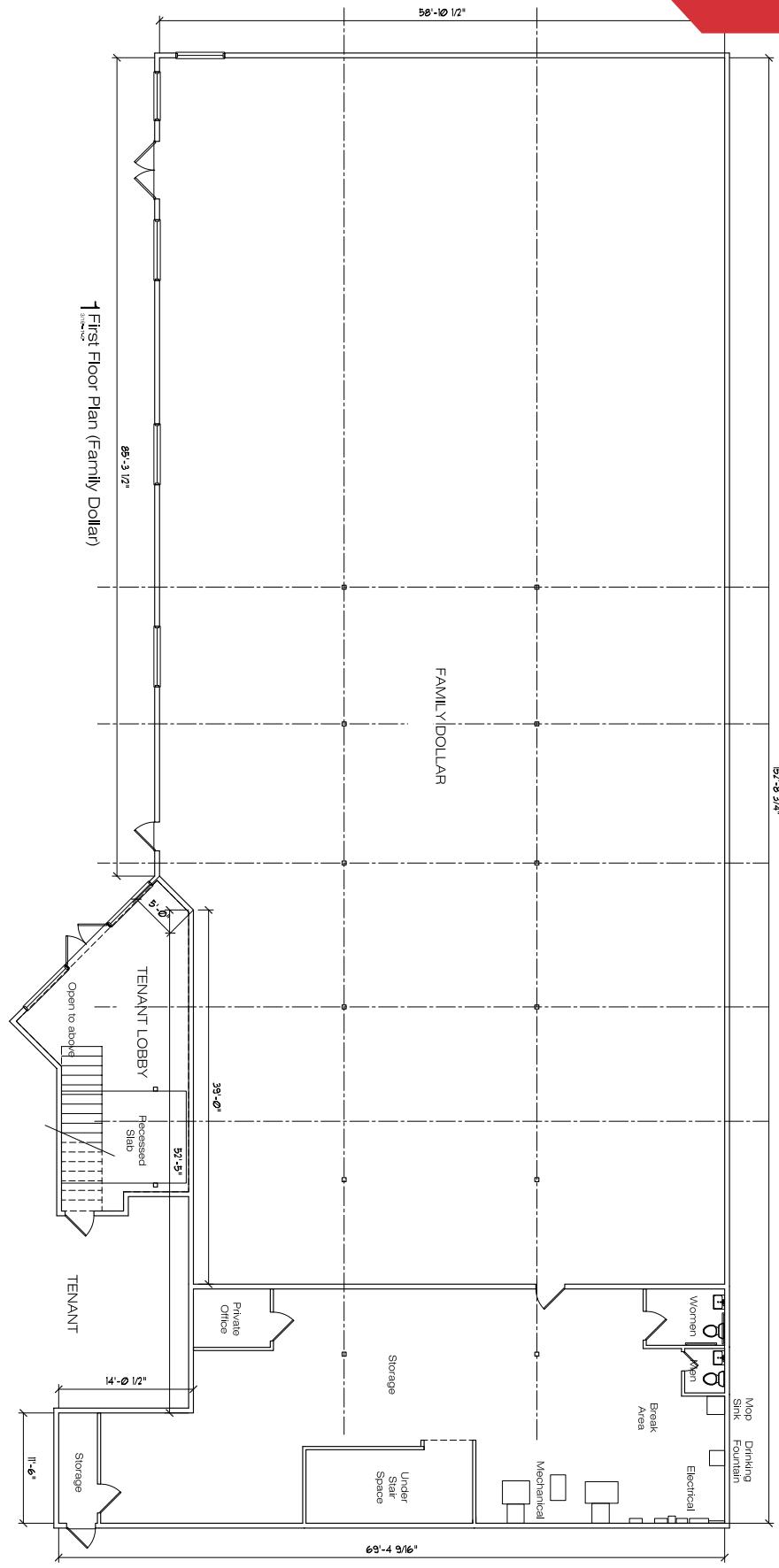
## Property Overview

Owner	Deer Street Associates
Building Size	21,172± SF
Available Space	End-Cap First Floor Retail : 8,985± SF
Zoning	B-2, Highway Business
Assessor's Reference	Map 34, Lot 41
Year Built	1989
Building Construction	Wood frame
Roof	Architectural shingles (new 2022)
Siding	Vinyl siding with brick knee wall
Flooring	Carpet & tile
Ceiling Height	11' to suspended ceiling
Utilities	Public water and sewer
Electric	400 amp, 3-phase/3-wire, 208Y/120V
HVAC	Forced hot air & AC, separately metered
Sprinklers	Full sprinkler system
Bathrooms	Two (2), in unit
Parking	65 spaces onsite, in-common and recently resurfaced.
Traffic Counts	13,710 AADT
Road Frontage	208'

**RETAIL SPACE : \$12.00/SF NNN**

# 321 Elm Street





## LOCATION FACTS & DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 321 & 327 Elm Street, Biddeford, ME 04005

### CITY, STATE

**Biddeford, ME**

### POPULATION

**28,581**

### AVG. HH SIZE

**2.33**

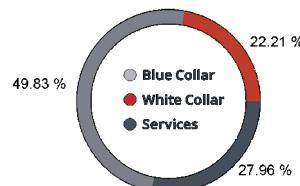
### MEDIAN HH INCOME

**\$52,496**

### HOME OWNERSHIP

Renters:		6,102
Owners:		6,149

### EMPLOYMENT



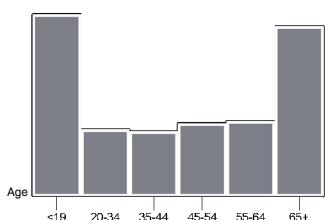
**55.88 %** Employed      **1.47 %** Unemployed

### EDUCATION

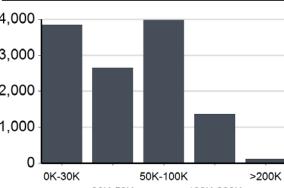
High School Grad:	<b>36.64 %</b>
Some College:	<b>18.51 %</b>
Associates:	<b>7.90 %</b>
Bachelors:	<b>19.15 %</b>

### GENDER & AGE

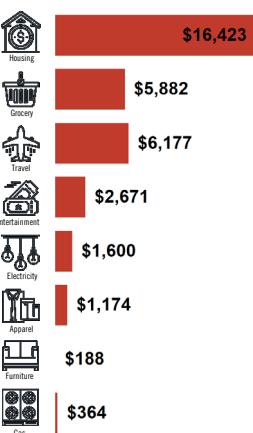
**47.91 %**  **52.09 %** 



### INCOME BY HOUSEHOLD

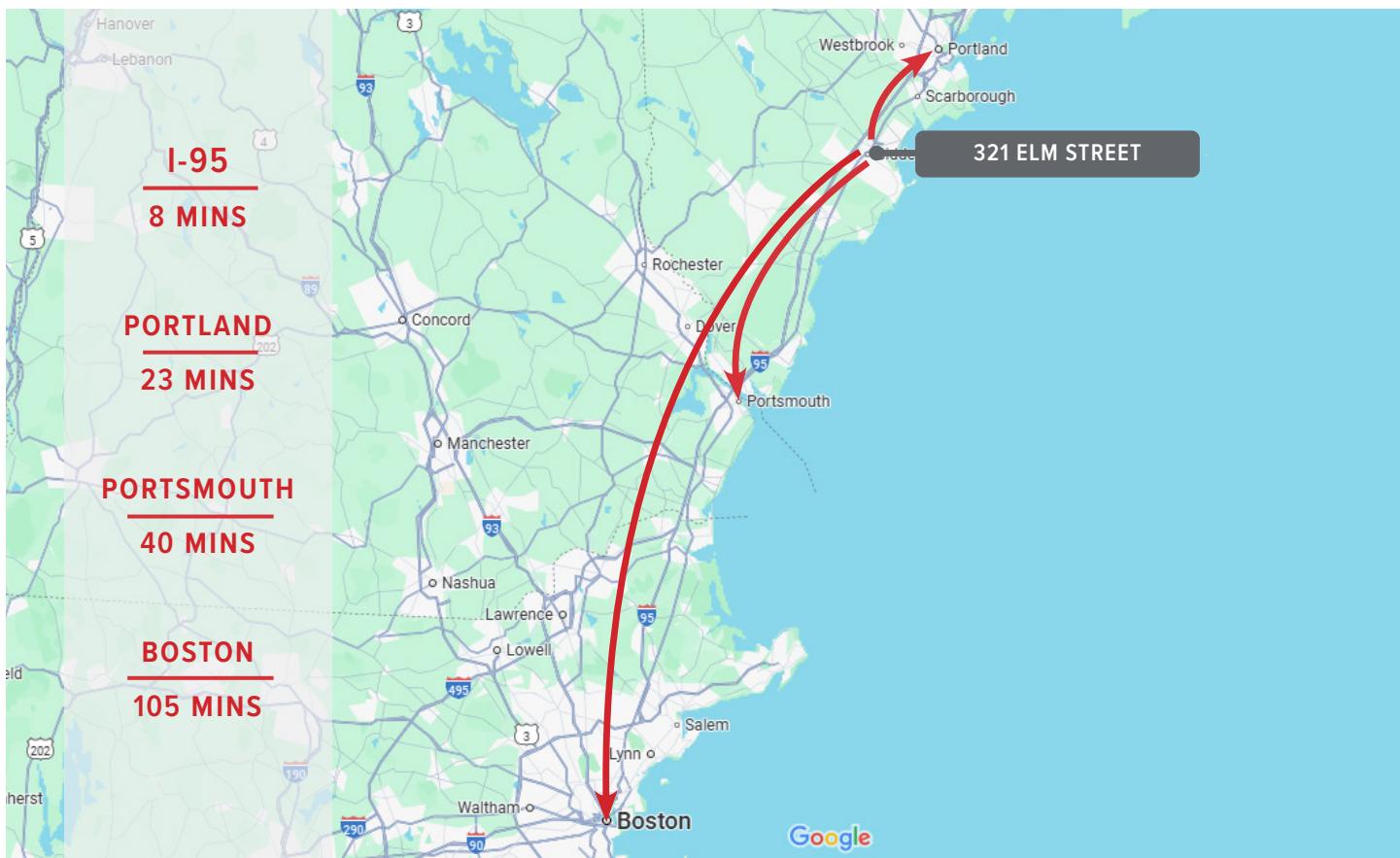


### HH SPENDING



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## DRIVE TIMES



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.