

FOR LEASE

In-Line Retail Space

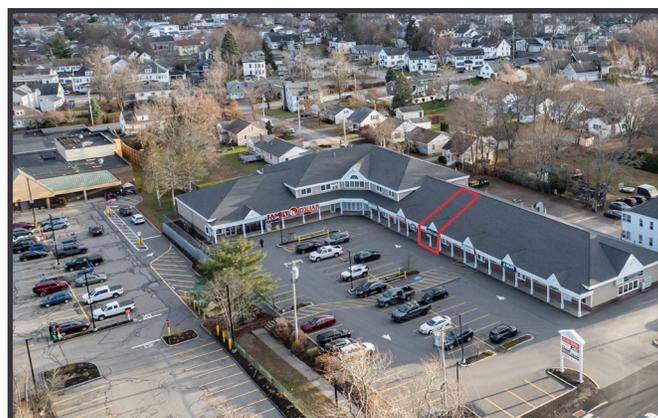
1,040± SF | \$14.50/SF NNN



321 Elm Street, Biddeford - Suite #4

Property Highlights

- 1,040± SF 1st Floor In-Line Space
- Excellent Visibility & Signage
- Ample, On-site Parking
- Close to downtown Biddeford & Adjacent to Hannaford



Property Description

We are pleased to offer 1,040± SF of in-line retail space for lease at 321 Elm Street in Biddeford. Suite #4 offers front and rear access, a manager's office, and a restroom. 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

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Property Overview

Owner	Deer Street Associates
Building Size	21,172± SF
Available Space	Suite #4 : 1,040± 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	One (1), in unit
Parking	65 spaces onsite, in-common and recently resurfaced.
Traffic Counts	13,710 AADT
Road Frontage	208'

FOR LEASE : \$14.50/SF NNN
Estimated NNNs : \$6.17/SF

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

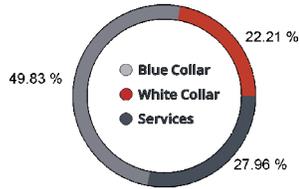
AVG. HHSIZE
2.33

MEDIAN HH INCOME
\$52,496

HOME OWNERSHIP

Renters: **6,102**
Owners: **6,149**

EMPLOYMENT



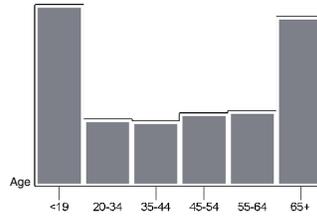
Employed: **55.88 %**
Unemployed: **1.47 %**

EDUCATION

High School Grad: **36.64 %**
Some College: **18.51 %**
Associates: **7.90 %**
Bachelors: **19.15 %**

GENDER & AGE

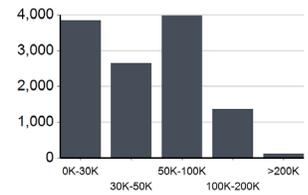
47.91 % 52.09 %



RACE & ETHNICITY

White: **96.74 %**
Asian: **0.74 %**
Native American: **0.07 %**
Pacific Islanders: **0.00 %**
African-American: **0.12 %**
Hispanic: **0.91 %**
Two or More Races: **1.42 %**

INCOME BY HOUSEHOLD

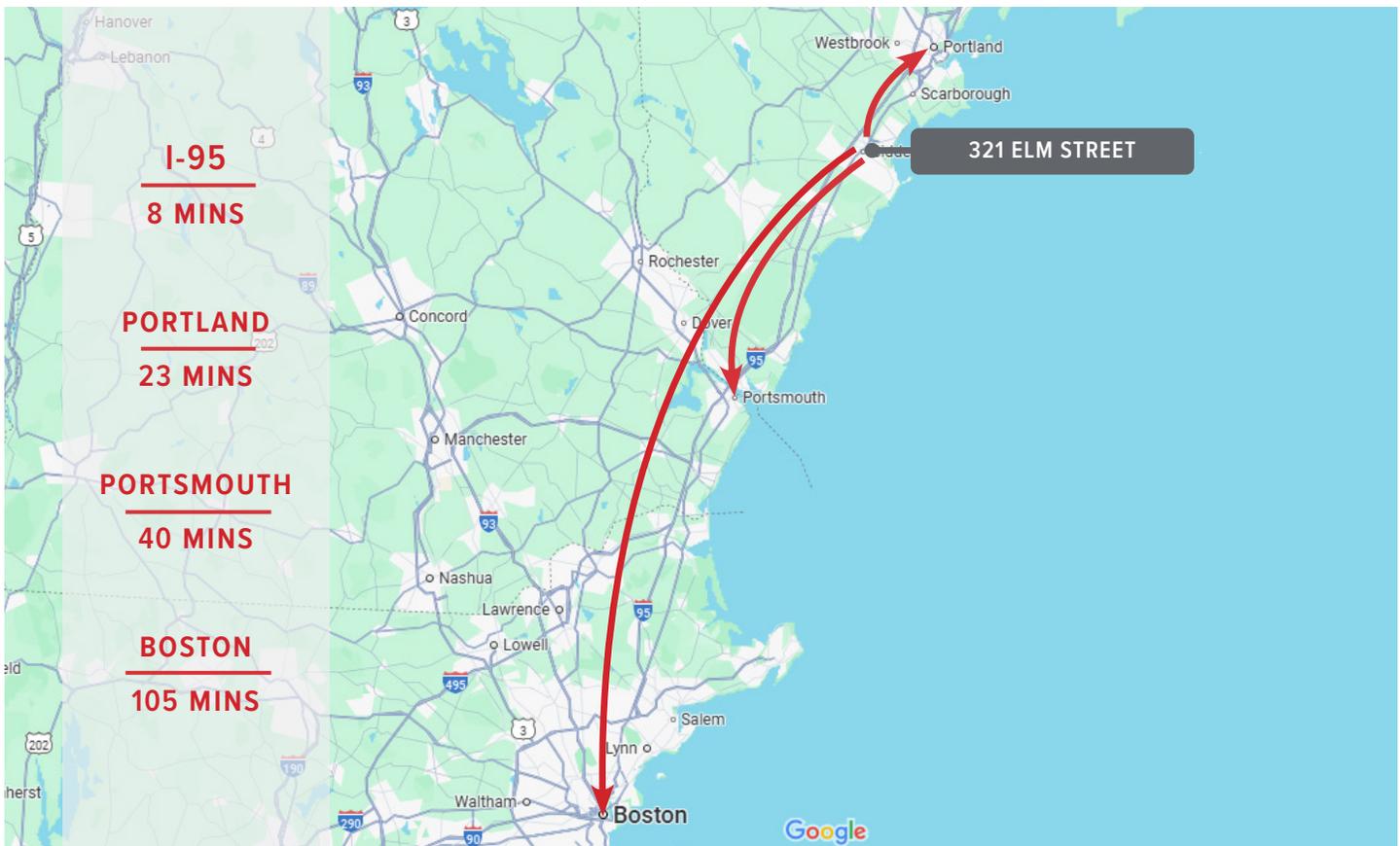


HH SPENDING



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DRIVE TIMES



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