

FOR LEASE

Retail/Flex Space

3,831± SF | \$13.00/SF NNN



321 Elm Street, Biddeford

Property Highlights

- *Excellent signage & visibility*
- *Ample, on-site parking*
- *Close to downtown Biddeford*



Property Description

We are pleased to offer two retail/office suites for lease at 321 Elm Street in Biddeford. Join Maine Staffing and Family Dollar with two retail suites available in the Elm Street Plaza next to Hannaford. Suite 2 is 2,500± SF and Suite 3 is 1,331± SF. Excellent access and visibility, with 13,710 AADT and ample parking for customers on site.



Broker Contact

Bryan Plourde

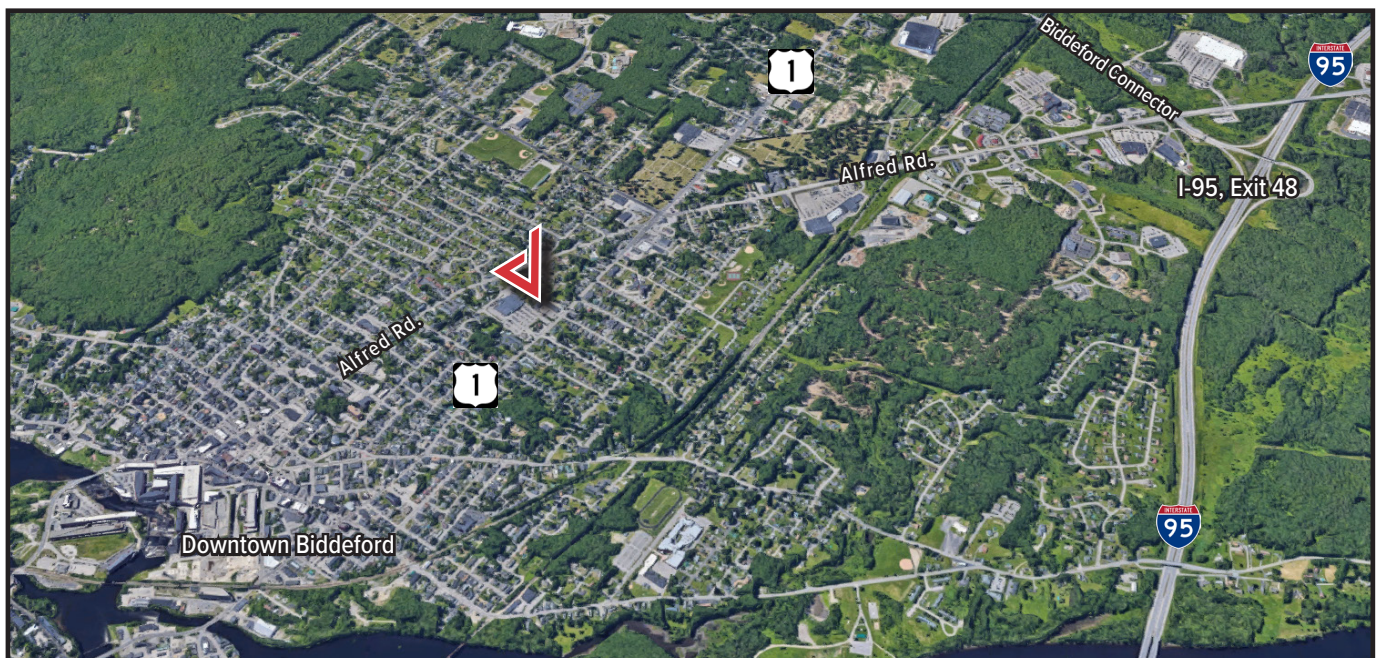
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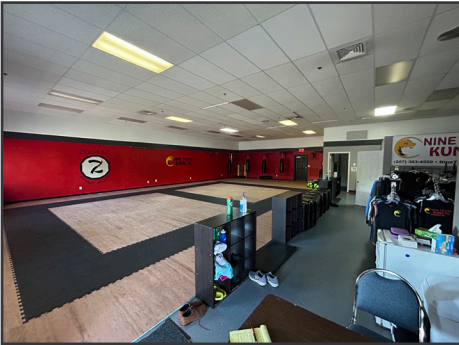
Property Overview

Owner	Deer Street Associates
Building Size	21,172± SF
Available Space	Suite 2 : 2,500± SF Suite 3 : 1,331± SF
Zoning	B-2, Highway Business
Assessor's Reference	Map 34, Lot 41
Year Built	1989
Building Construction	Wood frame
Roof	Architectural shingles (new)
Siding	Clapboard wood siding with brick knee wall
Flooring	Carpet & tile
Utilities	Public water and sewer
HVAC	Forced hot air & AC, separately metered
Bathrooms	One (1), in unit
Parking	65 spaces onsite, in-common and recently resurfaced.
Traffic Counts	13,710 AADT
Road Frontage	208'

FOR LEASE : \$13.00/SF NNN



Suite 2



Suite 3

