

# FOR LEASE

## Retail Building

6,700± SF | \$25.00/SF NNN



\*concept rendering

## 451 Alfred Street, Biddeford

### Property Highlights

- Convenient Access to I-95
- Ample On-site Parking

### Property Description

We are pleased to offer this 6,700± SF retail building for lease at 451 Alfred Street in Biddeford. This facility is located along the busy retail corridor of Route 111. The facility has a history of strong sales (the business owner is retiring). The property could easily be re-purposed for other retail users.



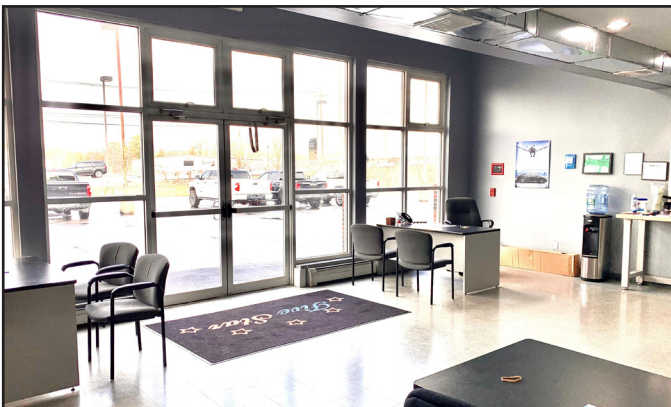
### Broker Contact

Frank O'Connor, CCIM, SIOR  
foconnor@dunhamgroup.com  
207.773.7100

## Property Overview

Owner	Five Star Holdings, LLC
Building Size	6,700± SF
Space Breakdown	Subdividable down to 1,500± SF
Lot Size	50,000± SF
Assessor's Reference	Map 17, Block 7, Lot 2
Deed Reference	Book 14233, Page 943
Zoning	I3
Year Built	2006
Construction	Masonry, wood frame
Roof	Gabled/asphalt shingle
Siding	Hardie Plank
Flooring	VCT
Utilities	Municipal water and sewer, natural gas, 3-phase electrical
HVAC	Gas-fired, forced hot air / central air
Sprinkler	Yes, partial/concealed wet system
Bathrooms	Five (5)
Parking	Ample on-site
Traffic Counts	24,472 vehicles/day
Road Frontage	300'±

**FOR LEASE : \$25.00/SF NNN**



ID	# of	Material	S.D. (Height Group / Opening)	Type	Manufacturer	Finish	Hardware Set/Finish	Notes
A	4	2'-10"	1'-10"	7'	Fixed	TBD	TBD	Clasp to Match Existing
B	1	2'-10"	1'-10"	7'	Fixed	TBD	TBD	Interior Fixed Window

ID	Manufacturer	Model	Size	Position	Door Finish	Glassing	Hardware	Notes
101A	101A	101A	10'-0" x 12'-0"	Interior	TBD	Y	TBD	
101B	101B	101B	3'-0" x 7'-0"	Interior	TBD	Y	TBD	
101C	101C	101C	3'-0" x 7'-0"	Interior	TBD	Y	TBD	
101D	101D	101D	3'-0" x 7'-0"	Interior	TBD	N	TBD	
101E	101E	101E	3'-0" x 7'-0"	Interior	TBD	N	TBD	
101F	101F	101F	3'-0" x 7'-0"	Interior	TBD	Y	TBD	

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101D	101D	101D	3'-0" x 7'-0"	Interior	TBD	N	TBD	
101E	101E	101E	3'-0" x 7'-0"	Interior	TBD	N	TBD	
101F	101F	101F	3'-0" x 7'-0"	Interior	TBD	Y	TBD	

**WALL TYPE 1**  
SCALE: 3/4" = 1'-0"

**WALL TYPE 2**  
SCALE: 3/4" = 1'-0"

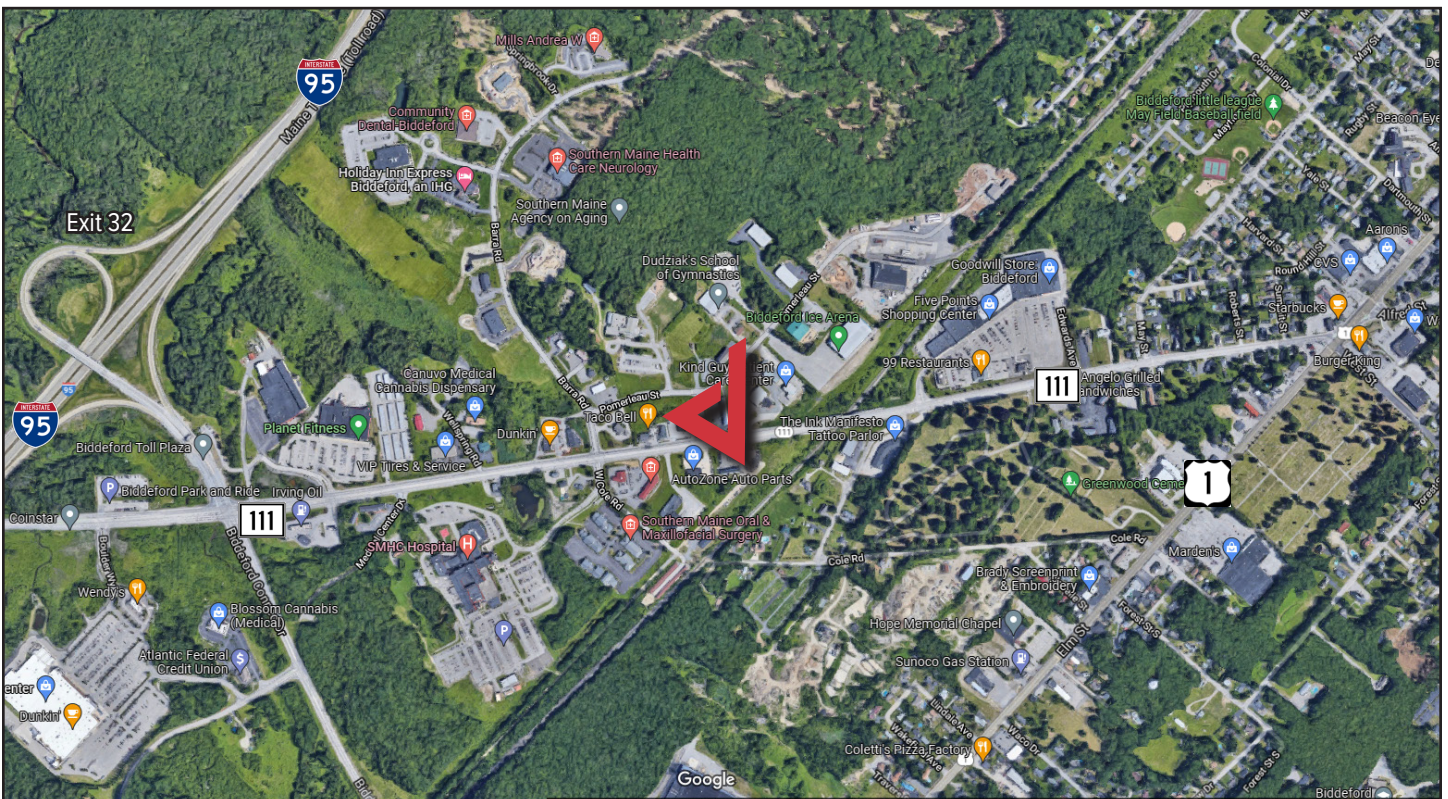
**PROPOSED PLAN LEGEND**

- Window (See Window Schedule A.1.1)
- Door (See Door Schedule A.1.1)
- Wall Type (See Wall Schedule A.1.1)
- Structural Member (Refer to Drawing)
- Structural Column (Refer to Drawing)
- Structural Beam (Refer to Drawing)
- Structural Wall (Refer to Drawing)
- Structural Slab (Refer to Drawing)
- Structural Foundation (Refer to Drawing)

**5 STAR AUTO ADDITION**  
451 ALFRED STREET, BIDDEFORD, ME 04415

**PRELIMINARY**  
NOT FOR CONSTRUCTION

PROPOSED 1ST FLOOR  
SCALE: 1/4" = 1'-0"



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.