

# FOR LEASE

Retail Suite

1,800± SF | \$25.00/SF NNN



## 574 Alfred Street, Biddeford

### Property Highlights

- Former GameStop, Suite D
- Signalized Intersection at Entrance
- 3.6 Million Annual Visitors at Market Basket Center Across Alfred Street



### Property Description

We are pleased to offer an 1,800± SF retail suite for lease at 574 Alfred Street in Biddeford. This prime space is situated in the newly developed Biddeford Shoppes center, centrally located within Biddeford's largest retail corridor. Directly across from the center, and sharing a signalized intersection, is a Market Basket-anchored lifestyle center that attracts 3.6 million visitors annually. Biddeford Shoppes boasts exceptional visibility, easy access, and strong signage opportunities, with daily traffic counts of approximately 24,800 vehicles on Alfred Street. Join established tenants including Mattress Firm, Five Guys, Sports Clips, Firehouse Subs, US Cellular, and Dunkin'.

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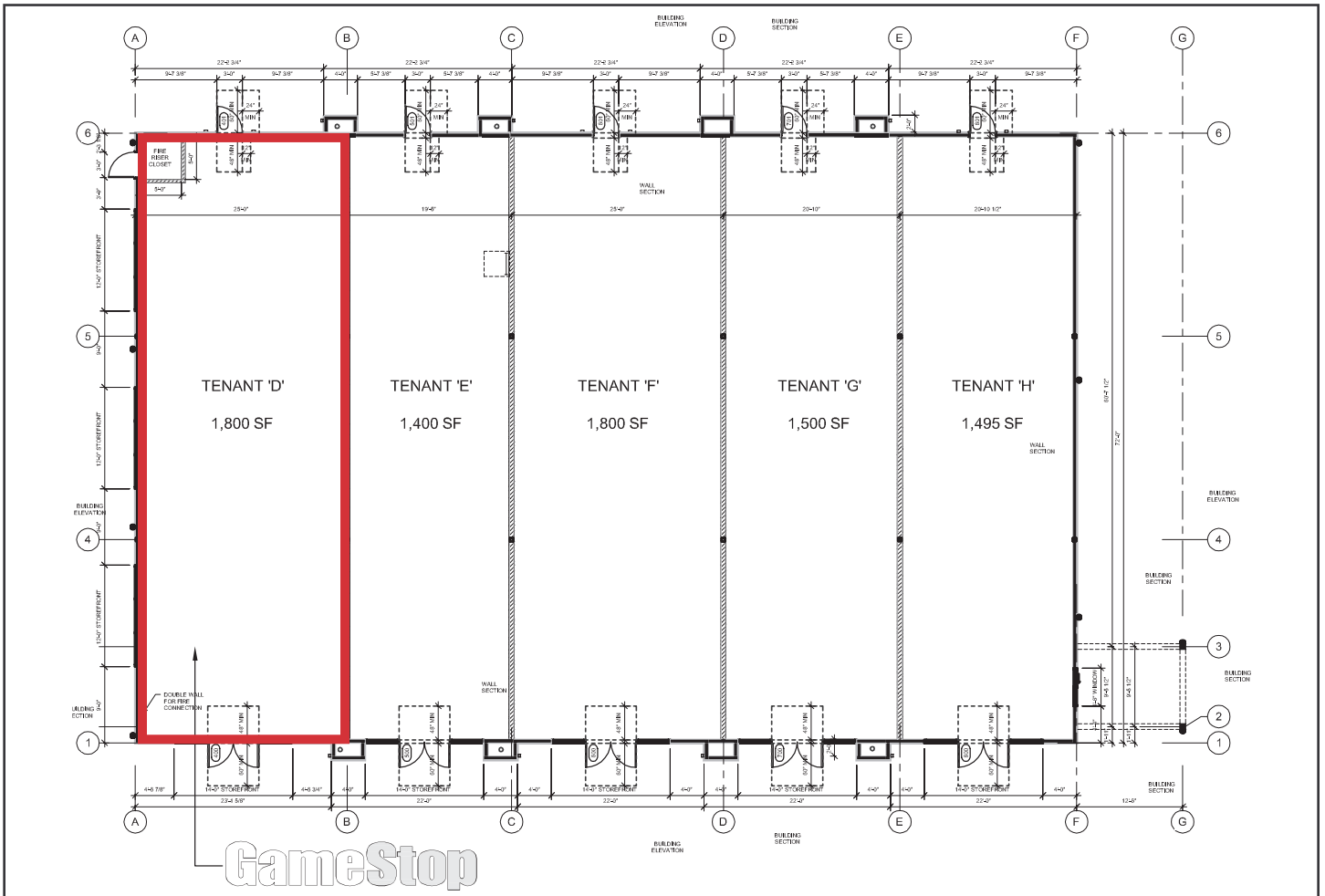
## Property Overview

|                       |   |
|-----------------------|---|
| Owner                 | Winchendon, LLC                           |
| Building Size         | 7,208± SF                                 |
| Lot Size              | 4.75± acres                               |
| Available Space       | Unit D: 1,800± SF                         |
| Zoning                | B2 - Business 2                           |
| Assessor's Reference  | Map 2, Block 23, Lot 1                    |
| Year Built            | 2016                                      |
| Building Construction | Wood frame, asphalt shingle, vinyl siding |
| Utilities             | Public water and sewer                    |
| HVAC                  | Forced air, central AC                    |
| Parking               | Ample, on-site                            |
| Road Frontage         | 352'±                                     |
| Traffic Counts        | 24,800± per day                           |

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



# 574 Alfred Street



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.