

# FOR LEASE/BUILT-TO-SUIT

## Retail Pad Site

1.43± acre | \$75,000/year NNN



## 584 Alfred Street, Biddeford

### Property Highlights

- Land lease or build-to-suit
- Traffic counts of 27,445± cars/day
- Easily accessible via I-95 Exit 32
- Located in the heart of Biddeford's retail corridor

### Property Description

We are pleased to offer this 1.43± acre parcel for lease at 584 Alfred Street in Biddeford. This prime retail site has an access easement through the Biddeford Shoppes and its lighted intersection. The Biddeford Shoppes include Dunkin', Firehouse Subs, Five Guys, Mattress Firm, and others. Across Alfred Street is the Market Basket and Target anchored Biddeford Crossing. The site provides easy access via I-95, Exit 32 and has high visibility and traffic counts.

### Broker Contact

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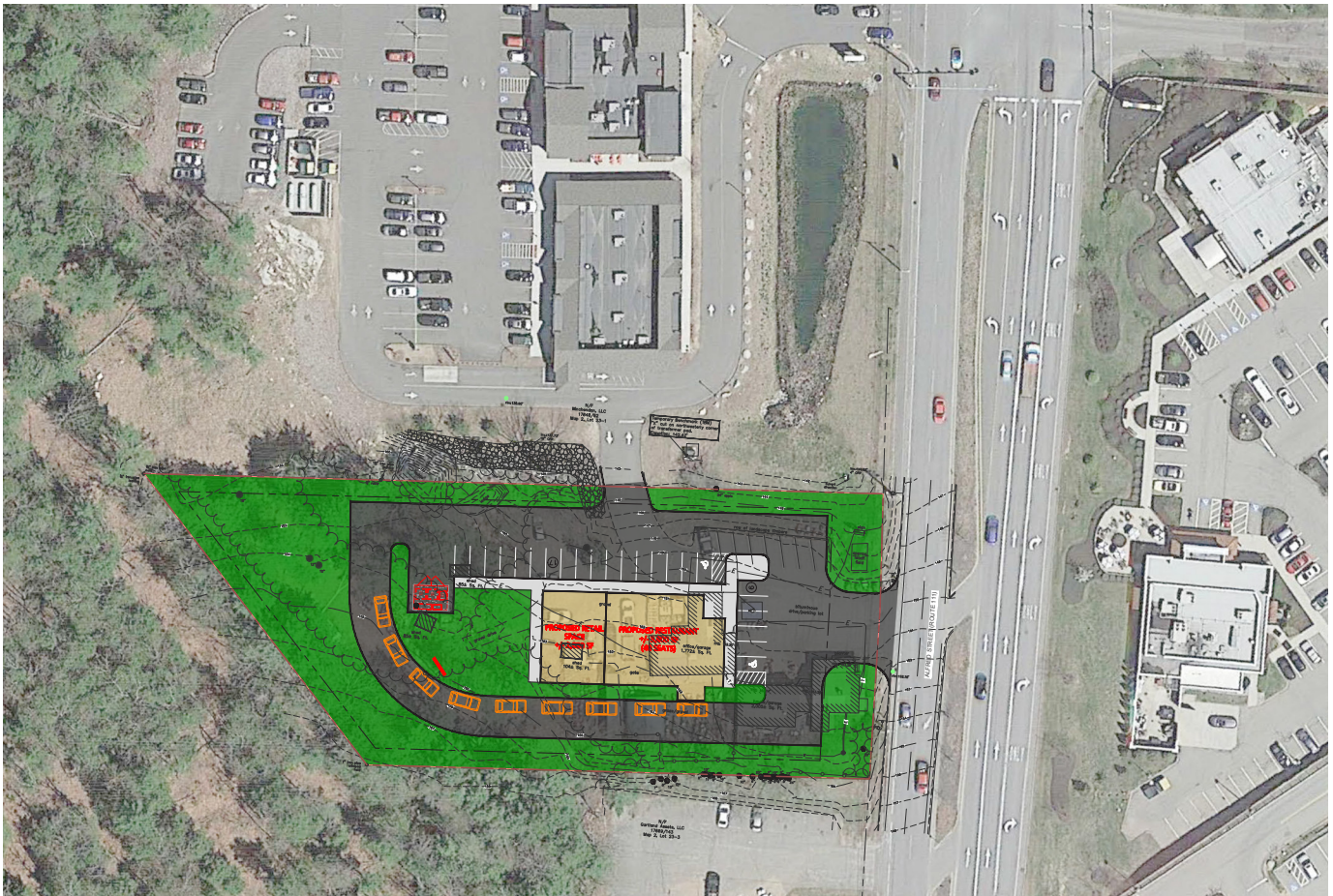


## Property Overview

Owner	584 Alfred St. LLC
Lot Size	1.43± acres
Assessor's Reference	Map 2, Lot 23
Deed Reference	Book 7354, Page 206
Zoning	B2 - Business Highway
Utilities	Private water and septic
Traffic Counts	27,455± vehicles/day
Road Frontage	164'±

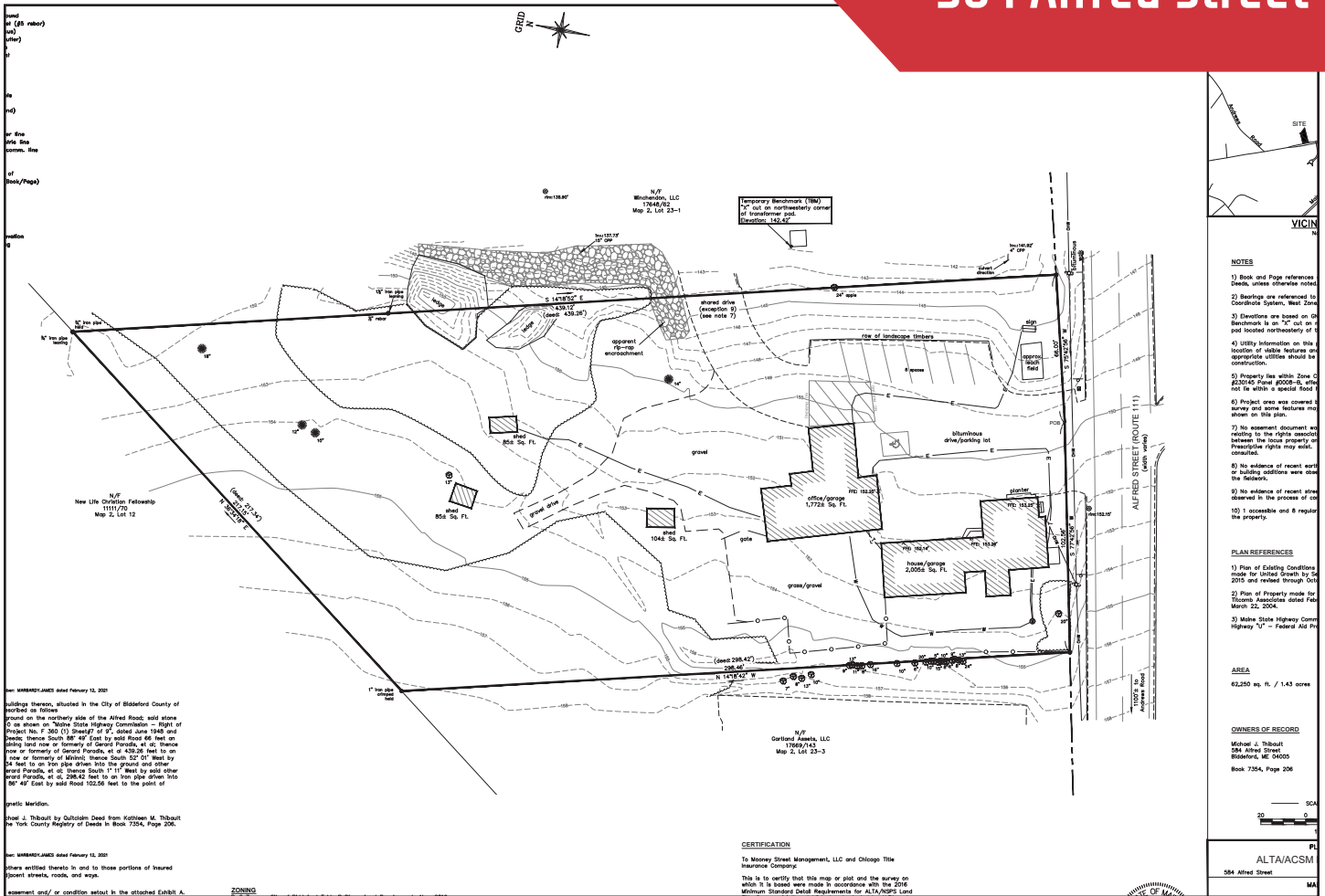
**FOR LEASE : \$75,000/year NNN**

## CONCEPT PLAN





# 584 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.