



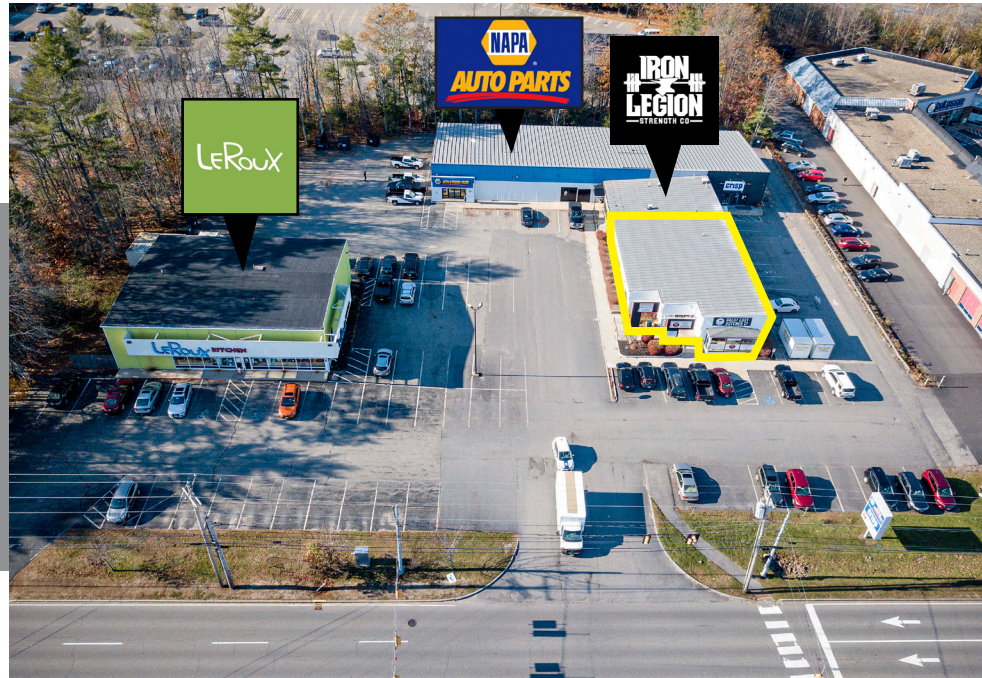
450 Payne Road  
Scarborough, ME



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## FOR LEASE: EXISTING OR BUILD-TO-SUIT RETAIL OR SERVICE RETAIL



- This location offers a multitude of potential uses for the proposed pad site similar to the conceptual site plan shown herein. High visibility at the lighted intersection and the potential for a drive-thru window is rare along this retail corridor.
- Formerly a butcher shop with prepared foods and other convenience items, the existing 3,652± SF space is suitable for a variety of uses. A 3,950± building on a pad site is available as well.
- The location is currently home to LeRoux Kitchen, a popular houseware business, NAPA Auto in the rear of the building and Iron Legion Strength Co.
- Wal-Mart and Scarborough Gallery are directly across Payne Road as is Marden's and a new Starbucks anchored shopping center. Sam's Club is the next property down.
- Easy access from I-95/The Maine Turnpike, I-295, Route 1—just South of The Maine Mall and Portland International Jetport.

# PROPERTY SUMMARY

450 Payne Road | Scarborough, ME



## PROPERTY INFORMATION

**OWNER:** Payne Road Acquisitions LLC

**ASSESSOR:** Map R037, Lot 5

**TOTAL SITE SIZE:** 2.2± AC

**TOTAL BUILDING SF:** 20,124± SF

**STORIES:** One (1)

**UTILITIES:** Municipal water & sewer

**SIGNAGE:** On building and pylon at street

**PARKING:** Parking ratio is 5:5 per 1,000 SF

**ZONING:** B2 - Regional Business

**LEASE RATE:** See Broker for lease rate

## AVAILABLE SPACES

**PROPOSED NEW SPACE:** 3,950± SF

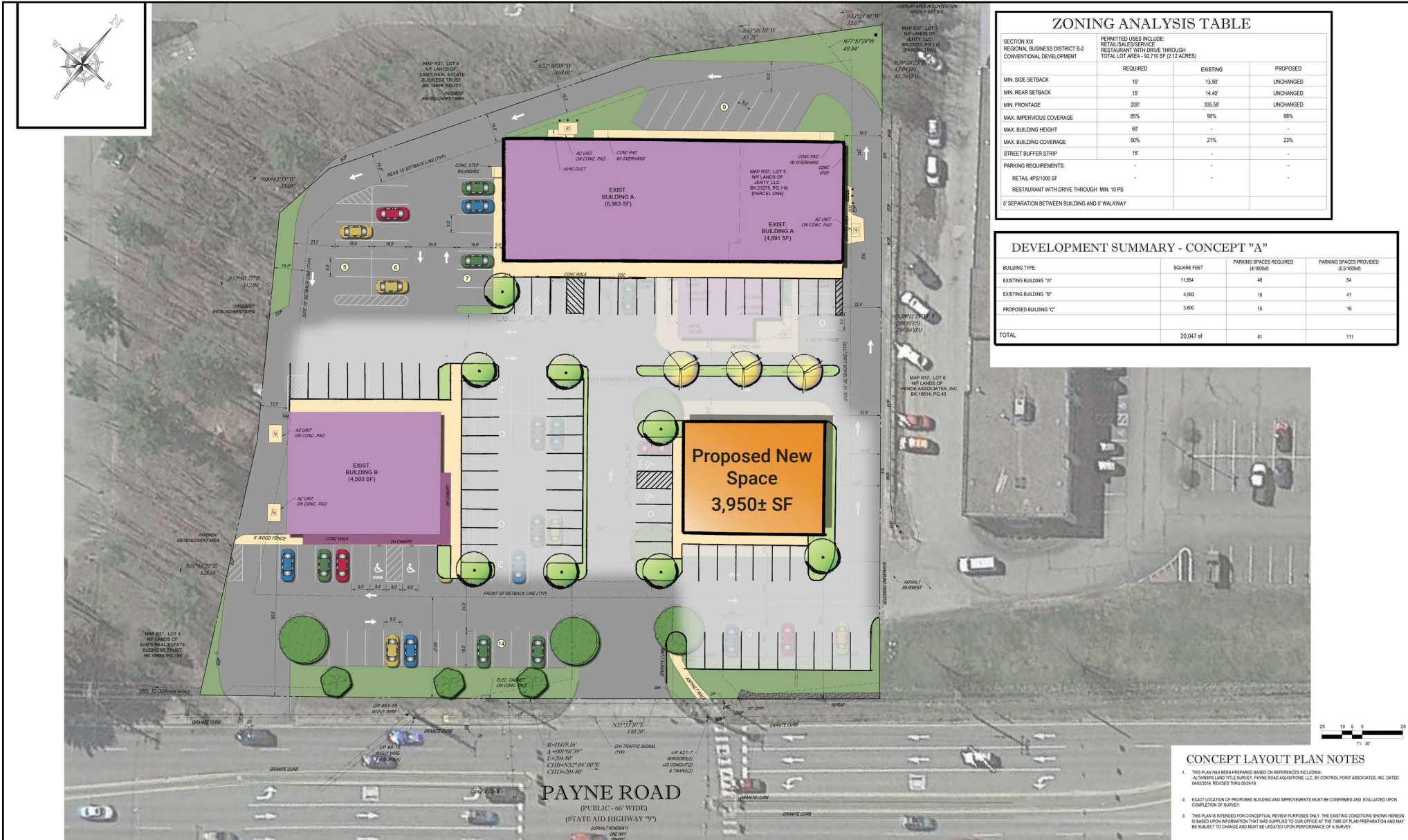
**EXISTING SPACE:** 3,652± SF

## HIGHLIGHTS

- **HIGH VISIBILITY** | 450 Payne Road is one of the best locations in a highly desirable retail market. It is situated at a highly visible intersection that has access to two traffic signals across from major regional shopping destinations (Scarborough Gallery).
- **STRONG TRAFFIC COUNTS** | Direct access to two signalized intersections on Payne Road (24,010 average daily traffic) just south of the I-95/I-295 interchange.
- **AREA SYNERGY** | In addition to the appeal of the existing tenant lineup, the Property benefits from the heavy customer draws of this super regional market. This section of Payne Road also provides convenient access to the local market of Scarborough and South Portland.
- **CONVENIENT ACCESS** | Three curb cuts on Payne Road including two signalized intersections and shares easement with neighboring property to its signalized intersection.
- **CURB APPEAL** | The Property is attractive to national and regional credit tenants as a direct result of its location at two signalized intersections across from major national retailers on the main thoroughfare of Maine's largest super region retail market.

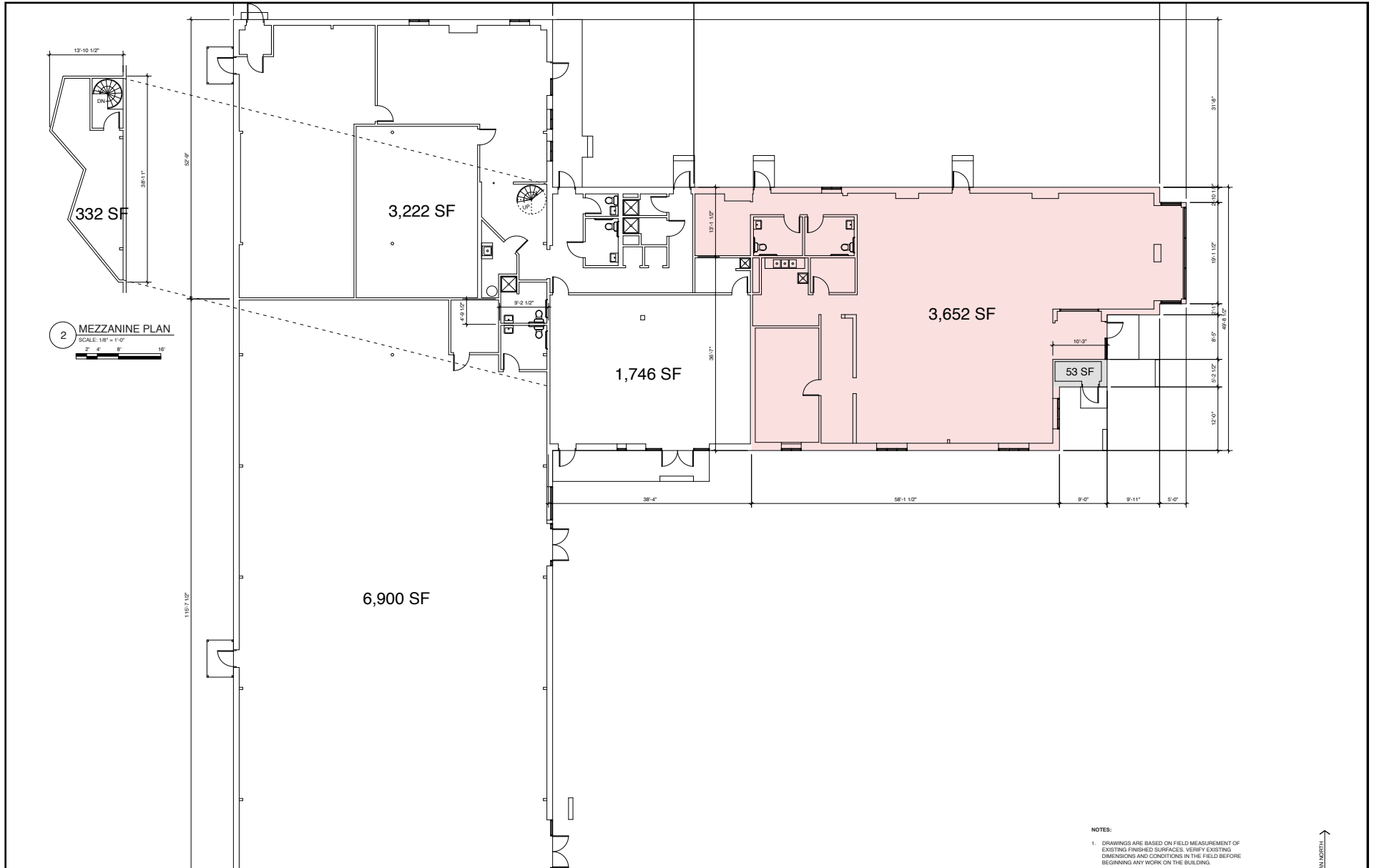
# PROPOSED NEW SPACE

## 450 Payne Road | Scarborough, ME



# EXISTING SPACE

450 Payne Road | Scarborough, ME



# PHOTOS

450 Payne Road | Scarborough, ME



# FOR LEASE | BUILD-TO-SUIT/RETAIL/SERVICE

450 Payne Road | Scarborough, ME



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