

FOR LEASE | RETAIL SPACE

491 US Route One | Freeport, ME



1,250± SF END CAP RETAIL SPACE

- Highly visible location along Route One in Freeport with traffic counts of 10,000± cars/day
- Rare, small retail opportunity in Freeport
- Tenant mix includes retail, professional office, services, and restaurants
- Join Thai Garden, Maine Solar Solutions, Sunrise Cafe and more!

LEASE RATE: \$16.50/SF MG



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PROPERTY SUMMARY

491 US Route One | Freeport, ME



OWNER: Storage Realty Corp

DEED: Book 21237, Page 166

ASSESSOR: Map 23, Lot 61

LOT SIZE: 3.76± AC

BUILDING SIZE: 19,428± SF

AVAILABLE SPACE: 1,250± SF

STORIES: Two (2)

YEAR BUILT: 1973 & 1989

CONSTRUCTION: Wood frame

ROOF: Asphalt

SIDING: Clapboard

CEILING HEIGHT: 8'±

LIGHTING: Fluorescent

HVAC: Natural gas

UTILITIES: Municipal water & sewer

RESTROOM: Yes

SIGNAGE: Pylon sign and on building

PARKING: Ample on-site

ROAD FRONTAGE: 1,000'±

ZONING: C1

LEASE RATE: \$16.50/SF MG



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DEMOGRAPHICS

RADIUS:	3 miles	5 miles	10 miles
TOTAL POPULATION:	6,234	17,384	61,599
TOTAL HOUSEHOLDS:	2,663	7,294	25,126
AVG HOUSEHOLD INCOME:	\$71,859	\$72,333	\$72,689
TOTAL BUSINESSES:	450	924	2,754
TOTAL EMPLOYEES:	5,862	10,196	28,784

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