

For Lease

Build-to-Suit Office/Retail

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1 Bridges Drive Scarborough, ME

Property Highlights

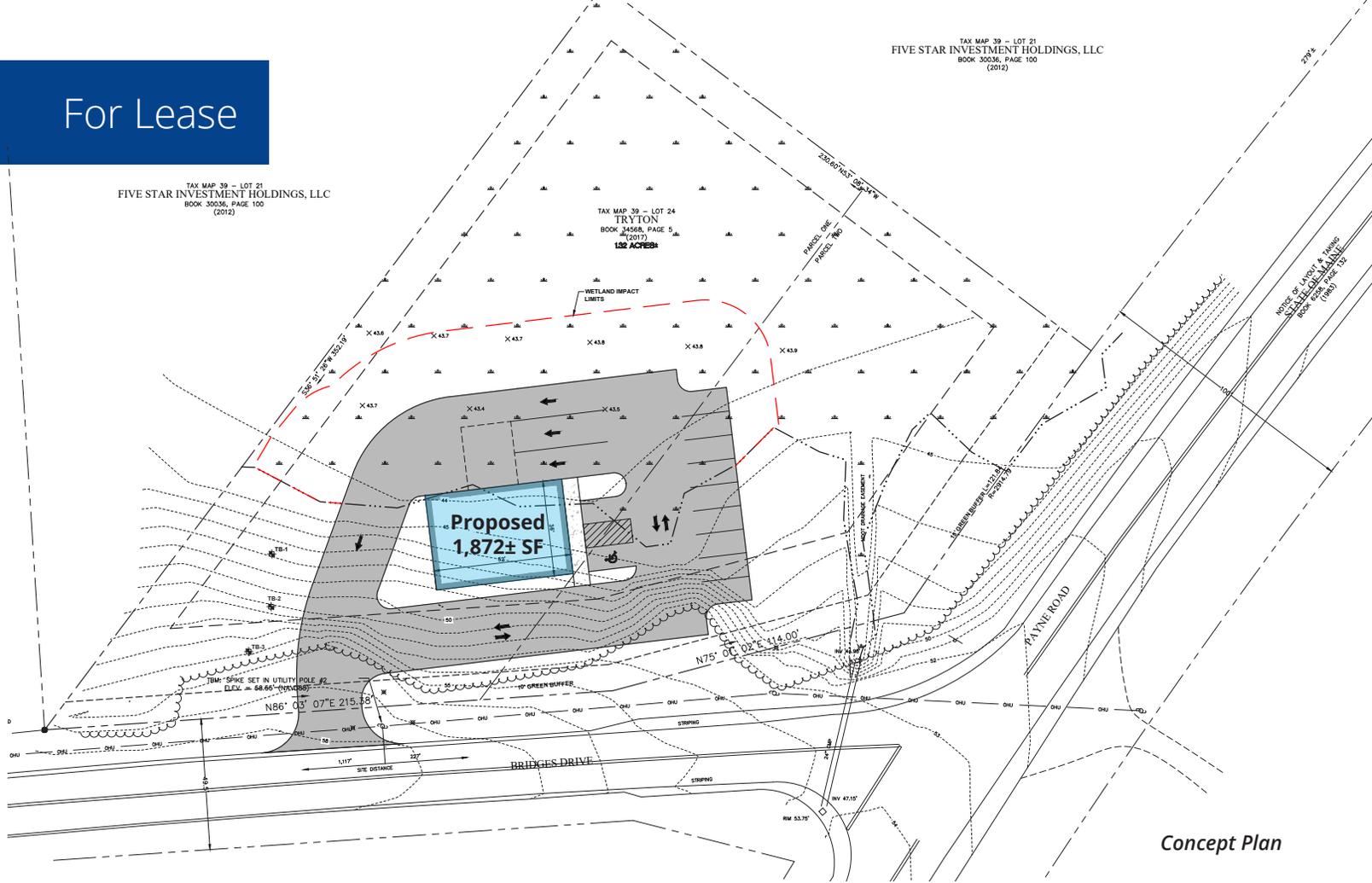
- Build-to-suit office/retail building on 1.32± acres is available for lease
- Site plan shows a proposed 1,872± SF building with on-site parking with site allowing for a larger building footprint depending on use
- B-3 zoning allows for a wide range of uses including drive-thru businesses such as a bank or quick service restaurant
- Ideally located less than a mile from I-95, Exit 42 with 16,950± VPD on Payne Road, per MaineDOT 2019
- Significant development is occurring in the Payne Road/Haigis Parkway corridor including Scarborough Downs, several multifamily properties, and the Gateway Shoppes which is anchored by Cabela's

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TAX MAP 39 - LOT 21
FIVE STAR INVESTMENT HOLDINGS, LLC
BOOK 30036, PAGE 100
(2012)

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Concept Plan

Specifications

Address:	1 Bridges Drive
Location:	Scarborough, ME 04074
Acreage:	1.32±
Proposed Building SF:	1,872±
Road Frontage:	300' on Payne Road
Traffic Count:	16,950 VPD per MaineDOT 2019 (Payne Road)
Utilities:	Public water & sewer
Zoning:	B-3
2020 Taxes:	\$833.65
Lease Rate:	See broker for details

Contact us:

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Demographics

	3 miles	5 miles	10 miles
Average Population	10,492	46,430	199,883
# of Households	4,370	18,851	86,382
Average HH Income	\$90,742	\$76,515	\$68,831

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2021.



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