



476 Alfred Street • Biddeford, Maine  
Biddeford Marketplace

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1,000 ± SF Ideally Located Retail Spaces

**Cardente Real Estate** is pleased to represent this outstanding retail opportunity on Route 111 in Biddeford, Maine. There are two Retail End Cap spaces available immediately, 1,000± square feet. This complex includes Dunkin Donuts and AAA as co-tenants. With a convenient turning lane from Route 111, and signalized light, this premier location provides easy access and unparalleled visibility.

Signage rights on the building as well as on the freestanding pylon sign. Located within a 1/4 mile of the Maine Turnpike (Exit 32) and close to downtown Biddeford as well as the expanding Route 111 retail corridor. Ample parking is provided onsite.



**Karen Rich**  
karen@cardente.com

For Lease



## Property Details

## Lease Details

**Property Address:** 476 Alfred Street, Biddeford

**Landlord:** Lamia Inc.

**Building Size:** 5,999± SF

**Lot Size:** 5.5± acre

**Year Built:** 2008

**Construction:** Wood Frame

**Heat:** Forced Air

**A/C:** Central

**Signage:** Pylon Sign at Entrance & Facade

**Location:** Located Amidst Many Area Businesses Including Dunkin Donuts, AAA

**Parking:** Ample On-site Parking

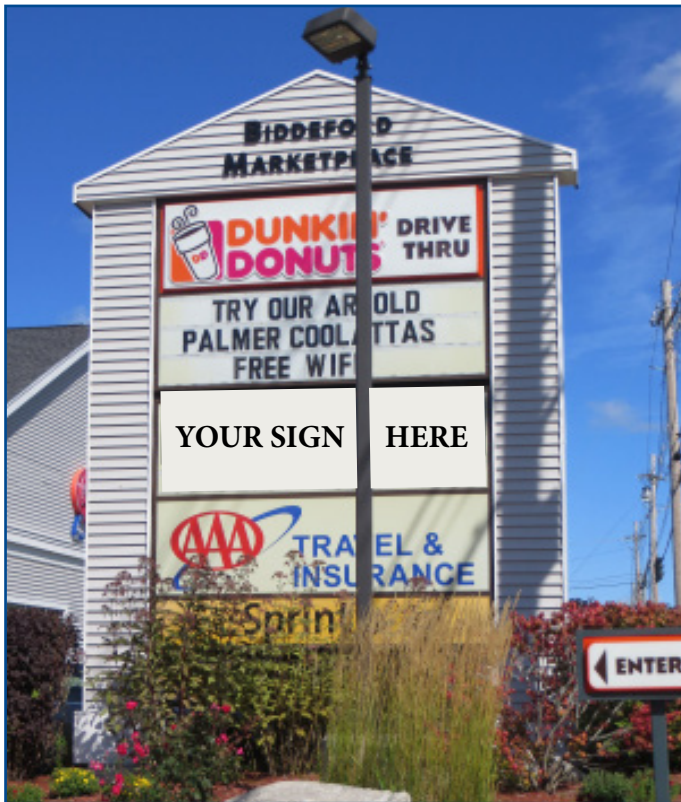
**Available Space:** 1,000 SF

**Lease Rate:** \$22.00-\$25.00/SF NNN

**Occupancy:** Immediate



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322 FORE STREET, 3RD FLOOR • PORTLAND, MAINE

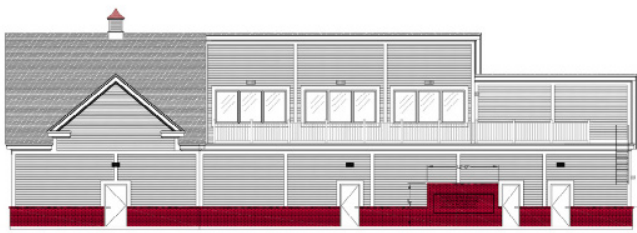
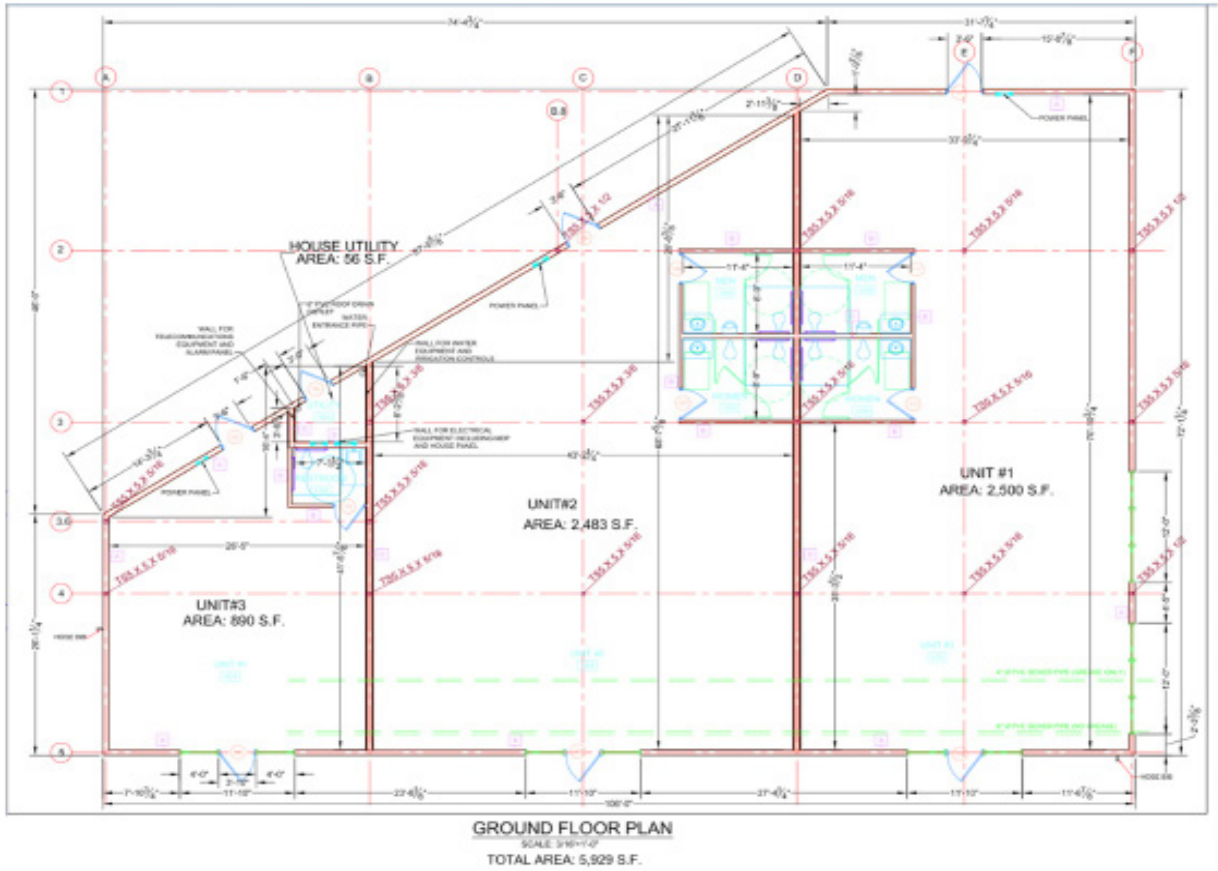
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For Lease

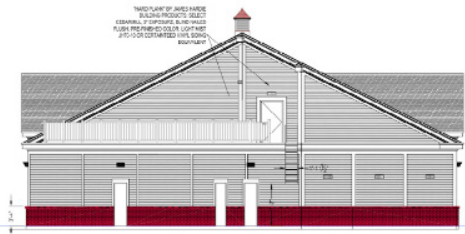
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BACK ELEVATION

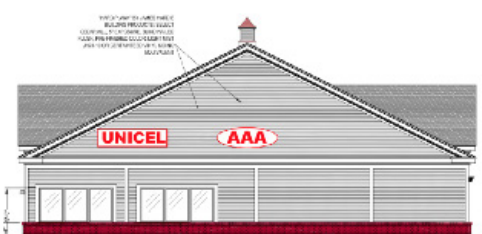


FRONT ELEVATION



LEFT SIDE ELEVATION

NOTES:  
1. REFER TO ALL OTHER SHEETS FOR COMPLETE INFORMATION.  
2. ALL DIMENSIONS ARE IN FEET AND INCHES.  
3. FINISHES ARE AS SHOWN.  
4. MATERIALS AND METHODS OF CONSTRUCTION ARE AS SHOWN.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.  
11. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.



RIGHT SIDE ELEVATION

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