

# 374 US ROUTE ONE

## YARMOUTH, MAINE



**CARDENTE**  
REAL ESTATE  
*Commercial • Investment Brokerage*



## HIGH VISIBILITY RETAIL SPACE

**Cardente Real Estate** is pleased to offer for lease 600–1,800+/- square feet of retail space on one of Maine's most traveled roads with convenient access on/off I-295 and across from the new Mercy Hospital. Amenities include on-building signage, ample on-site parking and open floor plans. Additional storage space may also be leased. Area businesses Tyler Technologies, Garmin, Hannaford Brothers, Norway Savings Bank, Rite Aid and many others. This is an excellent opportunity for retail businesses seeking high exposure in one of Maine's most desirable communities. Contact the Broker for additional information.



# 374 US Route One, YARMOUTH, MAINE



## PROPERTY DETAILS

<b>Property Address:</b>	374 US Route One Yarmouth, Maine
<b>Location:</b>	Southern Gateway to Yarmouth
<b>Property Type:</b>	Retail
<b>Total Buildings:</b>	Two (2)
<b>Building Size:</b>	Building 1: 10,200± SF Building 2: 3,600± SF
<b>Parking:</b>	On-Site
<b>Zoning:</b>	Commercial
<b>Construction:</b>	Wood Frame
<b>Ceiling Height:</b>	9± Feet
<b>HVAC:</b>	Propane Heat Electric AC
<b>ADA Compliant:</b>	Yes
<b>Landlord:</b>	A. Ross, LLC

## LEASE DETAILS

<b>SPACE 1:</b>	435 SF \$600/Month MG
<b>SPACE 2:</b>	631 SF \$900/Month MG
<b>SPACE 3:</b>	712 SF \$1,000/Month MG

## CONTACT BROKER FOR FINANCIAL INFORMATION



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# FLOOR PLAN

