



Scarborough Crossing

Scarborough, Maine



**Join Dunkin Donuts & Subway
 Build-To-Suit Up to 3,250+/-SF Phase II Available**

**Exceptional Retail
 Space In Rapidly
 Growing Area
 of Scarborough, Maine**

For further information,
 please contact:

**Karen Rich
 Cardente Real Estate**



322 Fore Street Unit 7
 Portland, ME 04101

T. 207.775.7363
 F. 207.773.0066

Email: karen@cardente.com
 Website: www.cardente.com

Cardente Real Estate is pleased to offer this new development project along heavily traveled County Road at the signalized intersection of Saco Street & County Road. This area is experiencing rapid growth with the addition of Planet Fitness and a new Cinemagic theater just 5 miles down County Road near the Colonel Westbrook Executive Park not to mention the numerous residential areas surrounding this very popular area of Scarborough, Maine.

The property is located just 10 minutes from the Maine Mall & Portland Jetport and is at the crux of the towns of Gorham, Scarborough, Westbrook and South Portland - all within minutes of each other in any direction. It is located parallel to Route 114 - one of the heaviest traveled arteries in this area - not to mention County Road/Outer Congress Street which leads directly into downtown Portland and utilized by all area commuters as their route to and from town. This site is also located near the new VIP Auto on the Gorham town line.



Property Details

Property Address:	91 County Road—Scarborough, Maine
Location:	Located just past intersection of County Road & Saco Street
Access:	A turning lane will be built as part of this project along County Road
Parking:	Ample on site parking in common with other tenants
Traffic Counts:	19,030 AADT (2002) - Intersection of Beechridge Road & Route 114
Signage:	Ample signage available
Other Tenants:	Dunkin' Donuts & Subway

Leasing Details

Available Space:	2 Retail Buildings being constructed: Building 1: Dunkin Donuts - 2,400 SF Available - 2,000 SF new construction Building 2: Available - 1,200-3,250 SF new construction Building 3: Available - Existing building on site
Lease Rate:	Buildings 1 & 2: \$ 13.50/SF NNN Building 3: \$ 2,500/month (as is)
CAMs:	To be determined
Occupancy:	Ninety (90) days from lease signing
Lease Term:	5-10 years preferred
Tenant Fit Up:	Landlord will provide vanilla shell interior finish, complete all site improvements including landscaping & exterior work
Tenant Pays:	NNN (CAM) charges, separately metered HVAC, electricity & premises' janitorial

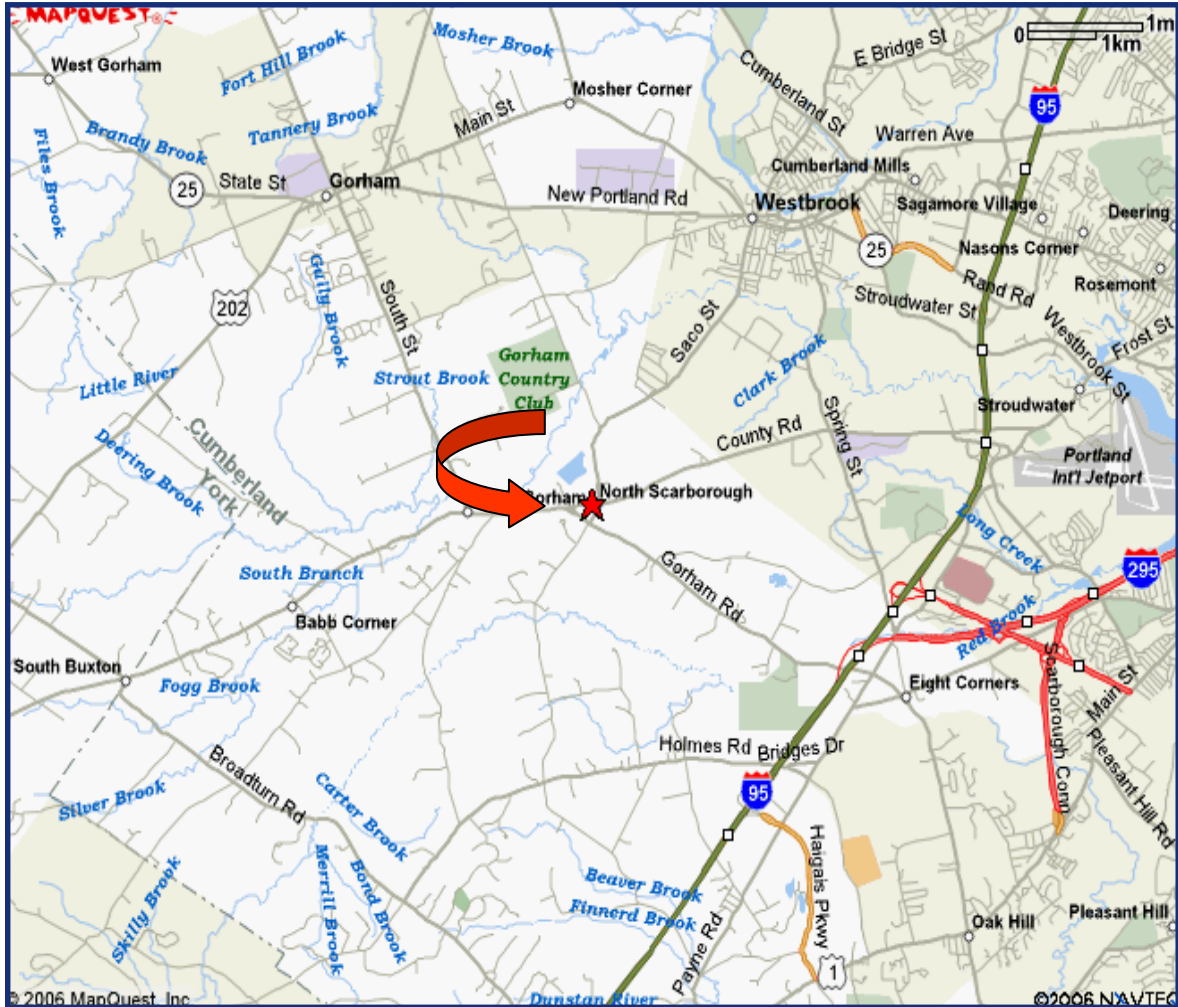
2002 Census Demographic Information

<u>Description</u>	<u>4 Mile Radius</u>
Population	22,001
Family Population	16,912
Households	8,440
Family Households	5,478
Family Households with Children	2,925
Median Family Household Income	\$ 51,268



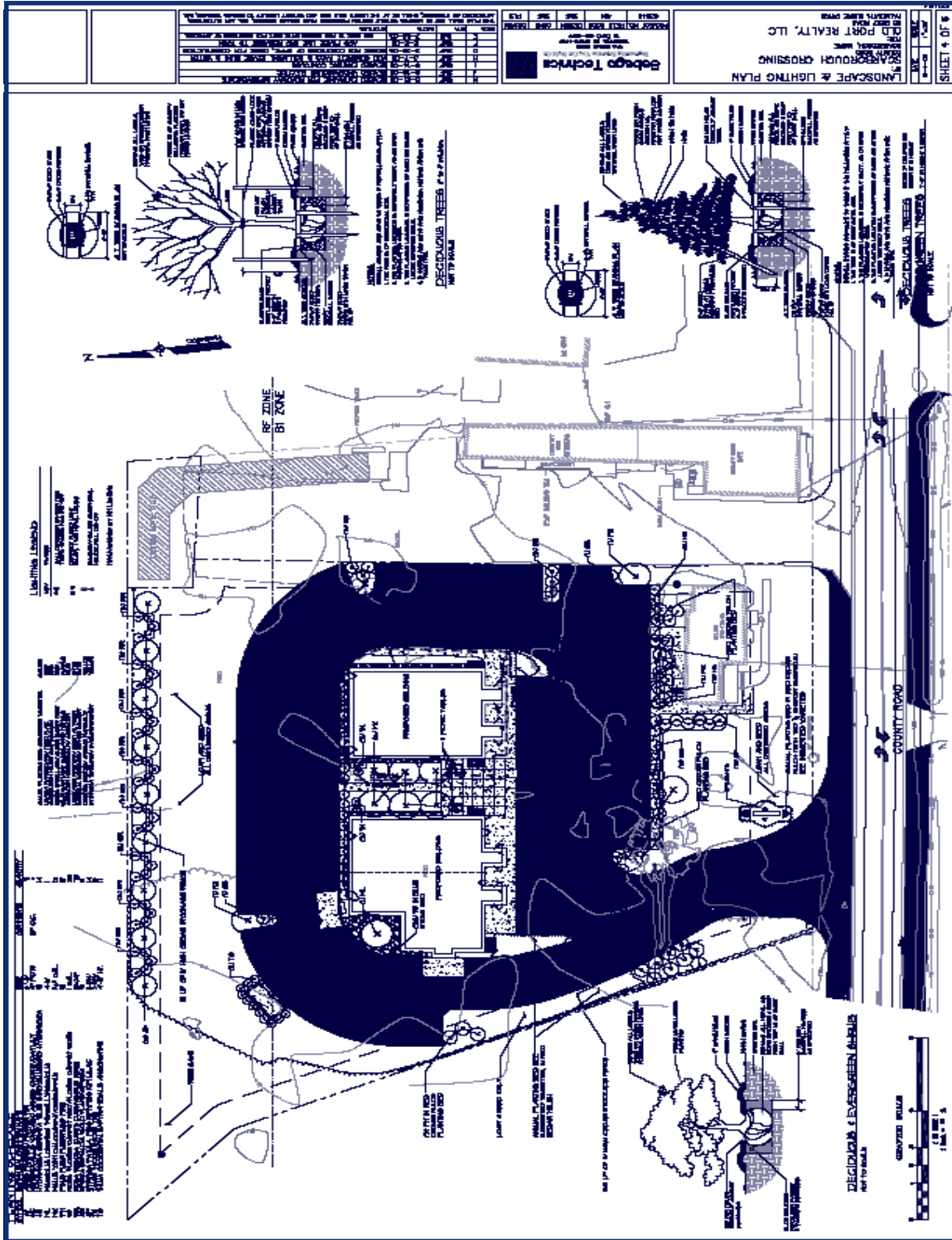


Property Map & Rendering





Site Plan





Aerial Photographs



Scarborough Crossing is located in the middle of three large cities with very densely populated residential areas and located along very heavily traveled County Road just one road over from Route 114.

