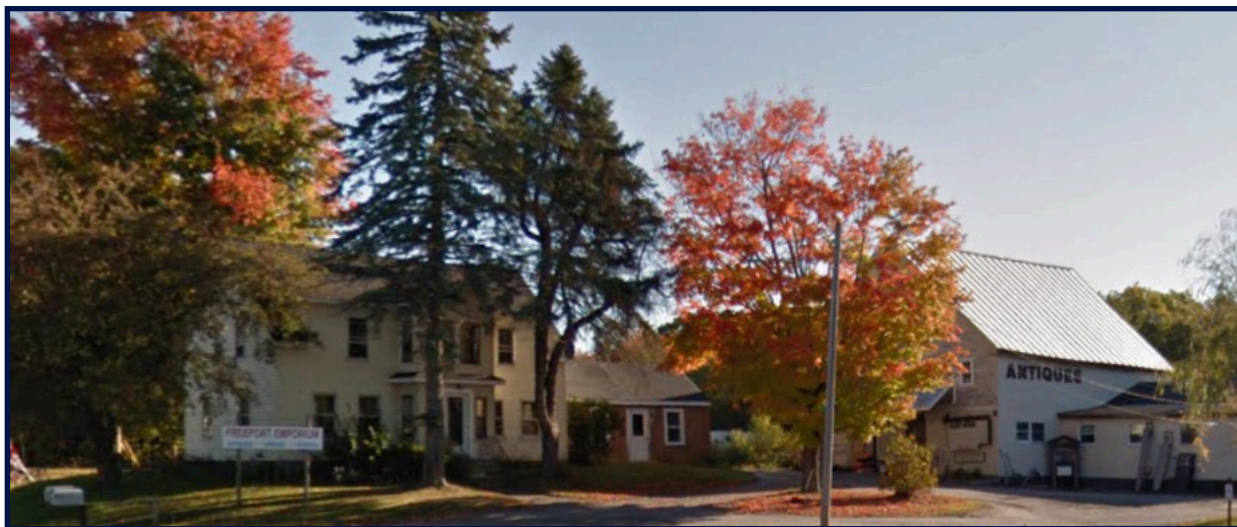




291 US Route One • Freeport, Maine

**HIGHLY VISIBLE FORMER RETAIL BARN ON  
US ROUTE ONE**



**4,500+/- SF RETAIL/GENERAL/BUSINESS/WORKSHOP**

Cardente Real Estate is pleased to offer for lease the well-known antique barn located at 291 US Route One in Freeport, Maine. The freestanding building was recently renovated providing 4,500± square feet of retail, workshop, studio space, and storage. Amenities include an open layout on main floor and upper level, updated mechanic's and bathroom, 8 foot loading door with access to lower level storage, loading dock, ample onsite parking, and highly visible facade and pylon signage. 291 US Route One offers high traffic counts and is within minutes of Downtown Freeport and I-295. This is an ideal location for antique shops, artisans, general retail, wood workers, or shop space.



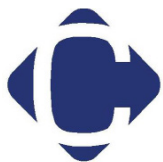
(o): 207.775.7363  
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matt@cardente.com

Matthew Cardente  
Designated Broker / Partner

**Forbes** Real Estate Council

2020  
OFFICIAL MEMBER





## Property & Lease Details

Property Address:	291 US Route One, Freeport, Maine
Property Type:	Retail/Antique Barn, workshop, general
Number of Stories:	1-3 (Varies)
Owner:	Scott Dugas
Building Size:	5,216+/- SF
Stories:	1-3 (Varies)
Construction:	Wood Frame/ Post & Beam
HVAC:	Forced hot air & Radeon heaters
Water/Sewer:	Public
Electricity:	200 AMP
Loading Door:	8' Overhead Door on Lower Level
Roof:	Metal
Restroom:	Located on Main Level
Location:	Highly visible off of US Route One
Area Businesses:	Cindy's Lobster Rolls, Casco Bay Yachts, True Value, Power Engineers, LL Bean Headquarters, Shaw's, Cold River Distillery, Holiday Inn Express, and countless other retailers, businesses and hotels.
Signage:	Facade & Pylon
Parking:	Ample Onsite parking
Interior Layout:	Open floor plan on two levels, storage on lower level.
Square Footage:	4,500+/- SF
Lease Term:	3-5 Years
Lease Rate:	\$3,000 Month Modified Gross
Utilities & Janitorial:	Tenant responsible for electricity, hear, telecommunications, & interior janitorial.
Date Available:	Immediate





291 US Route One • Freeport, Maine

# Photography

291 US Route One, Freeport

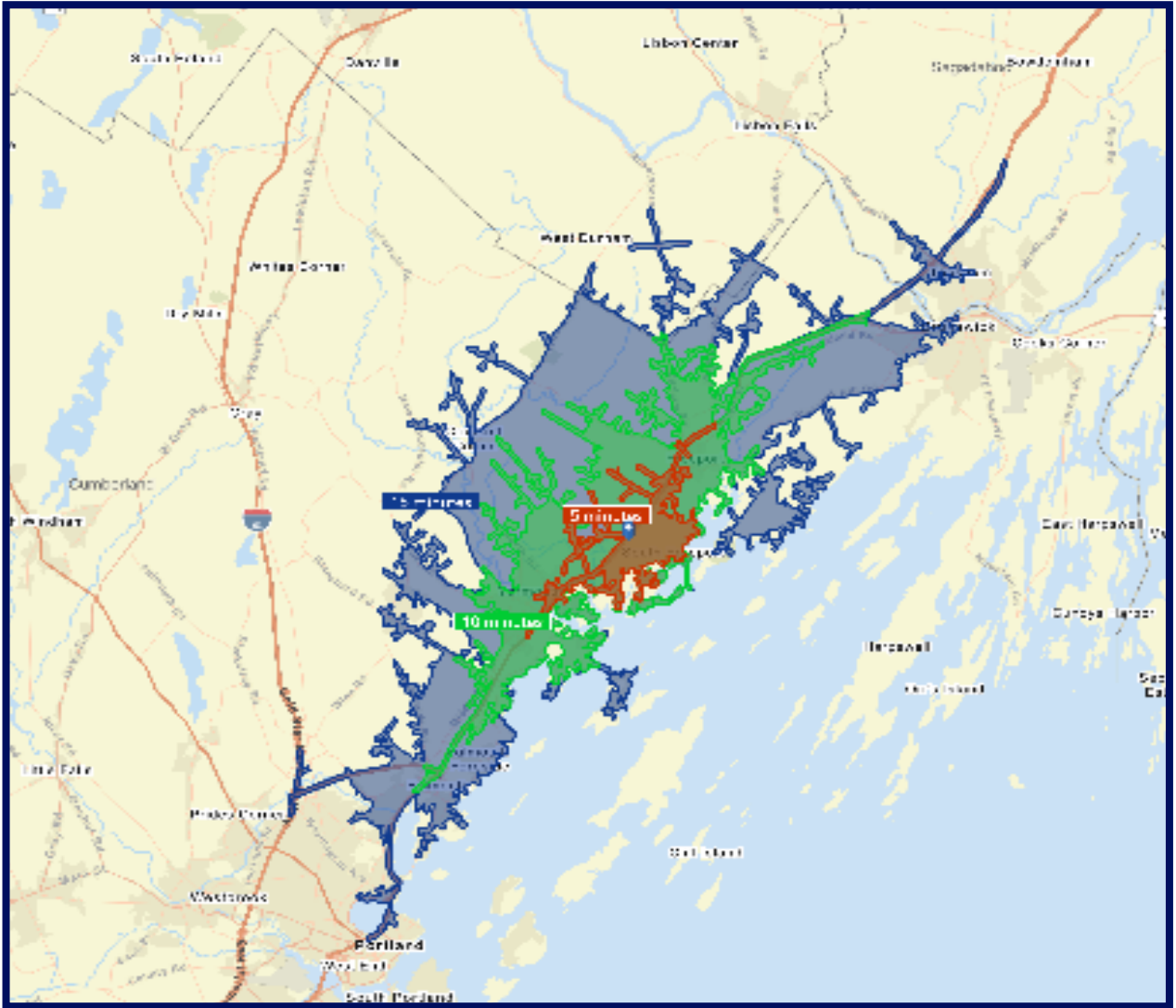






291 US Route One • Freeport, Maine

**Drive Time Map Based 5, 10, & 15 Minutes From Site**



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