



# 140,000 S.F. MIXED USE DEVELOPEMENT

## Retail/Office/Residential

### Falmouth Occupancy Q1 2024



## Property Description:

Available Space: 1,500—22,411 SF

Lease Rate: \$22- 30.00 SF/NNN

Located in the heart of Falmouth, The Shops at Falmouth Square is adjacent to the largest and most popular shopping center in the area. This new mixed use development will be home to 45,000 SF+/- of commercial space and a brand new 46 unit, high-end residential complex. This will bring additional energy to Falmouth with incredible retail opportunities on the first floor. Offering ample on-site parking in a heavily travelled area just minutes from I-295 and the Maine Turnpike. Join an eclectic tenant mix including Sicilian Table, Shaw's Supermarket, Moss Galleries, Dwellings, Chase Bank, Edward Jones, Nelson Rarities, Planet Fitness, Goodwill, Lanman Rayne /Nelson Reade, Kevin Browne Architecture, Northpoint Mortgage, Puritan Medical, Sullivan Tire, and Bank of America. Enjoy accessibility, convenience and amenities, all just six minutes from downtown Portland

- **Property Address:** 291 US Route 1, Falmouth, ME
- **Owner:** The Shops at Falmouth Square, LLC
- **Year Built:** 2023/2024\*
- **Zoning:** VC1
- **Land Area:** +/- acres
- **Building Size:** +/- SF
- **Utilities:** Rooftop gas-fired HVAC
- **NNN:** \$4.54 PSF
- **Parking:** Ample on-site parking
- **Amenities:** Close to local and national businesses along US Route 1

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# Photos

## 267 US-1, Falmouth ME



## AVAILABLE RETAIL 1,500—22,411 SF





