



# RETAIL FOR LEASE

## 267 US-1, Falmouth ME



### Property Description:

Available Space: 1,180 +/- SF

Lease Rate: \$25 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 building will be home to a brand new 43 unit, high-end residential development bringing new 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:** 267 US Route 1, Falmouth, ME
- **Owner:** The Shops at Falmouth Square, LLC
- **Year Built:** 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

**Steve Baumann**  
**President . CEO**  
**241 US Route One**  
**4th Floor**  
**Falmouth, Maine 04105**  
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**COMPASS**  
COMMERCIAL BROKERS

# Photos

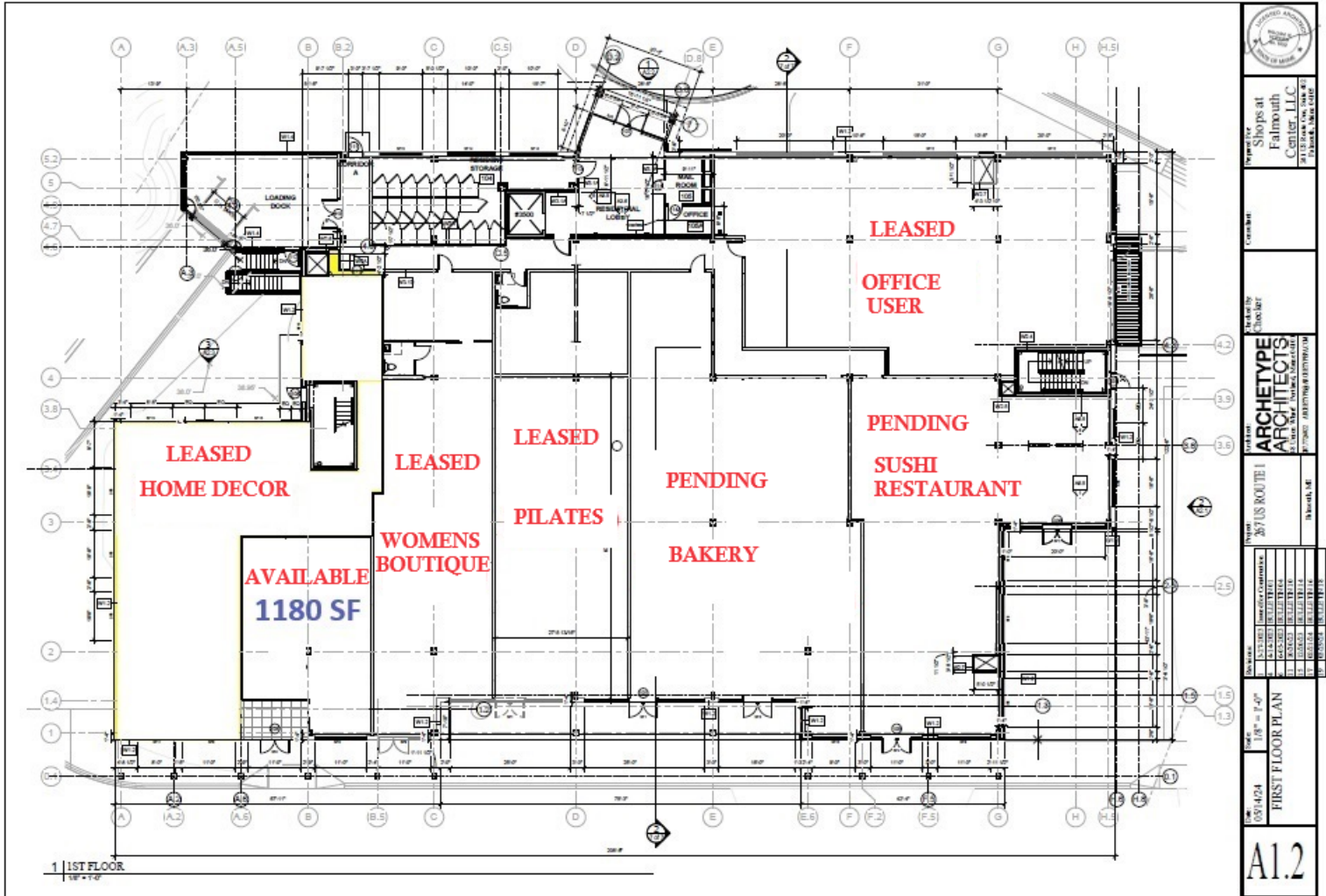
## 267 US-1, Falmouth ME





# Floorplan

## 267 US-1, Falmouth ME

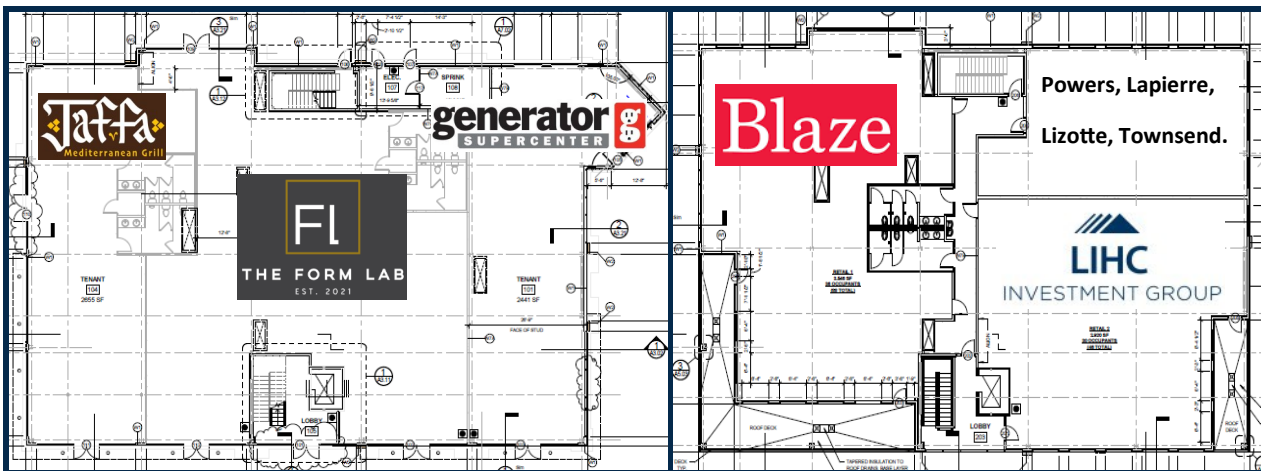
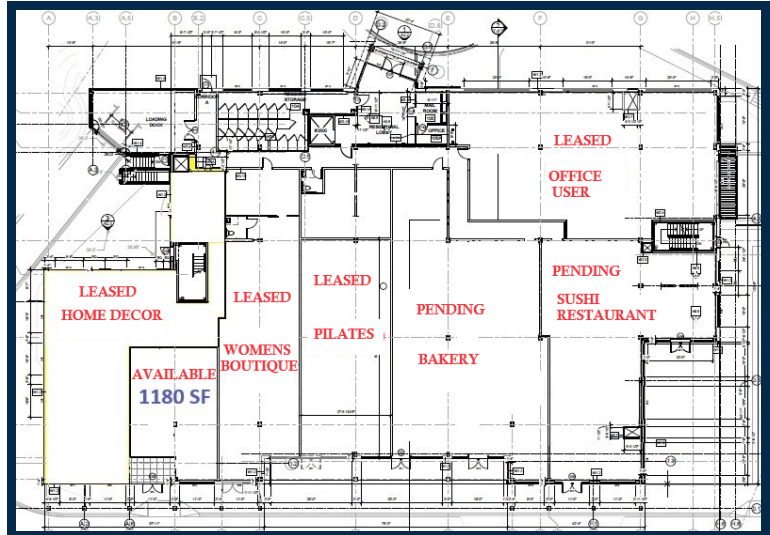




# Tenant Mix

## 267 US-1, Falmouth ME

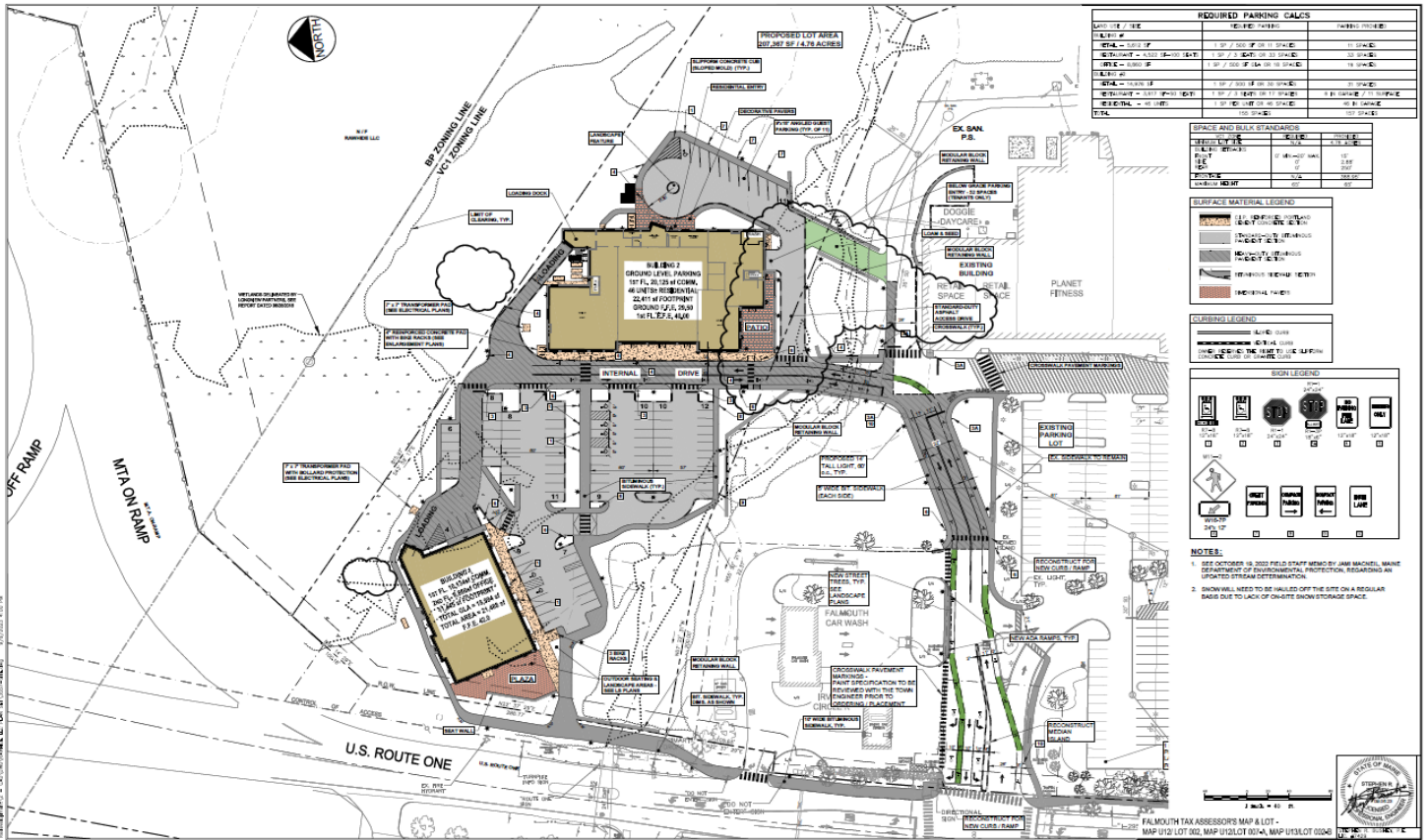
### 267 US-1, Falmouth ME Tenant Lineup



### 269 US-1, Falmouth ME Tenant Lineup

# Site Plan & Overview

## 267 US-1, Falmouth ME



REQUIRED PARKING CALCS		
LAND USE	TYPE	PARKING REQUIRED
OFFICE	1.00' / 100' OF G.S. AREA	10 SPACES
	1.50' / 100' OF G.S. AREA	15 SPACES
	2.00' / 100' OF G.S. AREA	20 SPACES
RETAIL	1.00' / 100' OF G.S. AREA	10 SPACES
	1.50' / 100' OF G.S. AREA	15 SPACES
	2.00' / 100' OF G.S. AREA	20 SPACES
TOTAL		

SPACE AND BULK STANDARDS		
TYPE	MINIMUM	MAXIMUM
OFFICE	10'	15'
RETAIL	10'	15'
RESIDENTIAL	10'	15'
INDUSTRIAL	10'	15'

SURFACE MATERIAL LEGEND		
[Symbol]	ASPHALT	CONCRETE
[Symbol]	GRAVEL	LANDSCAPE
[Symbol]	PAVEMENT	PAVEMENT
[Symbol]	PAVEMENT	PAVEMENT
[Symbol]	PAVEMENT	PAVEMENT

SIGN LEGEND		
[Symbol]	STOP	STOP
[Symbol]	STOP	STOP
[Symbol]	STOP	STOP
[Symbol]	STOP	STOP
[Symbol]	STOP	STOP

**NOTES:**  
 1. SEE OCTOBER 16, 2023 FIELD STAFF MEMO BY JANE MACIEL, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, REGARDING AN UPDATED STREAM DETERMINATION.  
 2. SHOW WALLS NEED TO BE WALLED OFF THE SITE ON A REGULAR BASIS DUE TO LACK OF SUFFICIENT STORAGE SPACE.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/16/23	REVISED PER COMMENTS	JM	JM
2	10/16/23	REVISED PER COMMENTS	JM	JM
3	10/16/23	REVISED PER COMMENTS	JM	JM
4	10/16/23	REVISED PER COMMENTS	JM	JM
5	10/16/23	REVISED PER COMMENTS	JM	JM
6	10/16/23	REVISED PER COMMENTS	JM	JM
7	10/16/23	REVISED PER COMMENTS	JM	JM
8	10/16/23	REVISED PER COMMENTS	JM	JM
9	10/16/23	REVISED PER COMMENTS	JM	JM
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**Overall Site Layout Plan**  
 Mixed-Use Development  
 267 U.S. Route One, Falmouth, ME  
 The Shops at Falmouth Center LLC  
 241 U.S. Route One, Falmouth, Maine 04105

DATE: 10/16/23  
 DRAWING NO.: C-3.0