



RETAIL FOR LEASE

267 US-1, Falmouth ME



Property Description:

Lease Rate: \$25 SF/NNN

Available Space:

1,180-2,480+/- SF

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 is home to a brand new, 43 unit, high-end residential development bringing new energy to Falmouth. With a groundbreaking lineup of retail Tenants on the first floor, this building features excellent visibility paired with well curated design and finishes, all with ample on-site parking. Join an eclectic tenant mix including LeMarchande, Reframe, Josephine, Sapporo, Jaffa, The Form Lab, Generator Supercenter, Sicilian Table, Blaze Partners, LIHC, Chase Bank, Moss Galleries, Nelson Rarities, Lanman Rayne Nelson Reade, and many more. 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
- **Building Size:** 22,411+/- SF
- **Utilities:** Rooftop gas-fired HVAC
- **NNN:** \$5.85 PSF
- **Parking:** Ample on-site parking
- **Amenities:** Close to local and national businesses along US Route 1
- **Sprinkler:** Yes
- **TI Allowance:** See Broker for details.

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Photos

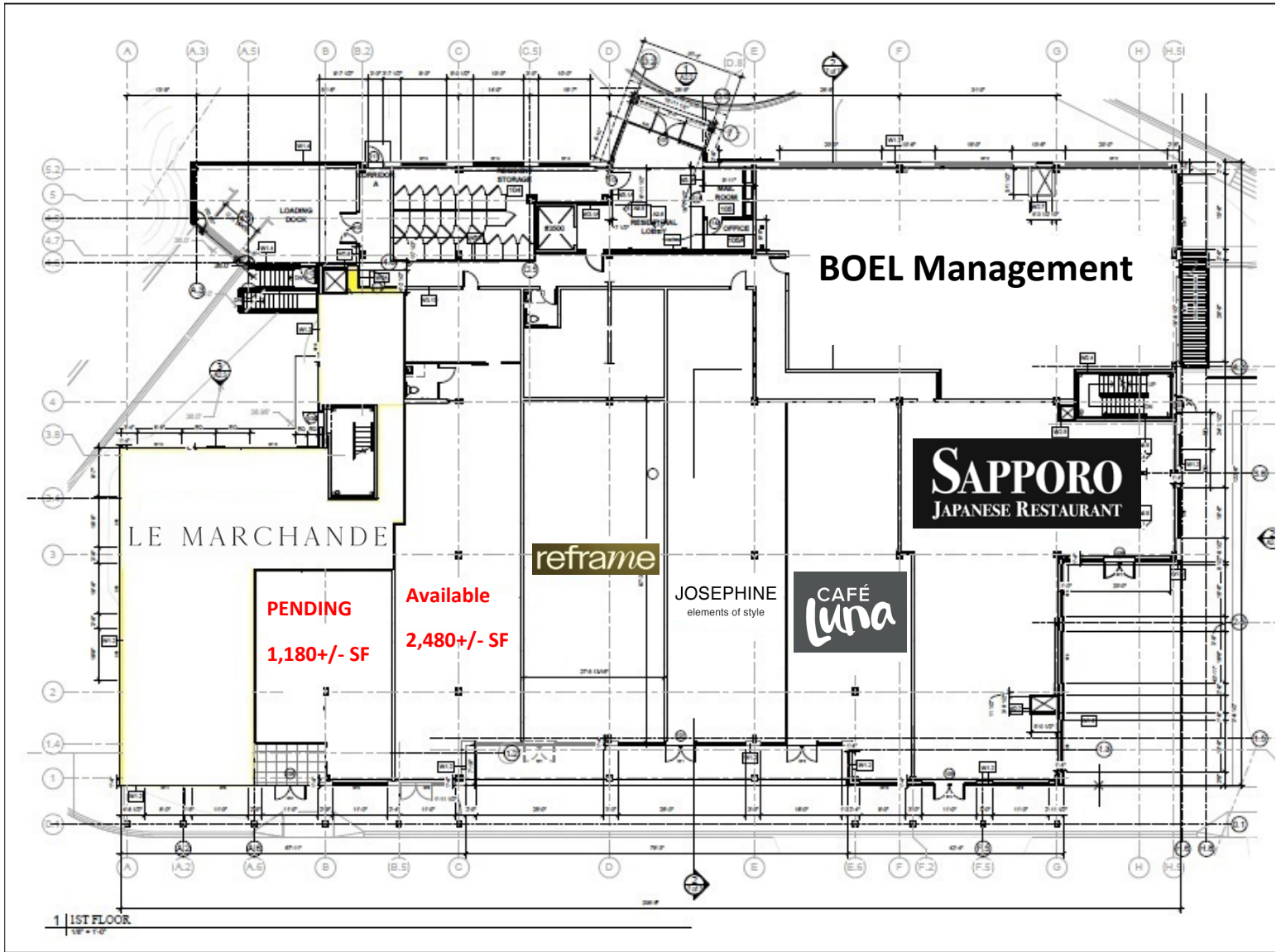
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Tenant Mix & Floorplan

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Site Plan & Overview

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