



**COMPASS**  
COMMERCIAL BROKERS

# RETAIL FOR LEASE

## 204 US-1, Falmouth ME



### Property Description:

Lease Rate: \$24.14 PSF NNN

Available : 1,800 +/- SF

Located in one of the most sought after commercial buildings in Falmouth, this phenomenal location is adjacent to Wal-Mart and located at the corner of U.S. Route 1 and Clearwater Drive in the heart of Falmouth's thriving downtown. 204 US Route 1 offers unprecedented traffic counts and multiple means of access. A highly sought after Retail location in a very established retail center with ample on-site parking. Join Primp, Bernie's and JP's and many others! Available for Sub Lease.

- **Property Address:** 204 US-1 Falmouth Maine 04105
- **Owner:** 204 US Route One LLC
- **Year Built:** 1971
- **Zoning:** VC2

- **No. of Stories:** One
- **Parking:** Ample on Site
- **Parcel ID:** U52-3
- **Utilities:** Natural gas Forced hot air
- **Sprinkler:** Yes

- **NNN \$4.95**
- **Building Size:** 16,092 SF

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# Interior Photos

## 202 US-1, Falmouth ME



Interior Photos of former tenants space

# Area Map

## 204 US-1, Falmouth ME

