COMPASS
COMMERCIAL BROKERS

FALMOUTH SHOPPING CENTER

is the largest and undoubtedly most popular shopping center in the area offering unparalleled exposure and visibility located just minutes to I-295 and Maine Turnpike along heavily traveled US Roue One. .

Join an eclectic tenants mix including Shaw's Supermarket, Sicilian Table, Reframe, Dwellings, Foreside House of Pizza, Jaffa Mediterranean Grill, Shermans Maine Coast Book Shops and Bank of America among others.

STEVE BAUMANN | PRESIDENT & CEO
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
O. 207.253,.1781
C. 207.831.4063
E: sbaumann@compass-cb.com
W: www.compass-cb.com

FOR LEASE

FALMOUTH SHOPPING CENTER RETAIL



FALMOUTH'S PREMIER RETAIL DESTINATION

251 US ROUTE ONE | FALMOUTH | MAINE | 04105

SPECIFICATIONS

251 US ROUTE ONE | FALMOUTH | MAINE | 04105



OWNERSHIP

Falmouth Shopping Center is owned by Falmouth Center, LLC

PROPERTY FEATURES

YEAR BUILT:	1962
ZONING:	BP (Business & Professional)
PARKING:	Ample on site parking
BUILDING SIZE:	203,367+/- sf
LAND AREA:	32.65+/- acres
UTILITIES:	Rooftop Gas Fired HVAC

AVAILABILITIES



AVAILABLE:

1,400+/- SF

2,096-3,446+/- SF

LEASE RATE

$ 30-$35/SF NNN

OCCUPANCY

Immediate

LOCATION:

Retail Level | South Wing

Retail Level | South Wing

NNN CHARGES

Estimated at $5.11/ PSF

LEASE TERM

Minimum five (5) years preferred

COMPASS

COMMERCIAL BROKERS

FALMOUTH SHOPPING CENTER

SPACE RENDERINGS

251 US ROUTE ONE | FALMOUTH | MAINE | 04105









COMPASS
COMMERCIAL BROKERS

FALMOUTH SHOPPING CENTER

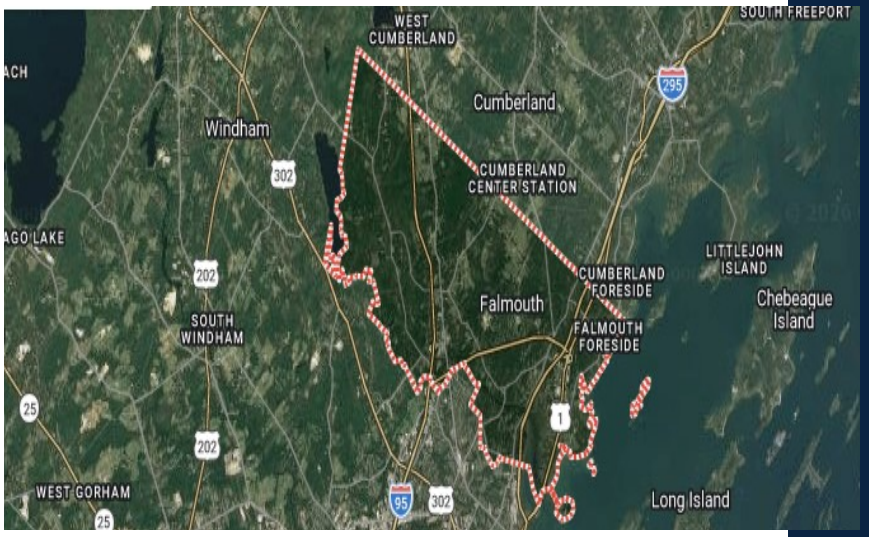
AMENITIES



PROPERTY AMENITIES

The property is strategically located close to both I-295 and the Maine Turnpike and situated in the popular and very busy area of Falmouth along heavily traveled US Route One with many popular retailers & restaurant s that drive consistent traffic to the center. With a blend of destination dining, boutique retail, fitness & everyday conveniences, Falmouth Center serves as a central gathering place for the surrounding communities .

DEMOGRAPHICS



POPULATION:	12,931 (2026)
AVERAGE GROWTH:	.05% Yearly
HOUSEHOLDS:	4,989 (2020-2024)
MEDIAN HOME VALUE:	$ 767.500 (2020-2024)
MEDIAN INCOME:	$ 150,919 (Household)
MEDIAN AGE:	47 Years
LAND AREA:	29+/- Miles

Falmouth is located in Cumberland County and is considered part of the Greater Portland area.

COMPASS
COMMERCIAL BROKERS

SURROUNDING TENANTS

251 US ROUTE ONE | FALMOUTH | MAINE | 04105

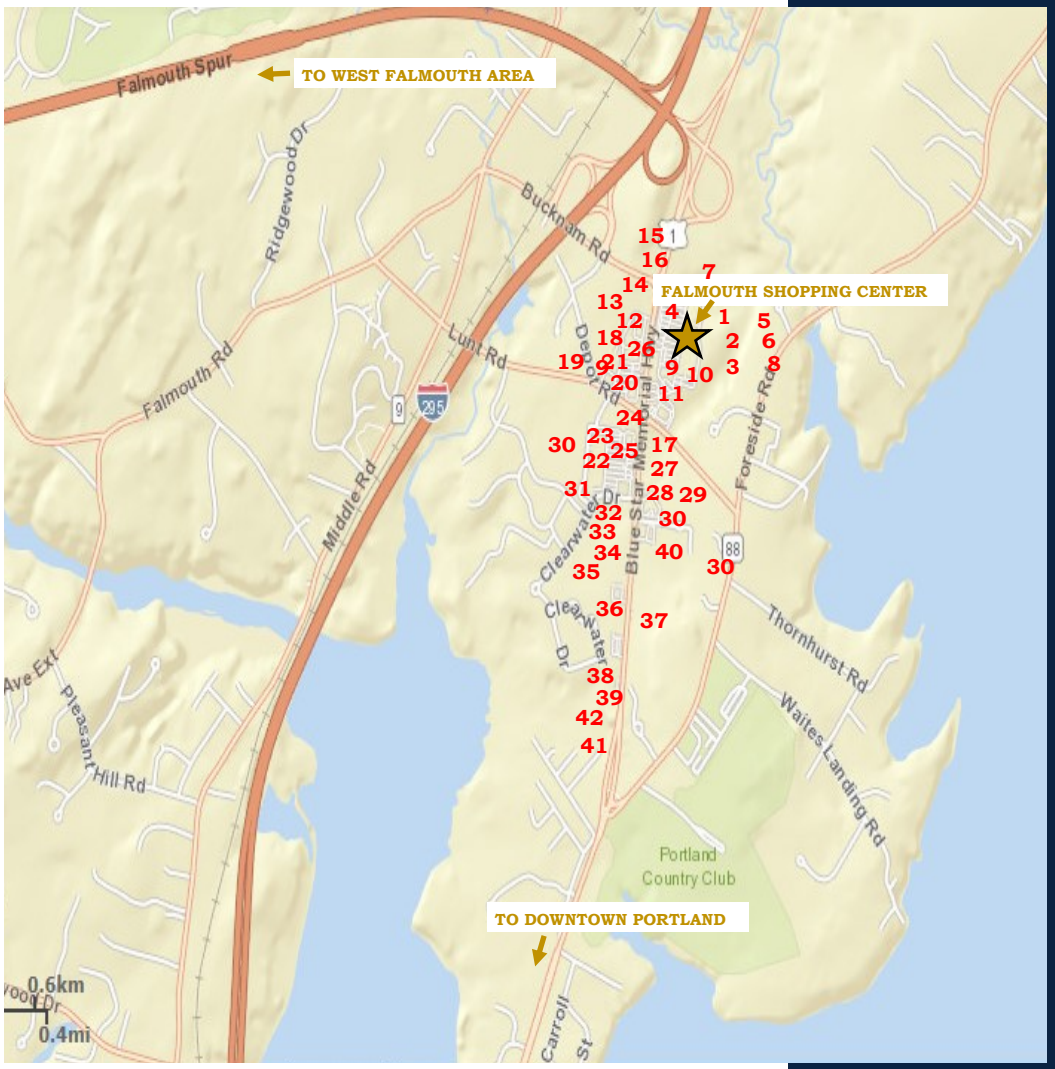


COMPASS
COMMERCIAL BROKERS

FALMOUTH SHOPPING CENTER

AREA AMENITIES

251 US ROUTE ONE | FALMOUTH | MAINE | 04105



RESTAURANTS

3 Falmouth House of Pizza
4 Sicilian Table
7 Jaffa Mediterranean Grill
15 Foreside Tavern
19 Portland Pie
20 Fuego
25 Bernies Foreside
31 Rivalries
33 Orchard Thai

FINANCE

9 Chase Bank
11 Bath Savings Institution
13 Key Bank
16 Norway Savings
21 Camden National Bank
26 Bank of Maine
30 Bangor Savings
32 Maine Community Bank
34 TD Bank
39 M&T Bank

THEATER

23 Flagship Cinema
42 The Footlights Theatre

SHOPPING

2 Shaws Supermarket
5 Ocean State Job Lot
17 Rosemont Market & Bakery
18 Staples
22 Walmart Supercenter
24 Verizon Cell
38 UPS Store
40 Allen Sterling Garden Center

FITNESS

1 Planet Fitness
30 Falmouth Ice Center
35 Foreside Fit Tennis & Pickleball

FAST FOOD

12 Starbucks Coffee
27 McDonalds
28 Subway Sandwiches
29 Dunkin Donuts

AUTOMOBILE

10 Sullivan Tire & Service
14 Nouria Convenience & Gas
36 Morong Falmouth Dealership
37 Morong Falmouth Service

COMPASS
COMMERCIAL BROKERS

FALMOUTH SHOPPING CENTER

LEASING CONTACT

FALMOUTH SHOPPING CENTER



LEASING REPRESENTATIVE

STEVE BAUMANN | PRESIDENT & CEO
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
O. 207.253,.1781
C. 207.831.4063
E: sbaumann@compass-cb.com
W: www.compass-cb.com

VIEW FROM WEBSITE

COMPASS
COMMERCIAL BROKERS

FALMOUTH'S PREMIER RETAIL DESTINATION

251 US ROUTE ONE | FALMOUTH | MAINE | 04105