



215 MAIN STREET IN BIDDEFORD

offers 1,509+/- SF retail/office suite for sublease with excellent visibility frontage along Main Street with large storefront windows that flood the space with natural light. The suite features exposed brick, hardwood & carpeted flooring, a welcoming reception area, multiple private offices, kitchenette, private restroom & 2 conference rooms—delivering a polished and move-in ready professional environment. Situated in a historic 1910 three-story building, the space sits within one of Maine's fastest growing downtowns, surrounded by the Pepperell Mill District, the Lincoln Hotel, and a thriving mix of restaurants, breweries, and retail. On-site parking is available with 2-3 spaces, and the MSRD1 zoning supports a wide range of retail and office uses.

PRIME RETAIL | OFFICE SPACE FOR SUBLEASE



LOCATED IN VIBRANT, WALKABLE URBAN SETTING

215 MAIN STREET | BIDDEFORD | MAINE | 04005

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SPECIFICATIONS



AVAILABILITIES



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OWNERSHIP:

The property is owned by 1-3A Beacon, LLC

PROPERTY FEATURES

YEAR BUILT:	1910
ZONING:	MSRD1
CONSTRUCTION:	Brick/ Masonry
BUILDING SIZE:	5,814+/- sf
NO OF STORIES:	Three (3) stories
UTILITIES:	Oil Fired Steam Heat

AVAILABLE:

SUITE:	Suite 1 First Floor
SQUARE FOOTAGE:	1,509+/- SF
LEASE RATE:	\$ 18.83 PSF Modified Gross

AMENITIES:

Close to local and national businesses, close to I-95 & US Route
One, highly visible to vehicular and pedestrian traffic.



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INTERIOR PHOTOGRAPHS

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VIRTUAL PHOTOS

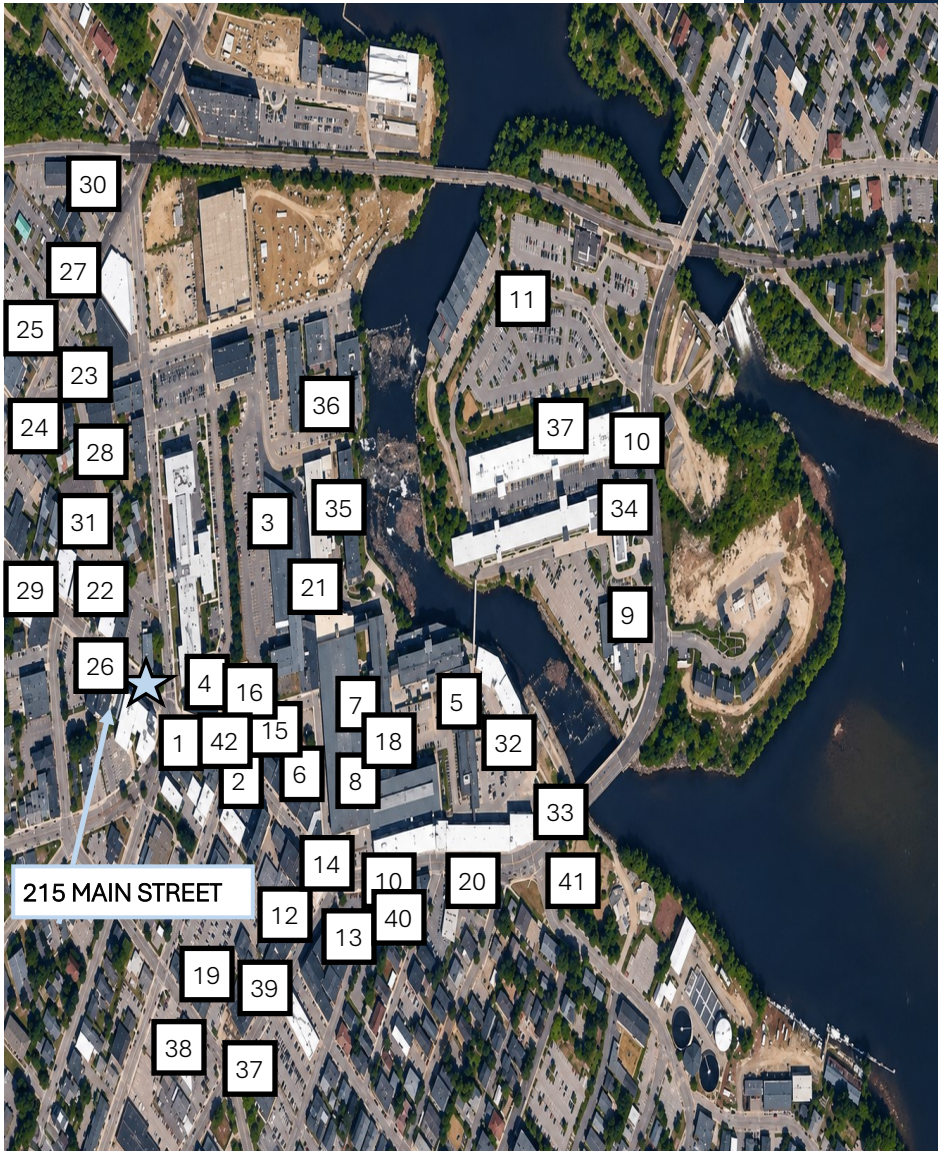
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LOCAL TENANT MIX

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RESTAURANTS

- 1 Cocos Bar and Grill
- 2 Palace Diner
- 3 Batson Brewing
- 4 Brickyard Hollow Brewing
- 6 Pengs Pizza Pies
- 7 Banded Brewing
- 8 The Garden Bar
- 9 Run of the Mill Brewery
- 10 Pacifico
- 12 Jewel of India
- 13 Catface Café
- 14 Happy Dragon
- 15 Cowbell
- 16 Thai Me
- 17 Ichiban Chinese
- 18 Portland Pie
- 30 Champions Sports Bar
- 41 Magnuss on Water

FINANCE

- 22 Maine Community Bank
- 37 Lighthouse Credit Union

TRANSPORTATION

- 11 Amtrak Station

THEATER

- 26 City Theater & Opera House

FITNESS & MASSAGE

- 21 Impact Fitness Center
- 33 Yoga Gym
- 34 The Spa at Saco Mills

SHOPPING

- 27 Dupuis Hardware
- 28 Trans Market
- 29 Elements Books
- 38 7-11 Convenience

FAST FOOD

- 5 Rover Bagel
- 19 Super Sub Shop
- 20 Time & Tide Coffee

- 23 Dominos
- 24 Dunkin Donuts
- 34 The Deli & Company
- 39 Ore Nells BBQ
- 40 Edelweiss Pastry Shop
- 42 Ogs Sandwich Shop

MUSEUM & ART

- 31 McArthur Library
- 32 Biddeford Mills Museum
- 35 Belfire Hot Glass & Gallery
- 36 Chaya Studio Jewelry

AUTOMOTIVE

- 25 Jasons Auto Service



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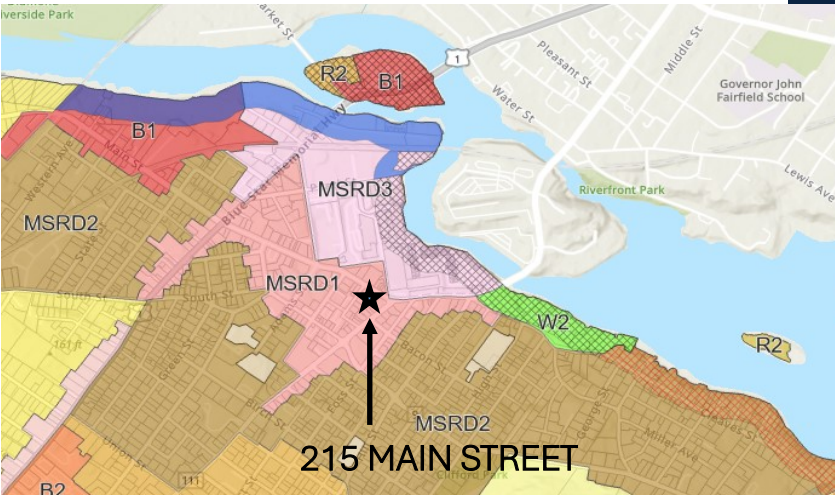
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ZONING

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PROPERTY ZONING

The property is zoned MSRD1—Main Street Revitalization District—which is the commercial core district where the intent is to preserve the historic character of Biddeford while promoting the growth of businesses and residences in the district. Permitted uses include but are not limited to: art gallery, art studio, financial institution, drugstore/medical supply, offices business and professional, retail store, restaurant, services and museums.



DEMOGRAPHICS



POPULATION:	22,498 (2025)
HOUSEHOLDS:	9,204 (2020-2024)
MEDIAN HOME VALUE:	\$ 397,000 (2020-2025)
MEDIAN INCOME:	\$ 72,333 (Household)
MEDIAN AGE:	35 Years
LAND AREA:	30.1 Miles

Biddeford is located in York County which is the southern-most county in the U.S. state of Maine, along the state of New Hampshire's eastern border.



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PRIME RETAIL | OFFICE SPACE FOR SUBLEASE

LEASING CONTACTS



PRIME RETAIL | OFFICE SPACE FOR SUBLEASE

LEASING REPRESENTATIVES

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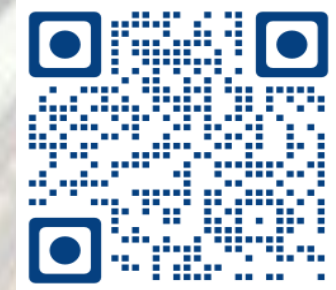
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