



933 PORTLAND ROAD IN SACO

offers direct US-1 frontage, an established daily -needs co-tenant, full site improvements already in place, and pre-approved development entitlements. This offering represents a compelling opportunity for tenant reps, owner-users, and pad-site developers seeking accelerated speed-to-occupancy on a primary southern Maine commercial corridor. Located in one of the heaviest traveled areas in Saco, this property offers unparalleled visibility and accessibility with close proximity to I-95 and all surrounding areas including Scarborough, Biddeford and Old Orchard Beach among many others.

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FOR SALE OR LEASE BUILD TO SUIT SITE



STRATEGICALLY LOCATED IN HIGH TRAFFIC AREA

933 PORTLAND ROAD | SACO | MAINE | 04072

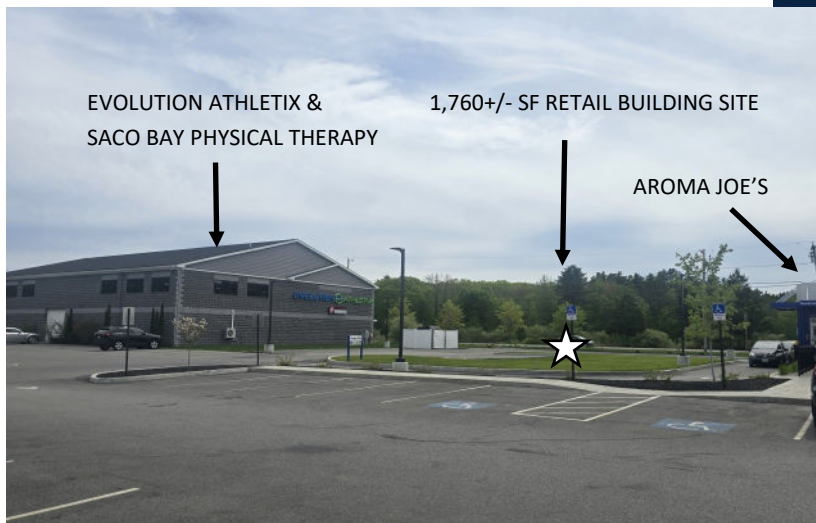
EXECUTIVE SUMMARY

933 PORTLAND ROAD | SACO | MAINE | 04072



The subject property is a pre-approved 1,760 +/- SF retail pad site positioned directly on US-1 (Portland Road) in Saco, one of southern Maine's busiest commercial corridors. The site is co-located with an operating Aroma Joe's drive-thru, delivering immediate co-tenancy synergy and the kind of established traffic generator that pad-site users actively seek. The trade area benefits from strong commuter and seasonal traffic flowing between Greater Portland, the I-95 / I-195 interchange minutes south, and Maine's beach communities.

Unlike a typical raw-land pad-site offering, 933 Portland Road is essentially turn-key from a development-readiness standpoint. The site is fully serviced with water, sewer, and public utilities already stubbed to the building location. All impervious surfaces — parking lots, driveways, sidewalks, and access drives — are in place. The building footprint, parking layout, access easements, and stormwater systems are pre-approved through the conceptual site plan, materially compressing the development timeline for an incoming user or developer.



The offering is structured to be flexible. The asset is being marketed for sale or lease, with build-to-suit, ground lease, and shell-construction options available depending on the user's preference. The lease structure is modeled on the Olive Garden arrangement at the Maine Mall — a structure Compass has represented for several years — encompassing the building footprint and serving sidewalks, with shared common-area elements (parking, access lanes, curb cuts) allocated proportionally between this property and the adjacent Aroma Joe's pad. Drive-thru lanes remain the sole responsibility of Aroma Joe's, and the subject building is positioned for non-drive-thru users.



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SPECIFICATIONS



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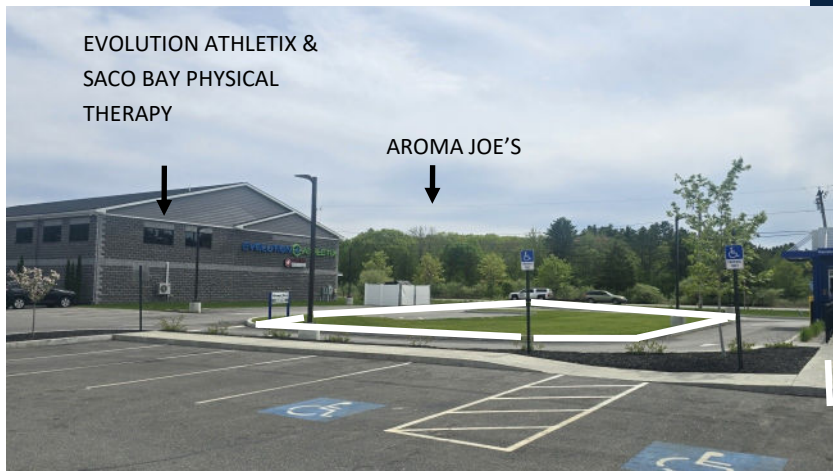
OWNERSHIP

Site is owned by Pine Tree Holdings, LLC

PROPERTY FEATURES

ADDRESS:	933 Portland Road in Saco
ACREAGE:	.98 acres (within larger Aroma Joe's parcel)
ZONING:	PR (See attached zoning)
WATER/SEWER:	Water & sewer to site
BUILDING:	Pre-approved 1,760+/- retail (shell)
FRONTAGE:	Direct US-Route 1 (Portland Road)

SALE & LEASE STRUCTURE



LEASE STRUCTURE

Building footprint plus sidewalks, shared common areas (parking, access, curb cuts) - allocated proportionally with Aroma Joe's drive-through on adjacent pad. Also offers fully serviced site with water, sewer, and public utilities stubbed to site.

SALE STRUCTURE

See broker for details.



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VIRTUAL RENDERINGS

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The virtual renderings are based on proposed 1,760+/- sf retail building with shared access from Cascade Road and Portland Road (US Route One) with common parking areas and walkways. Exact location of building on site to be determined but will be facing as shown with plenty of preserved green space and visibility .



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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

This property offers direct US-1 frontage, an established daily-needs co-tenant, full site improvements already in place, and pre-approved development entitlements. This offering represents a compelling opportunity for tenant reps, owner-users, and pad-site developers seeking accelerated speed-to-occupancy on a primary southern Maine commercial corridor. Located in one of the heaviest traveled areas in Saco, this property offers unparalleled visibility and accessibility with close proximity to I-95 and all surrounding areas including Scarborough, Biddeford and Old Orchard Beach among many others.

POPULATION:	21,159 (2025)
AVERAGE GROWTH:	3.8% (2020-2025)
HOUSEHOLDS:	8,998 (2020-2024)
MEDIAN HOME VALUE:	\$ 413,100 (2020-2024)
MEDIAN INCOME:	\$ 92,241
MEDIAN AGE:	45 years
LAND AREA:	38.59 square miles (2020)

Saco is located in York County and is in close proximity to its sister city of Biddeford and also Old Orchard Beach.



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KEY VALUE DRIVERS



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PRE-APPROVED ENTITLEMENTS: Building footprint, parking, access easements, and stormwater systems are already approved through the conceptual site plan, eliminating typical 6–12 month entitlement timelines.

FULLY IMPROVED SITE: Public water, sewer, and utilities stubbed to building location. Parking lots, driveways, sidewalks, and access drives are in place. New construction can begin without typical site-prep cost and time.

OPERATIONAL CO-TENANCY: Adjacent Aroma Joe's is operating and generating daily traffic. Co-tenancy delivers immediate cross-shopping benefit and the kind of established traffic generator that pad-site users actively seek.

DIRECT US-1 FRONTAGE: Primary southern Maine commercial corridor with strong commuter and seasonal traffic, in contrast to secondary or transitional pad-site offerings that compete primarily on land cost.

BROAD PR ZONING: Allows medical, dental, urgent care, financial, professional, retail, food and drink, and a wide range of other commercial uses — a meaningfully larger tenant pool than narrower zoning would support.

PROVEN LEASE STRUCTURE: Modeled on the Maine Mall Olive Garden arrangement that Compass has represented for several years. Familiar structure removes friction in negotiation with sophisticated counterparties.

FLEXIBLE DEAL TERMS: For Sale or Lease, build-to-suit or ground lease, with terms tailored to user underwriting. Maximum optionality for both seller and prospective buyer.



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LOCAL TENANT MIX

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The subject property sits on US-1 (Portland Road) within Saco's primary commercial corridor, immediately adjacent to an operating Aroma Joe's drive-thru making it an excellent opportunity for any retail or smaller footprint user looking for exceptional visibility and exposure.

The site benefits from minutes-away access to the Maine Turnpike (I-95) and I-195, putting the property within a tight commuter shed of Greater Portland, Biddeford, and the Saco/Old Orchard Beach trade area.

Surrounding traffic generators include Saco Bay Orthopaedic & Sports Physical Therapy, Funtown/Splashtown, Kuma Subaru, Saco Ford, Hyundai of Saco, Atlantic2 Vehicles, University Credit Union (UCU), and the broader US-1 retail and auto-dealer cluster.

KEY TO ABOVE MAP:

NUMBER:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

TENANT/OWNER:

- Hancock Lumber
- Aroma Joe's
- Aquabogan Water Park
- Evolution Athletix
- Pack Edge
- University Credit Union
- Jack Chevrolet Dealership
- Enterprise Rent-A-Car
- Bill Dodge Dealership
- Ira Ford Dealership
- Saco Bay Physical Therapy

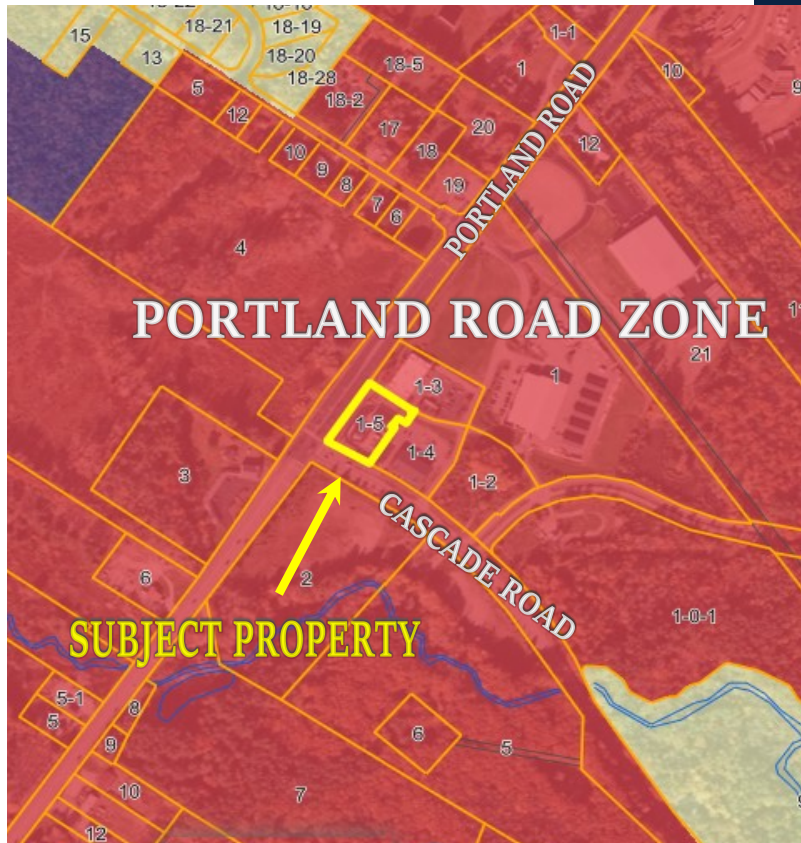


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ZONING DETAILS

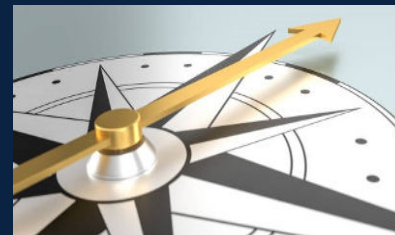
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The PR district is defined as a highway commercial and mixed-use corridor that permits diverse business uses alongside high-quality multifamily residential. The district is intended to support economic growth in close proximity to the Maine Turnpike and Route 1, accommodating office parks, mixed-use residential development, and a range of hotels, entertainment, and related services. Pedestrian amenities and safety are prioritized in both residential and commercial development.

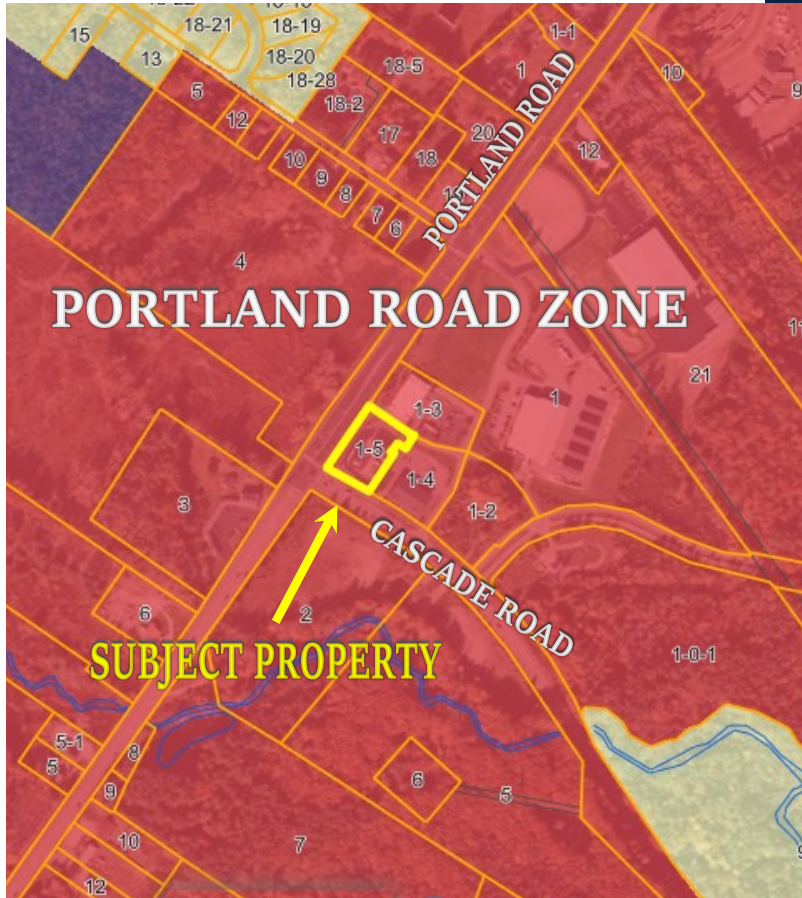
Permitted business uses are broad and well-suited to the subject's pad-site format. Allowed uses include retail, food & drink establishments, financial institutions (with or without drive-through window service, conditional), professional & business offices, personal services, repair services, hotels & motels, convenience stores (conditional), motor vehicle fueling stations (conditional), automobile dealers (conditional), and small engine repair, among others. Permitted health and day care uses include hospitals, outpatient clinic services, child-care centers and facilities, and adult day-care facilities — categories that align well with the subject property's small-format retail building footprint.

PR
Portland Road District



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ZONING DETAILS (cont'd)



PR

Portland Road District

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The breadth of permitted use, combined with direct US-1 frontage and existing co-tenancy, positions 933 Portland Road to attract a wide range of tenant types relative to typical pad-site offerings constrained by narrower zoning.

MINIMUM LOT AREAS AND DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	20,000 sf (sewered)
LOT FRONTAGE :	200'
MINIMUM FRONT SETBACK:	40'
SIDE AND REAR YARD SETBACKS:	20'
MINIMUM LOT AREA (per dwelling unit):	7,500 sf (sewered)
MAX % OF LOT COVERAGE:	60%
MAX BUILDING HEIGHT:	60'

The PR District is located along Portland Road/Route 1 to the east of I-95 and north of I-195. The Portland Road district is an attractive location for economic growth in close proximity to the Maine Turnpike as well as Route 1. It is intended that pedestrian amenities and safety will be prioritized in residential and commercial developments.

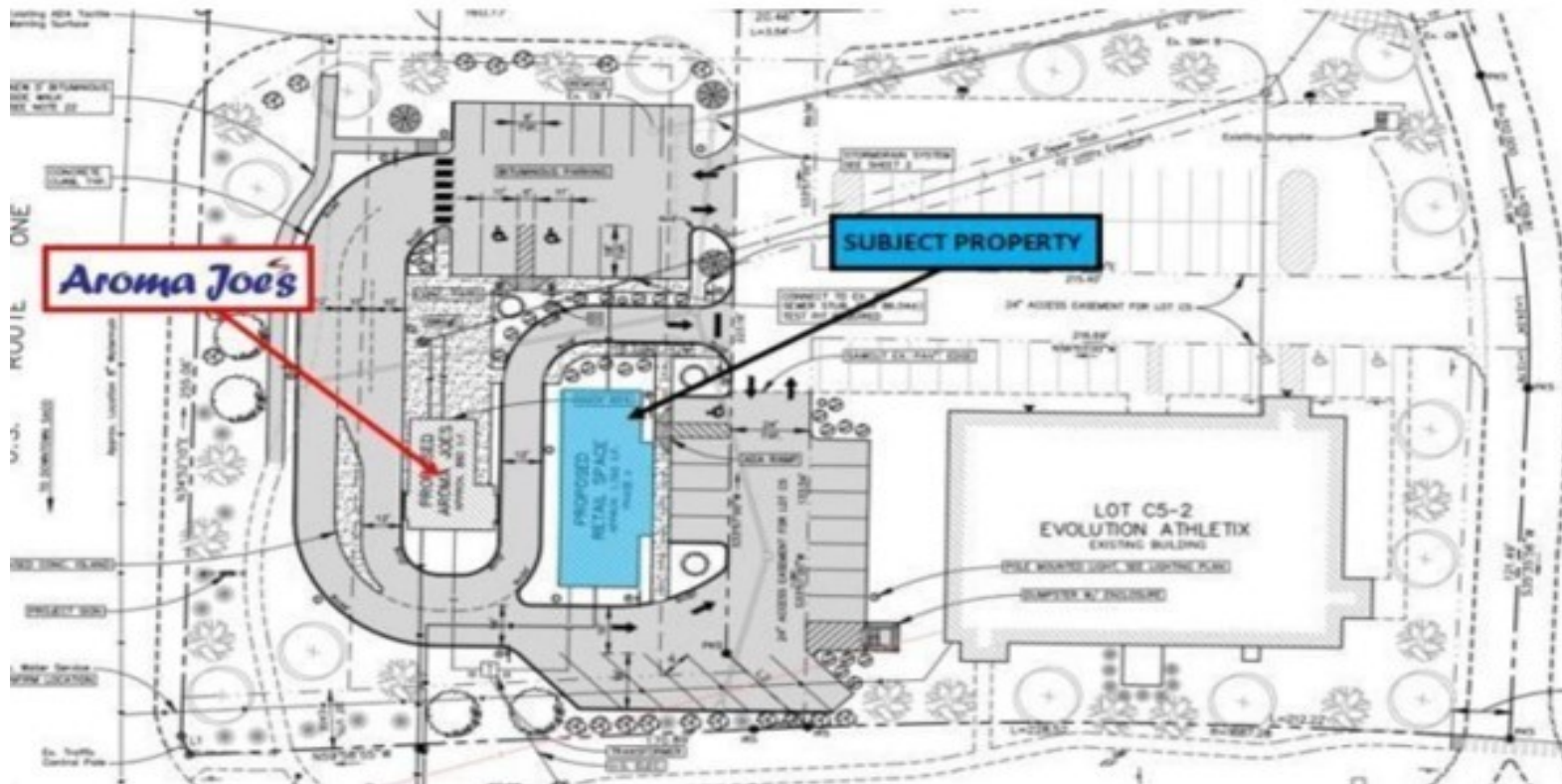


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CONCEPTUAL SITE PLAN

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THIS PLAN CALLS FOR 1,760+/- SF
NON-DRIVE THROUGH RETAIL
BUILDING (SHELL) ON ADJACENT
PAD TO EXISTING AROMA JOE'S
DRIVE-THROUGH LOCATION

The approved site plan identifies the subject property as a 1,760 +/- SF retail pad immediately adjacent to the Aroma Joe's building, with shared parking, access drives, and stormwater infrastructure already in place. The 24-foot access easement crossing the site provides circulation to the abutting Lot C5-2 (Evolution Athletix), reinforcing the multi-tenant traffic pattern through the property.



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OFFERING PROCEDURE



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Pricing for both purchase and lease scenarios is available directly from the listing brokers. Prospective buyers and tenants are encouraged to contact Compass Commercial Brokers to discuss specific deal structures, build-to-suit parameters, lease terms, and timing.

OFFERS WILL SPECIFY THE FOLLOWING:

- ▶ Price or Rent
- ▶ Financing, Contingencies (if any)
- ▶ Length of Inspection or Due Diligence Period
- ▶ Length of Closing or Lease Commencement Period; and
- ▶ Earnest Money Deposit or Lease Deposit.

OFFERS WILL BE PRESENTED TO:

STEVE BAUMANN

President / CEO / Broker

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25 SACO STREET | SCARBOROUGH | MAINE | 04074