COMPASS
COMMERCIAL BROKERS

2 POST OFFICE SQUARE | KENNEBUNK

is a free standing building with drive through & former location of McDonald's in highly visible & easily accessible area of Kennebunk located off very busy US Route One (Portland Road) and close to numerous local & national office & retail users and one of the most heavily traveled shopping destinations in the area with tenants like CVS Pharmacy, Dunkin Donuts, Amato's, Kennebunk Savings, Camden National Bank, Walgreens, Hannaford Supermarket, TD Bank, Dominos Pizza and many others. This 2nd generation restaurant space is currently configured with take out/dining room area, prep and kitchen space with refrigeration and storage,, check out counter and drive through access.

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FOR LEASE | FREESTANDING RETAIL WITH DRIVE THROUGH





LOCATED IN WELL TRAVELED AREA OF KENNEBUNK

2 POST OFFICE SQUARE | KENNEBUNK | MAINE | 04043

SPECIFICATIONS

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OWNERSHIP:

The property is owned by Post Office Square MM, LLC.

PROPERTY FEATURES

YEAR BUILT:	1996
ZONING:	SC | Suburban Commercial
UTILITIES:	Municipal Water & Sewer
BUILDING SIZE:	2,300+/- Square Feet
LOT SIZE:	1+/- Acres
PARKING:	Ample On Site Parking
SPRINKLER:	Wet System
HVAC:	Central Air | Liquid Propane
BOOK/PAGE:	Book 7580 | Page 58
MAP/LOT:	Map 43, Lot 80-1
EXTERIOR:	Clapboard
ROOF:	Flat | Tar & Gravel
SIGNAGE:	Building Mount | Street Pylon

LEASE DETAILS

SQUARE FOOTAGE:	2,300+/- SF
LEASE RATE:	$ 54.35|PSF NNN
NNN EXPENSES:	See broker for details

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AMENITIES



DEMOGRAPHICS

TOWN of KENNEBUNK, MAINE
LAFAYETTE ELM
INCORPORATED JUNE 24, 1820

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PROPERTY AMENITIES

Located at the intersection of Portland Road (US Route One) & Post Office Square, the property offers exceptional accessibility and visibility and it is a prime location in the popular and heavily traveled Kennebunk area with easy access to I-95 and sister city of Kennebunkport. Many local & national retailers and businesses alike surround the property making it is destination retail or office site with plenty of on site parking, building street pylon and building mounted signage, and municipal water & sewer. Currently configured as retail/ restaurant space with drive through but can be retrofitted to variety of uses.

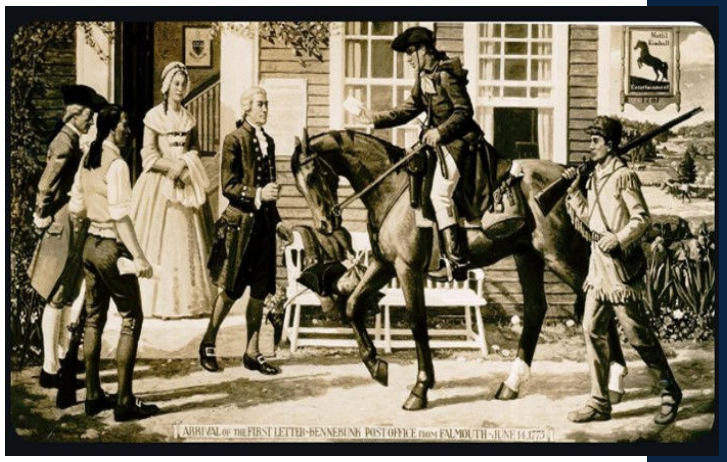
POPULATION:	12,152 | 2025
AVERAGE GROWTH:	5.3% (2020 | 2025)
HOUSEHOLDS:	5,364 (2020 | 2024)
MEDIAN HOME VALUE:	$ 487,700 (2020 | 2024)
MEDIAN INCOME:	$ 107,804 (2020 | 2024)
MEDIAN AGE:	54 Years (Male: 38.8 | Female: 43.5)
LAND AREA:	35.10 (2020)
TRAFFIC COUNTS:	14,034+/- Cars | US Rte 1 S/W PO Square (2023)

Kennebunk is located in York County which is the southernmost county in the U.S. state of Maine, along the state of New Hampshire's eastern border. As of the 2020 census, its population was 211,972,[2] making it Maine's second-most populous county.

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AREA HISTORY



"THE ARRIVAL OF THE FIRST LETTER –KENNEBUNK POST OFFICE FROM FALMOUTH—JUNE 4, 1775"

FIRST AREA POST OFFICE

In May 1775, the Provincial Congress of Massachusetts established one of Maine's earliest post offices in the Kennebunk region. Core details include:

THE POSTMASTER

Nathaniel Kimball was officially appointed as the postmaster for the Kennebunk section o Wells.

THE FIRST DELIVERY

The first official mail delivery arrived on June 14, 1775. It was carried by mail rider Jospeh Bernard who rode from Falmouth (now Portland).

HISTORY | POST OFFICE SQUAERE | POST OFFICE

Post Office Square in Kennebunk, Maine is a central local hub best known for its historic post office building and community services.

THE OLD POST OFFICE BUILDING

Constructed by the US Treasury Department in 1937, the historic brick post office building in Post Office Square served the town's mail needs for decades before operations shifted.

THE NEW DEAL MURAL

Inside the historic building artist Edith C. Barry painted a notable oil on canvas mural in 1939 entitled "The Arrival of the First Letter—Kennebunk Post Office from Falmouth—June 4, 1775" funded through the New Deal Art Program. See photo shown at left.

CURRENT USE OF OLD BUILDING

The classic structure was later repurposed and now houses the Kennebunk Police Department though the historical mural remains preserved inside.

POSTAL SERVICES TODAY

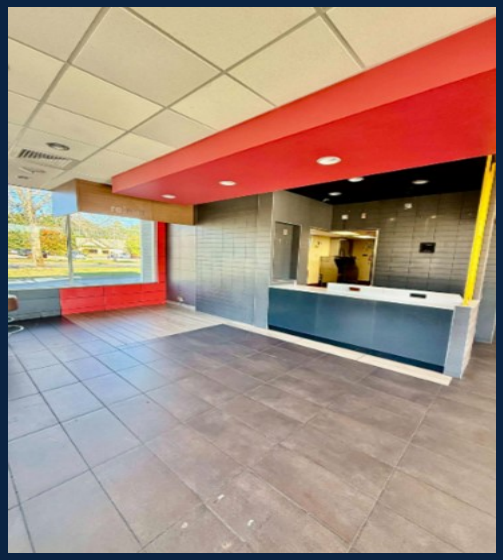
Whie the active local post office facility operates in and around Post Office Square, the broader Kennebunk area also utilizes a branch in West Kennebunk on Alfred Road.

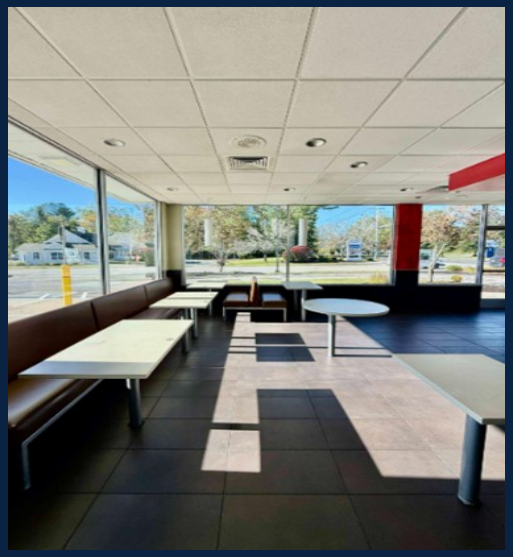
INTERIOR PHOTOGRAPHS

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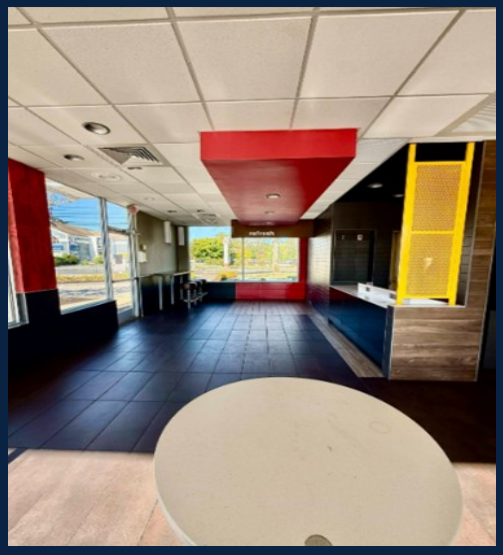
2nd GENERATION RESTAURANT SPACE

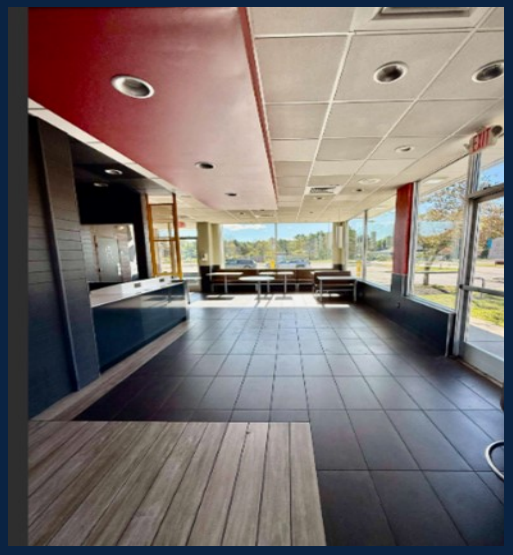




EXISTING DINING ROOM | CHECK OUT AREA







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INTERIOR PHOTOGRAPHS

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EXISTING PREP | KITCHEN SPACE

INCLUDED EQUIPMENT:

2 HOOD SYSTEMS | 1 WALK IN COOLER/FREEZER

HANDWASH SINKS | STUBBED WATER/GAS LINES

2nd GENERATION RESTAURANT SPACE







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VIRTUAL RENDERINGS

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POSSIBLE RETAIL | OFFICE IDEAS WITH DRIVE THROUGH





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EXTERIOR PHOTOGRAPHS

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VIRTUAL RENDERINGS

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POSSIBLE RETAIL | RESTAURANT | QUICK EAT IDEAS



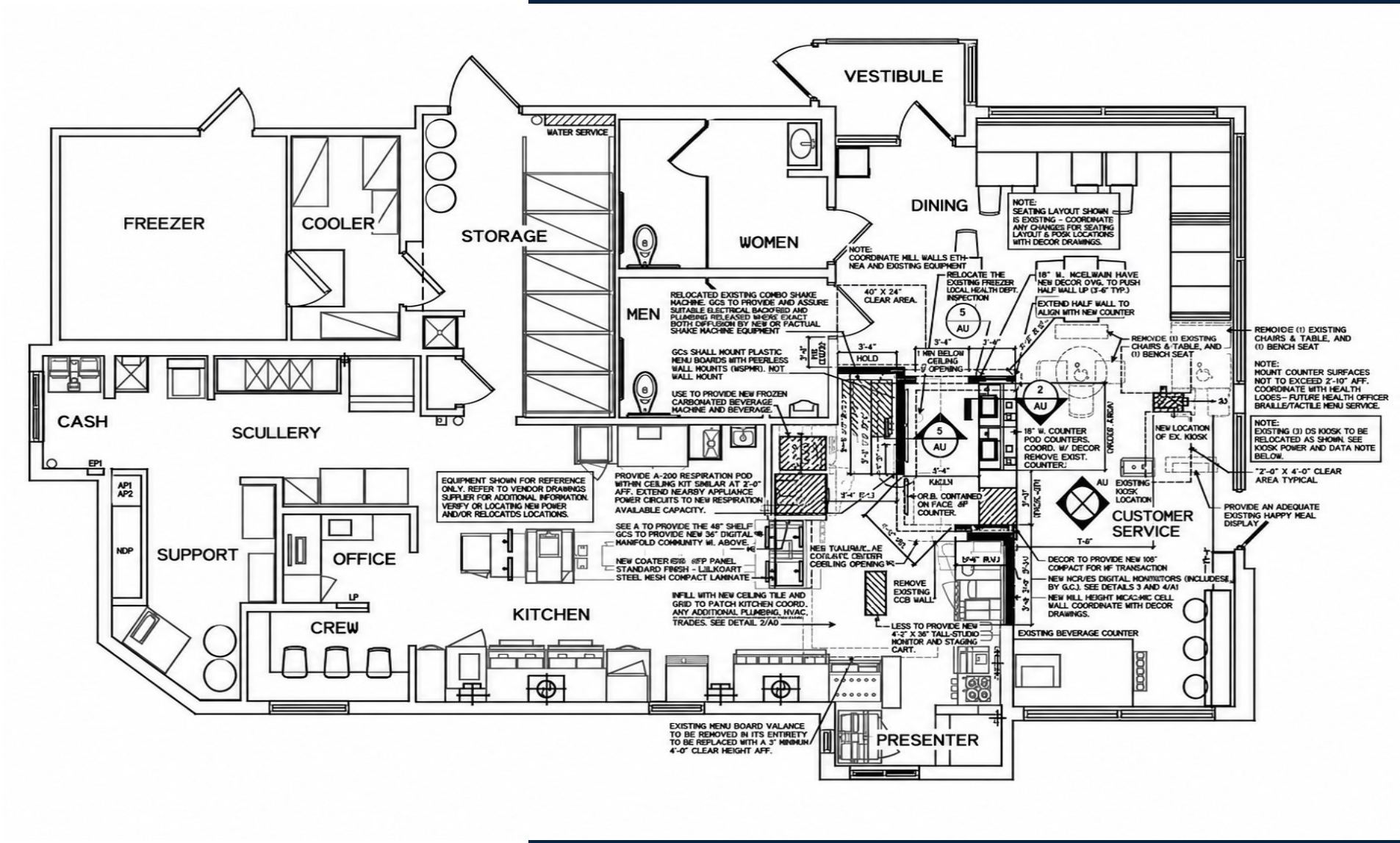


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FLOOR PLAN

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AERIAL PHOTOGRAPH

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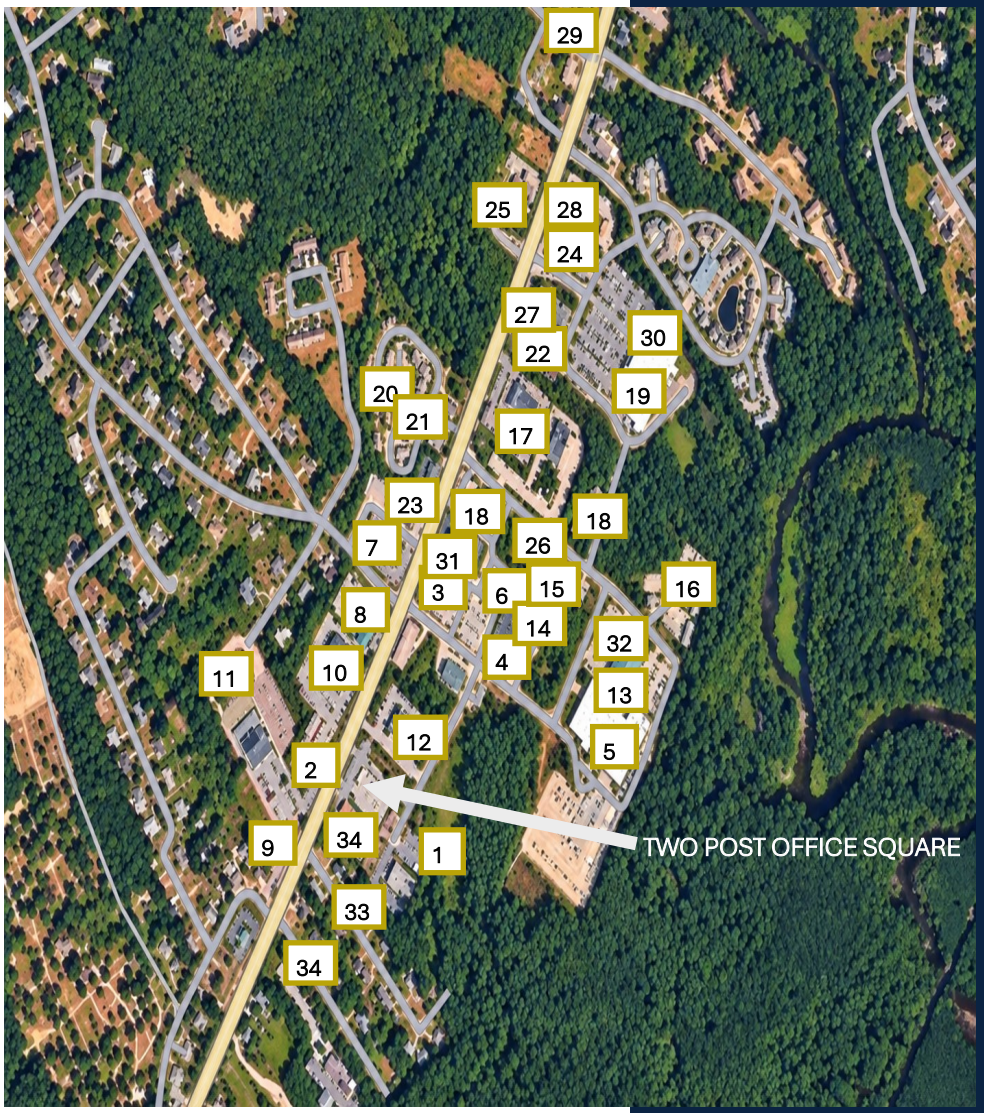


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LOCAL TENANT MIX

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RESTAURANTS

23 Jia Mei Le Wah Chinese
24 Sebago Brewing

FAST FOOD

3 Dunkin Donuts
4 Dominos Pizza
11 Amatos
26 Subway
29 Aroma Joes

FINANCE

2 Camden National Bank
7 TD Bank
8 Kennebunk Savings
25 Norway Savings Bank
28 Maine Community Bank
30 Eagle Bank
34 Key Bank

FITNESS

5 Quest Fitness
22 The Daily Sweat

MUNICIPAL

1 Kennebunk Post Office
17 Dept of Motor Vehicles

AUTOMOTIVE

18 Circle K Gas Station
31 Irving Oil

SHOPPING

10 CVS Pharmacy
12 Walgreens
14 Ace Hardware
19 Hannaford Supermarket

BUSINESSES

6 Appliance Advantage
20 Green Clean Innovations
21 Charter Oak Capital Management
34 Atria Kennebunkj Assisted Care

HEALTH & BEAUTY

9 The Nail Spa
13 Maine Health Primary Care
15 207 Laser
16 Maine Health Pediatrics
18 Aetna
27 Nail Boss
32 Maine Zen Den Acupuncture
33 Aesthetics by Allie

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LEASING CONTACT

IMAGES OF DOWNTOWN KENNEBUNK







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TO VIEW FROM WEBSITE
SCAN QR CODE

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