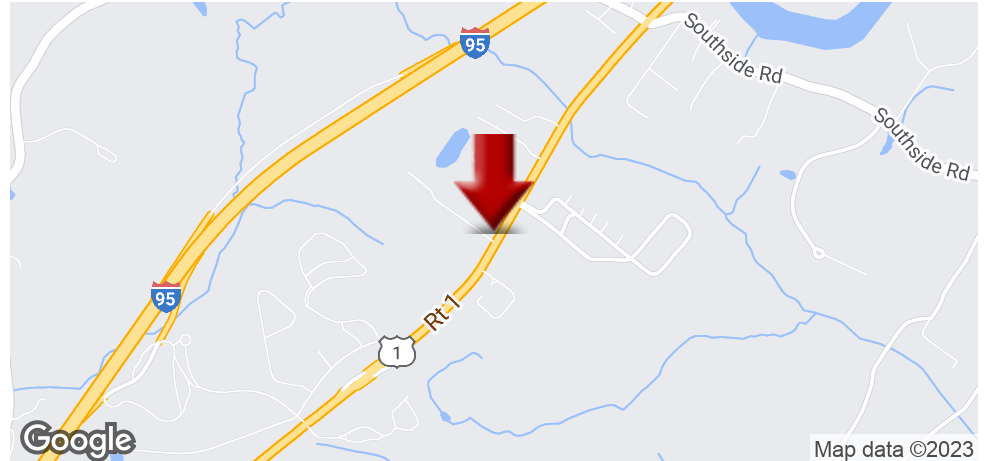


RETAIL FOR LEASE

YORK COLONIAL CENTER

4 US Route One, York, ME 03902



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	2.58 Acres
BUILDING SIZE:	3,200
RENOVATED:	2017
ZONING:	Residential Commercial
SUBMARKET:	Southern Maine
TRAFFIC COUNT:	17,000

PROPERTY OVERVIEW

Here's a prime retail location with excellent visibility and traffic right on Route 1 in York. With easy access to I-95, the location provides great exposure and proximity to Portsmouth, York and Kittery. This space has beautiful natural light and other amenities which include handicap access, 0.5 bath, mini split heat and central A/C for added convince. Don't pass up this great opportunity! Available NOW!

PROPERTY HIGHLIGHTS

- 1000SF Retail with 1/2 bath right on Route 1
- Mini split heat and central A/C
- Handicap Access
- 17,000 vehicles per day

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	435	7,389	31,612
TOTAL POPULATION	984	16,831	71,930
AVERAGE HH INCOME	\$68,511	\$78,081	\$81,443

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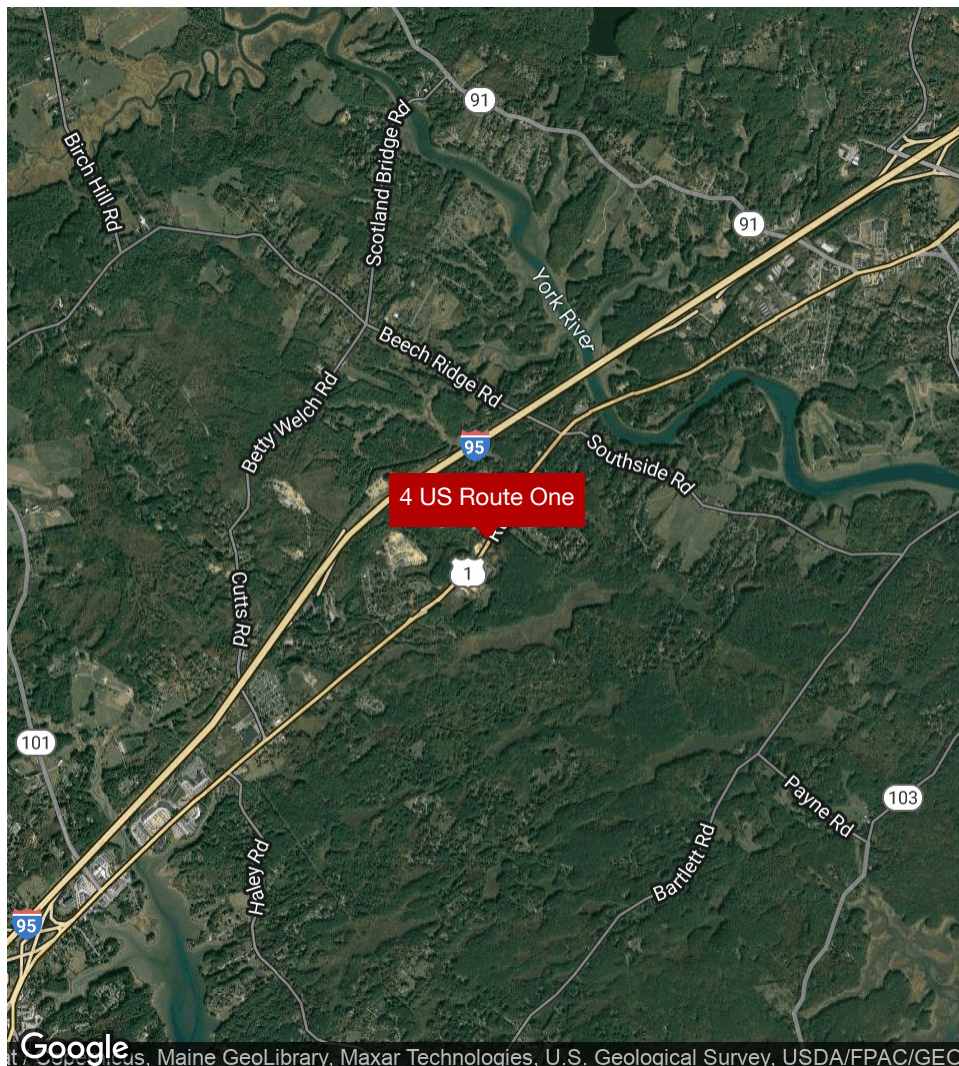
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YORK COLONIAL CENTER

4 US Route One, York, ME 03902



LOCATION DESCRIPTION

This property is right on Route 1 in York, Maine - a strong residential community with beautiful coastal views and award-winning restaurants and inns. This area has supported year-round businesses.

York's economy and tax base is augmented by the dozens of fine hotels, restaurants and other accommodations operating along the coast. Many spots throughout The Yorks have picturesque views of the famous Cape Neddick Light at Nubble Rock, which has figured in both artists' work and souvenirs of the Maine coast. A photo of the Cape Neddick Light is on the Voyager 1 spacecraft labeled as Seashore, Maine. Visible in clear weather is the 133 foot (40 meter) tall Boon Island Light on Boon Island, located 6.2 miles (10.0 km) off York. Old-fashioned restaurants, like the Goldenrod, maintain the historic character of the York Beach area.

The property is 5 minutes away from the outlets, on a high traffic count, secondary highway with over 17,000 vehicles per day, very close to the Kittery town line. It has ease of access coming south from York, or North from Kittery. The site is very clear, with close access to I-95 and within a 10 minute commute of Portsmouth NH.

LOCATION DETAILS

Sub Market	Southern Maine
County	York

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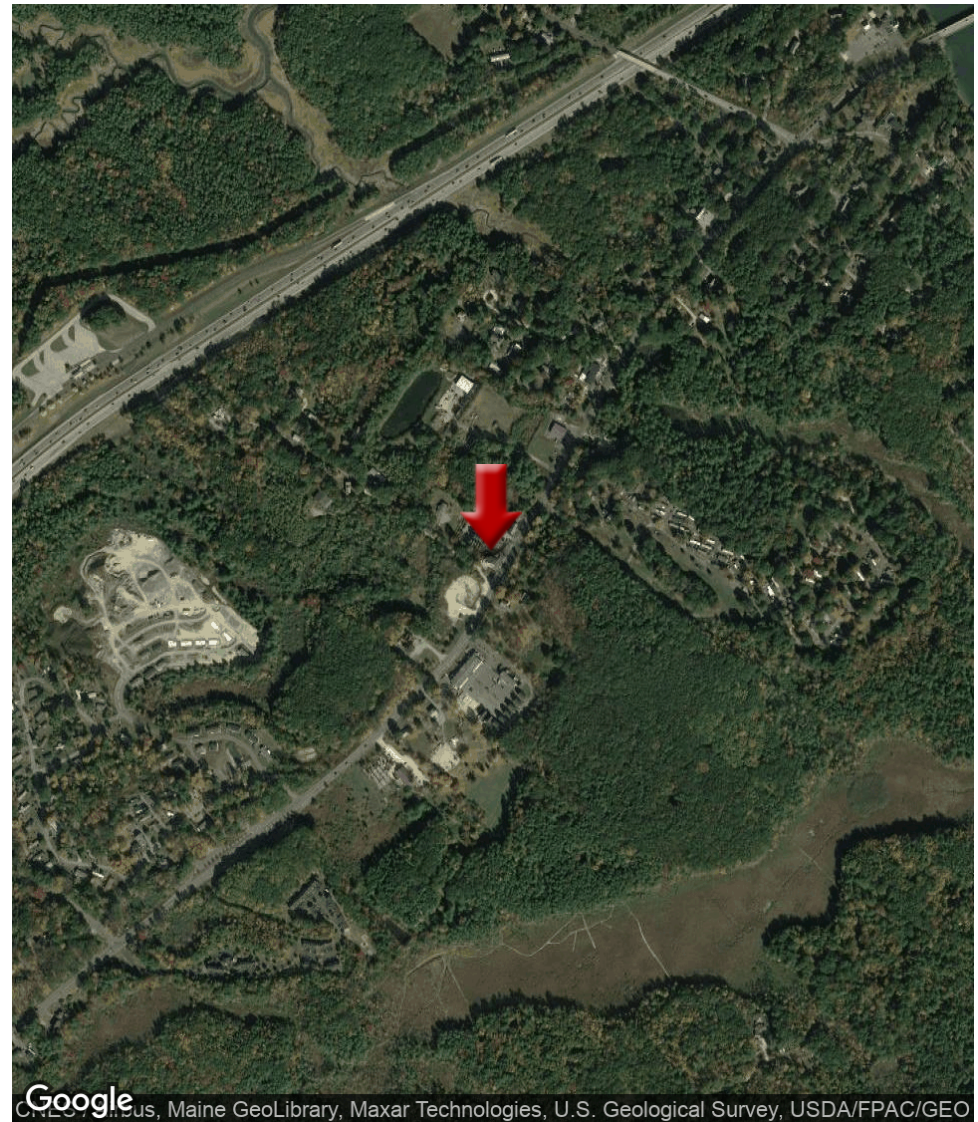
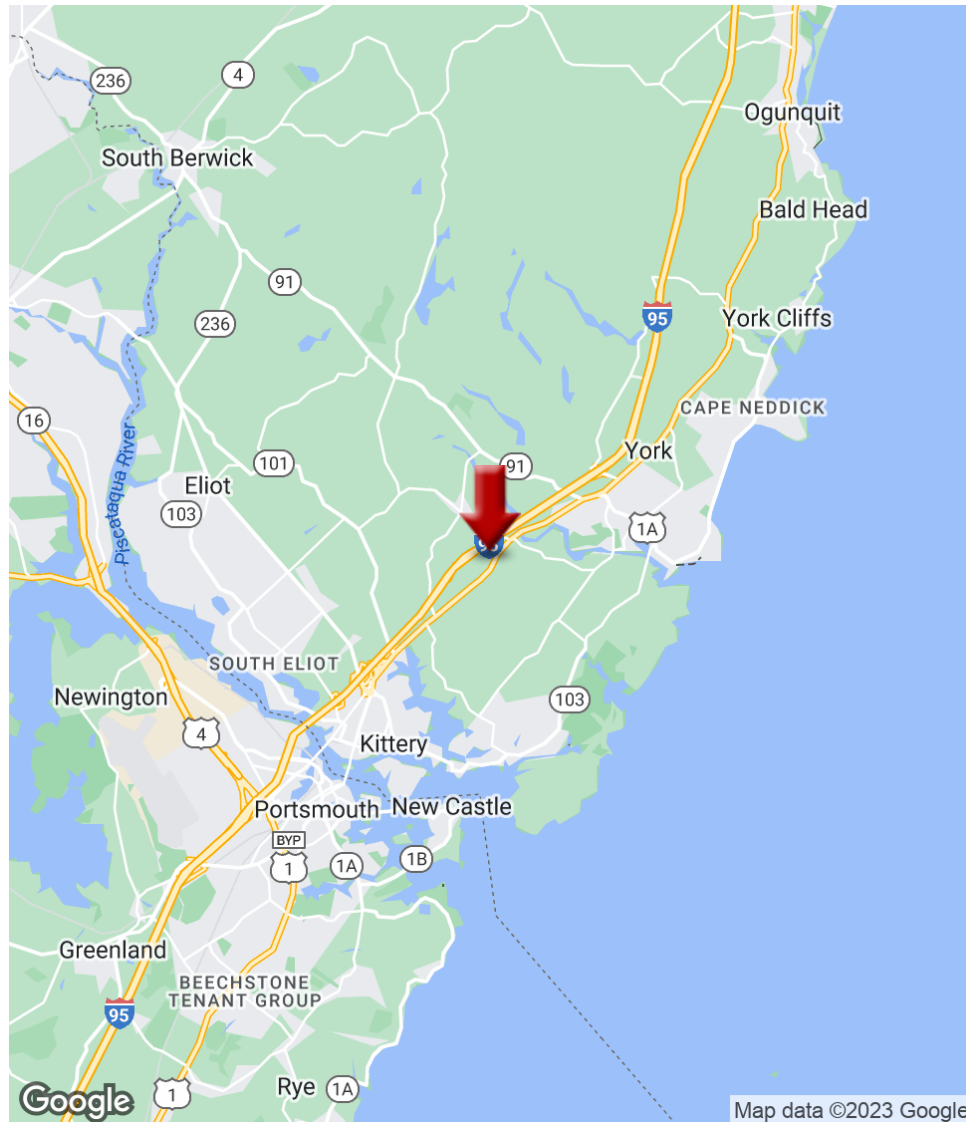
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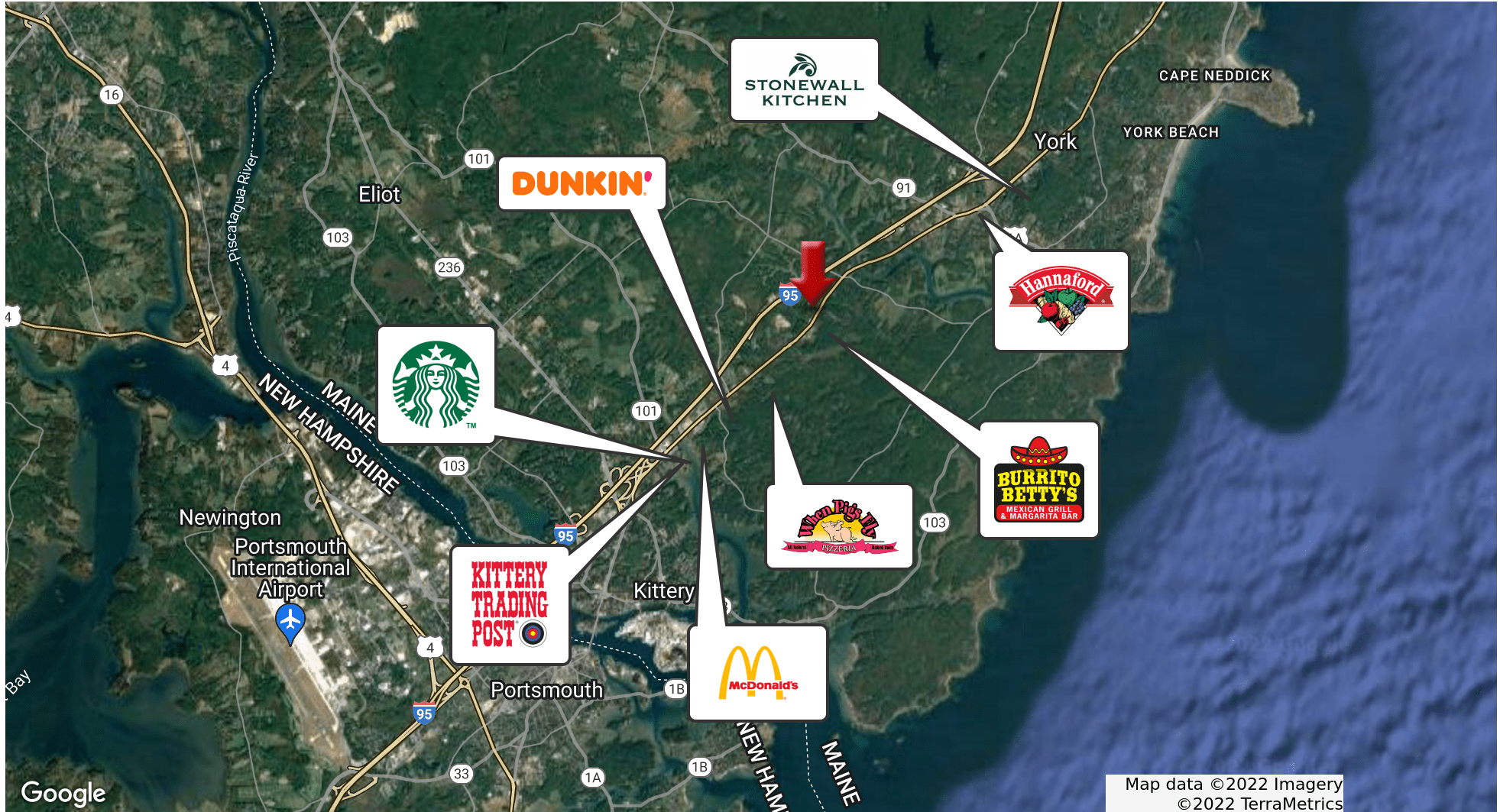
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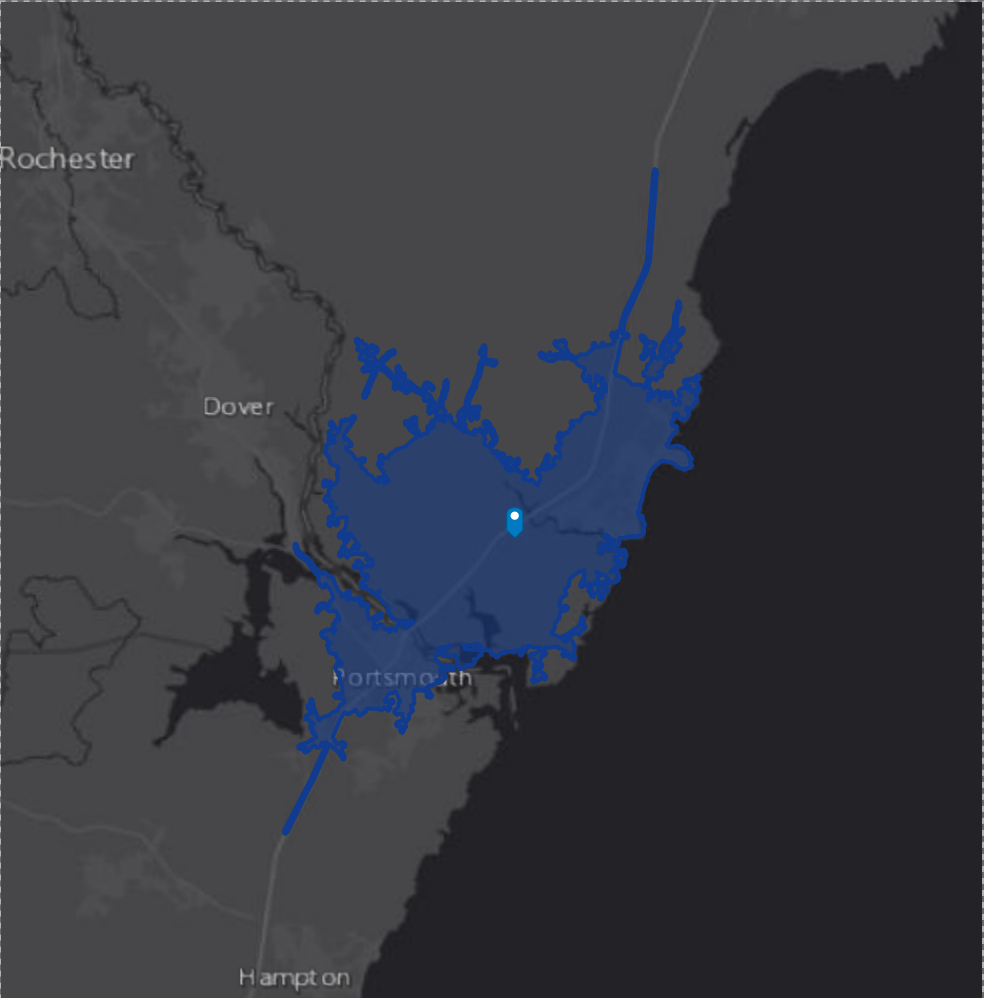
DEMOGRAPHIC SUMMARY

4 US Route 1, York, Maine, 03909

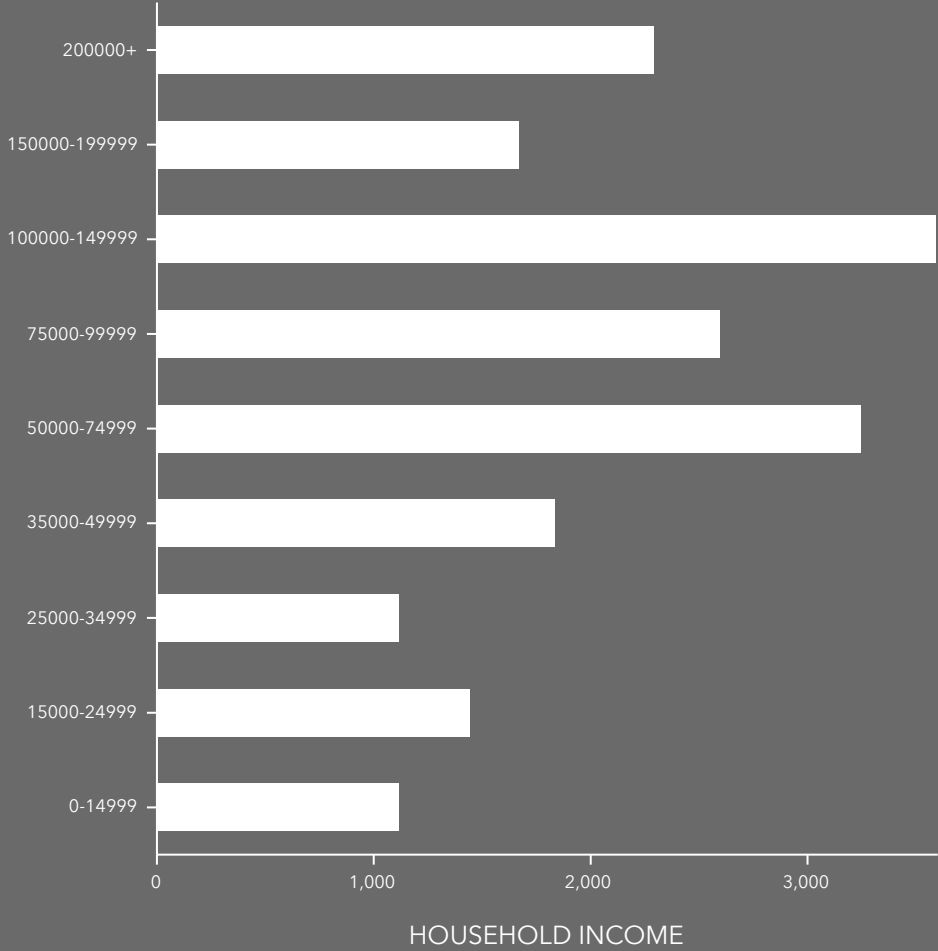
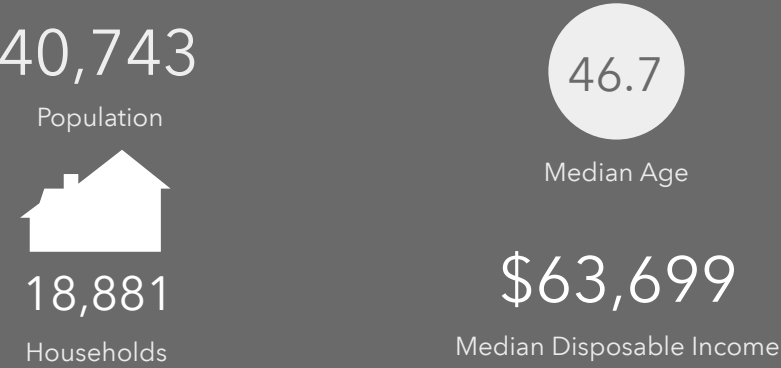


Drive time of 15 minutes

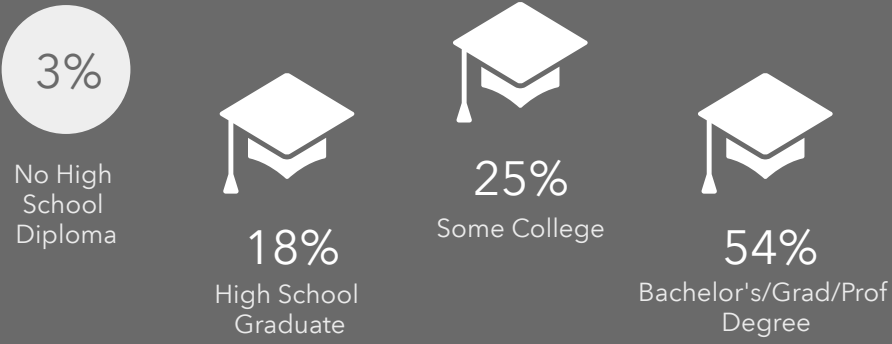
INCOME



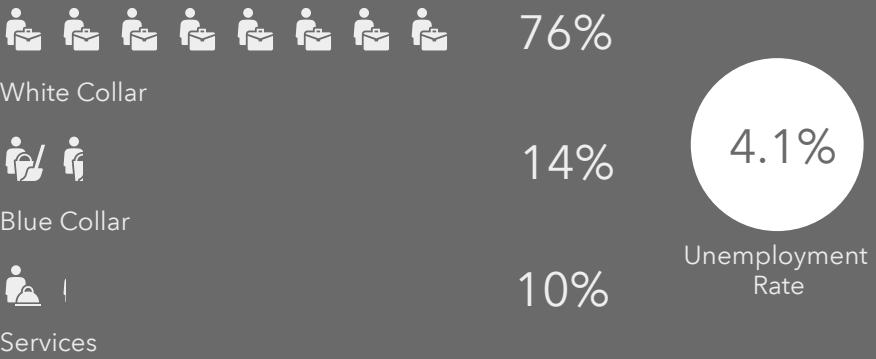
KEY FACTS



EDUCATION



EMPLOYMENT



KEY FACTS

40,743

Population



Average
Household Size

46.7

Median Age

\$80,385

Median Household
Income

EDUCATION

3%

No High
School
Diploma



18%

High School
Graduate



25%

Some College



54%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,854

Total Businesses



41,399

Total Employees

EMPLOYMENT



76%

White Collar



14%

Blue Collar



10%

Services

4.1%

Unemployment
Rate

INCOME



\$80,385

Median Household
Income



\$50,740

Per Capita Income



\$203,663

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19%)

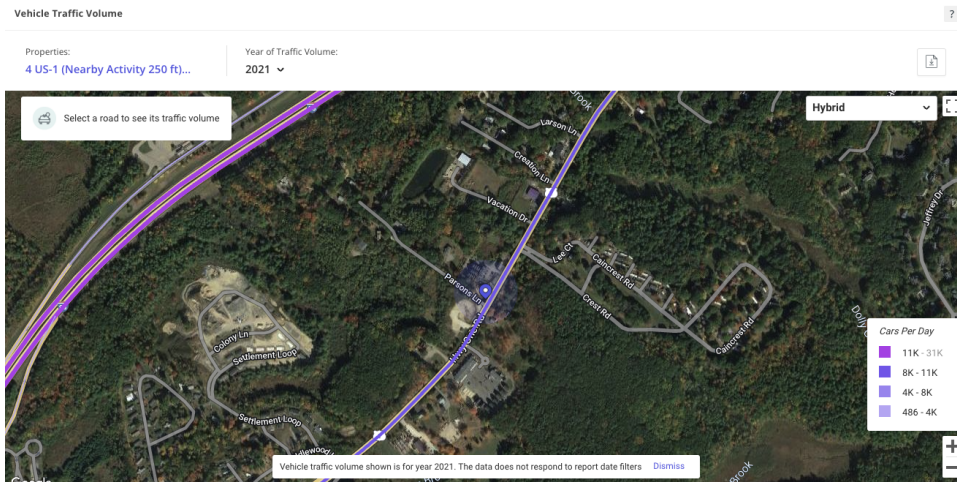
The smallest group: <\$15,000 (5.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.9%	-0.2%	
\$15,000 - \$24,999	7.6%	-0.8%	
\$25,000 - \$34,999	5.9%	-2.8%	
\$35,000 - \$49,999	9.7%	-3.1%	
\$50,000 - \$74,999	17.2%	-2.2%	
\$75,000 - \$99,999	13.7%	-1.7%	
\$100,000 - \$149,999	19%	+1.2%	
\$150,000 - \$199,999	8.8%	+2.7%	
\$200,000+	12.1%	+6.7%	

Bars show deviation from York County

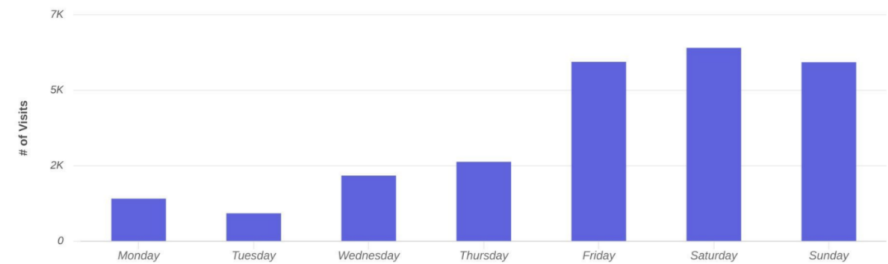
TRAFFIC & TRADE AREA

4 US Route One, York, ME 03902



Daily Visits

4 US-1 (Nearby Activity ...
4 U.S. 1, York, ME 03909

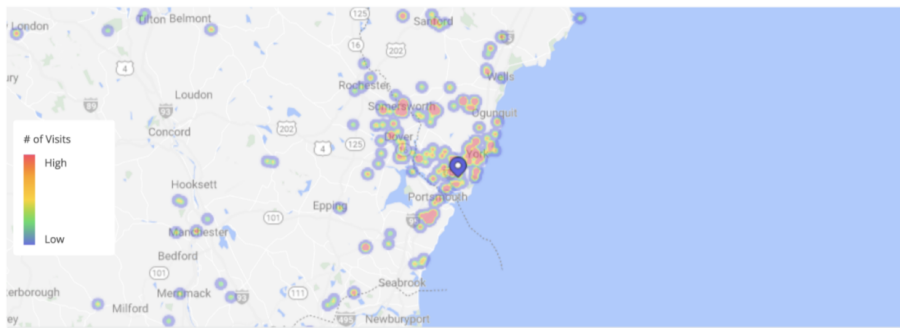


Visits | Dec 1st, 2021 - Nov 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area

4 US-1 (Nearby Activity 250 ft)
4 U.S. 1, York, ME 03909



The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Home Location | Visits | Min. Visits: 1 | Dec 1st, 2021 - Nov 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)



4 US-1 (Nearby Activity 250 ft)

4 U.S. 1, York, ME 03909

Benchmark: Nationwide

40 % Traffic

60 % Traffic

80 % Traffic

Overview

Population	2,930	18,464	54,460
Pop density (per sq mile)	3,160	1,499	1,463
Area (based on blockgroups) sq mi	0.93	12.31	37.21

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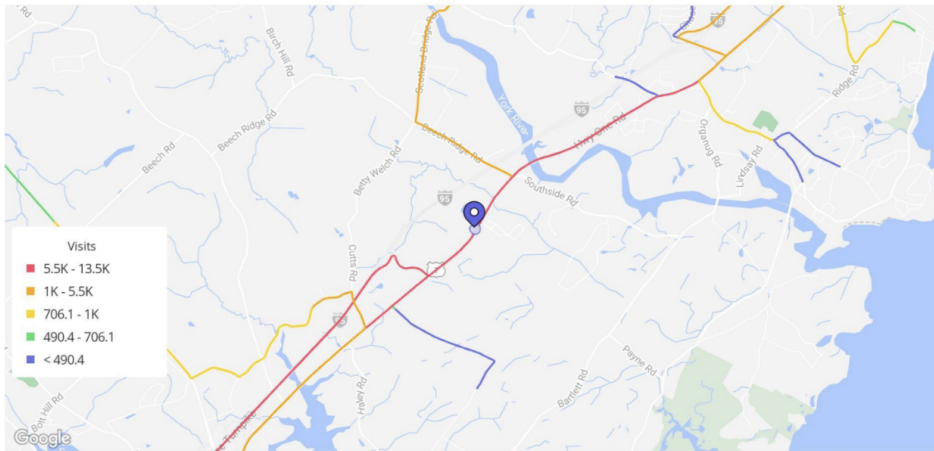
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VISITOR JOURNEY

4 US Route One, York, ME 03902



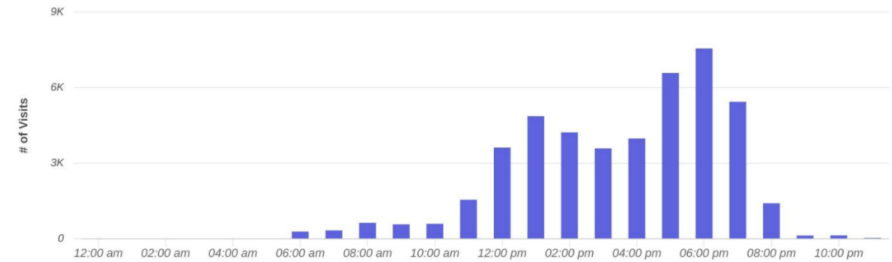
Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Hourly Visits

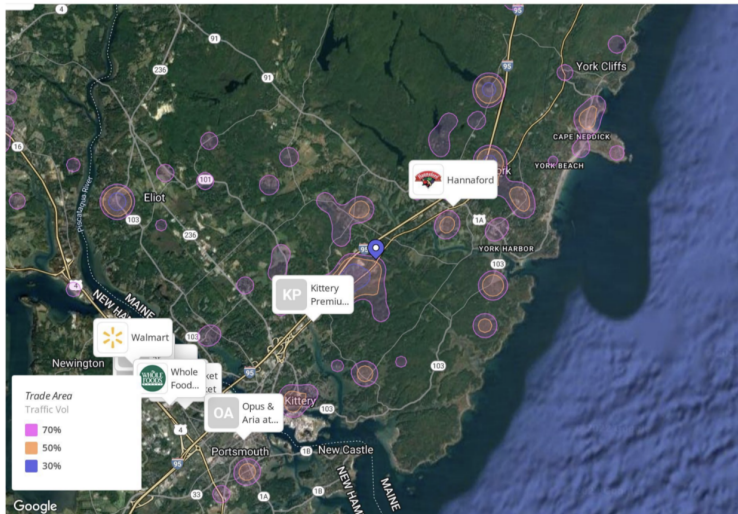
4 US-1 (Nearby Activity ...
4 U.S. 1, York, ME 03909



Visits | Dec 1st, 2021 - Nov 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)

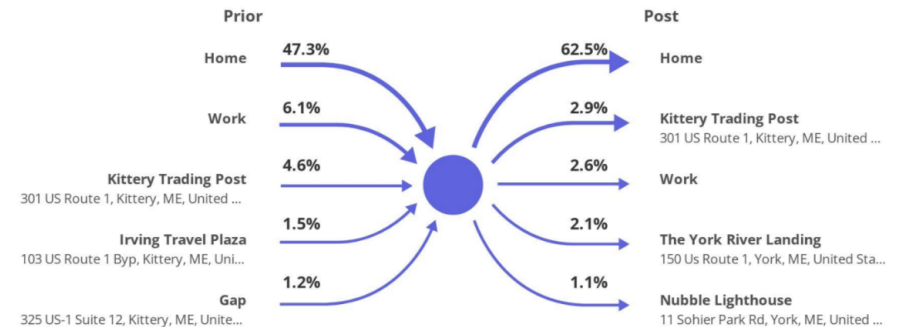


Market Landscape



Visitor Journey

4 US-1 (Nearby Activity 250 ft)
4 U.S. 1, York, ME 03909



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