



## 70 - 74 BAYVIEW STREET • YARMOUTH, MAINE

Cardente Real Estate is pleased to offer for lease Bayview Square located at 70-74 Bayview Street in Yarmouth, Maine. Listing includes a 5,043 ± square foot Class A office building with perimeter offices and a signature conference room and a 4,951 ± square foot Dental/Medical Office building that is fully plumbed with FF & E. Situated off of Bayview and Spring Street (Rt.88) and parallel to U.S. Route One, the entire property is 1.63 ± acres and offers a corner lot available for build-to-suit new construction. Both buildings were completed rehabbed in 2006 and are well positioned for all types of office, business and medical office users. Other amenities include ample onsite parking, easy accessibility to I-295 (literally seconds away), and prominent signage. Buildings are available individually for lease. This offering provides an opportunity for a variety of uses including retail, general business, restaurant, office, and hospitality.



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**FOR LEASE**

**70 BAYVIEW STREET, YARMOUTH, ME**



### **PROPERTY DETAILS**

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Property Address: 70 Bayview Street, Yarmouth  
Exterior: Renovated 2014  
Construction: Wood Frame  
HVAC: Oil Forced Air with A/C Units  
ADA: Handicap Accessible  
Parking: Ample on-site  
Zoning: C - Commercial  
Layout: Fully plumbed for dental or medical office. Could also be converted to professional office space.

### **LEASING DETAILS**

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Square Footage: 2,500 to 4,951±SF  
Occupancy: Immediate  
Lease Rate: \$12/SF NNN  
NNN Expenses: Estimated at \$3.50/SF





# FOR LEASE

## 74 Bayview Street Yarmouth, ME

### Property Details

**Property Address:** 74 Bayview Street, Yarmouth  
**Exterior:** Renovated 2014  
**Interior:** Fully Renovated in 2006  
**Construction:** Wood Frame  
**HVAC:** Propane - Fired Hot Air with Central  
**ADA:** AC 1st Floor Handicap Accessible  
**Parking:** Ample on-site  
**Zoning:** C - Commercial  
**Layout:** Class A office space with many high - end upgrades. Open support area with perimeter offices. Second floor provides prime expansion opportunity with plumbed kitchenette, bathroom with shower, offices, skylights & HVAC.

### Leasing Details

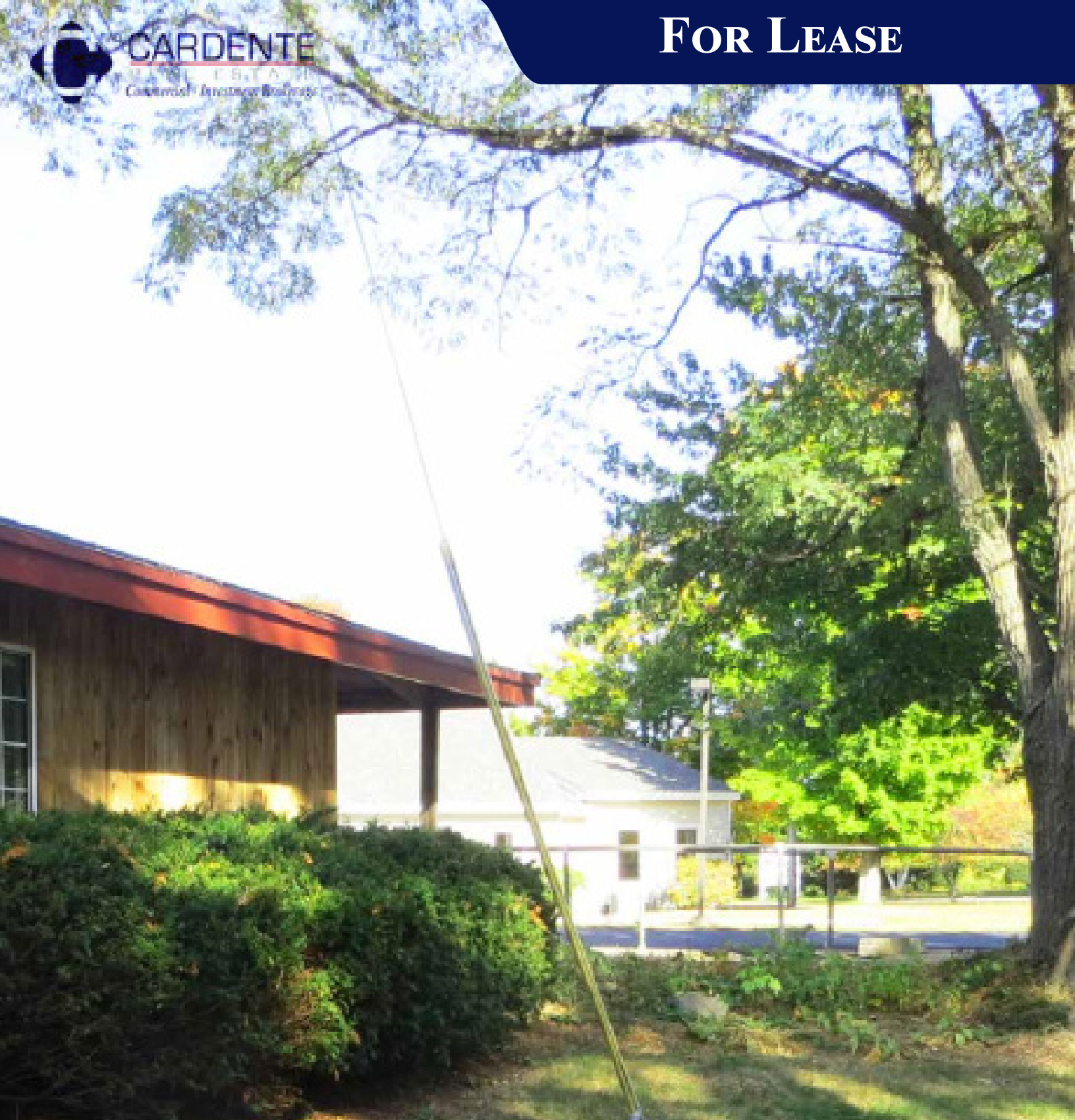
**Square Footage:** 1,513± SF AVAILABLE  
3,530± SF LEASED  
**Occupancy:** Immediate  
**Lease Rate:** \$14/SF NNN  
**NNN Expenses:** Estimated at \$3.50/SF





**CARDENTE**  
EST. 1978  
Commercial Real Estate

**FOR LEASE**



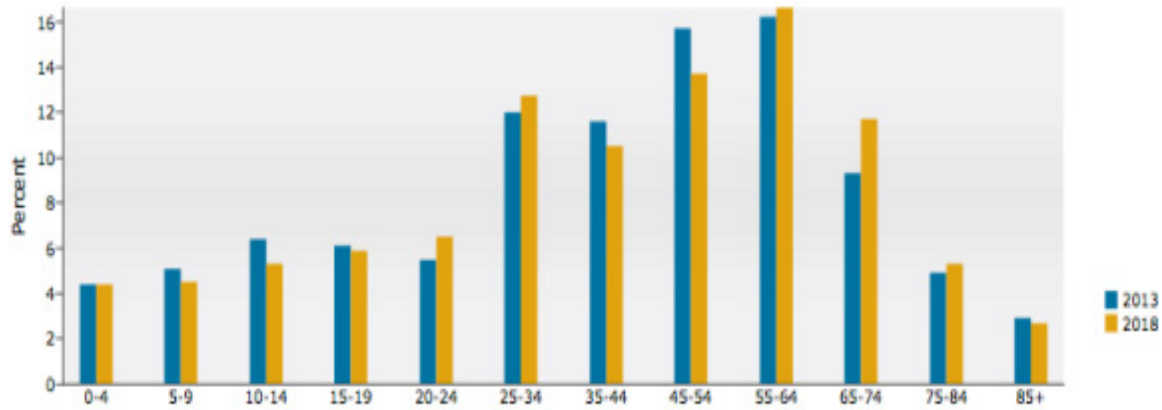
322 FORE ST, 3<sup>RD</sup> FLOOR, PORTLAND

[WWW.CARDENTE.COM](http://WWW.CARDENTE.COM)

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# DEMOGRAPHICS

Population by Age



Summary	Census 2010	2013	2018	
Population	16,309	16,260	16,384	
Households	6,037	6,993	7,046	
Families	4,516	4,475	4,430	
Average Household Size	2.70	2.29	2.30	
Owner Occupied Housing Units	5,019	4,935	5,009	
Renter Occupied Housing Units	1,018	2,021	2,037	
Median Age	46.2	47.4	48.5	
Trends: 2013 - 2018 Annual Rate	Area	State	National	
Population	0.15%	0.18%	0.71%	
Households	0.26%	0.28%	0.74%	
Families	-0.02%	0.05%	0.62%	
Owner HHs	0.30%	0.33%	0.64%	
Median Household Income	5.40%	3.45%	3.02%	
Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	538	7.7%	457	6.5%
\$15,000 - \$24,999	537	7.7%	394	5.6%
\$25,000 - \$34,999	383	5.5%	375	5.3%
\$35,000 - \$49,999	661	12.4%	633	9.0%
\$50,000 - \$74,999	1,295	18.6%	787	11.2%
\$75,000 - \$99,999	622	11.8%	1,139	16.2%
\$100,000 - \$149,999	1,115	16.0%	1,567	22.2%
\$150,000 - \$199,999	585	7.3%	665	9.4%
\$200,000+	901	13.0%	1,029	14.6%
Median Household Income	\$71,373		\$92,847	
Average Household Income	\$113,459		\$136,320	
Per Capita Income	\$48,055		\$58,710	

2013 Household Income

