

1 ROUTE 236 - #2 - KITTERY

C-2 COMMERCIAL SPACE FOR LEASE



SPACE TYPE: *MIXED USE*

SPACE SIZE: *3,000+/- SF*

ZONING: *C2 - Commercial 2*

TRAFFIC COUNT: *17,600 AADT19*

PARKING: *50+/- SHARED SPACES*

HIGH VISIBILITY ROUTE 236 LOCATION

ADJACENT TO MAINE TURNPIKE EXIT 2

5 PRIVATE OFFICES AND 2 LARGE BULLPENS

CAFE/KITCHENETTE, RECEPTION AREA, STORAGE AREA, SHARED BATHROOMS

LEASE RATE: \$5,500/Mo MG



For more information contact:

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OWNER	Gerasin Family Realty, LLC		
CURRENT SPACE TYPE	Office; can convert to retail or restaurant per zoning use regulations		
TOTAL BUILDING SIZE	11,080+/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
UNIT 2	First	3,000	\$22/SF MG
ZONING	C2 - Commercial 2		
STREET FRONTAGE	305+/- Ft		
PARKING DESCRIPTION	Over 50 spaces in shared private parking lot		
SIGNAGE	Pylon		
TRAFFIC COUNT	17,600 AADT19		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER	Private	Landlord	
WATER	Private	Landlord	
HEAT SYSTEM	FHA	Tenant	
HEAT FUEL	Propane	Tenant	
COOLING	HVAC	Tenant	
ANCHOR TENANT	Steele Street Capital		
AMENITIES	Kitchenette/café; storage		

OVERVIEW

Featuring 3,000+/- SF of commercial space, this property offers the closest available location west of the Kittery traffic circle. The current layout includes a kitchenette/café, five spacious private offices, two large bullpens (one of which could serve as a conference room), a storage area, a lobby/reception area, shared bathrooms, and ample on-site parking. Located within the C-2 Zone, this is an exceptional opportunity for businesses such as physical therapy, chiropractic care, legal practice, real estate/title office, CPA/accounting firm, tech company, consulting firm, retail, restaurant, or administrative space. The property boasts high visibility with a pylon on Route 236, convenient access to I-95, and close proximity to the Naval Yard, Kittery Outlets, Kittery Foreside, beaches, restaurants, and more.

ABOUT KITTERY

Kittery has the distinction of being the oldest town in the State of Maine, incorporated in 1647 -- more than a century and a quarter before the birth of the United States. Kittery originally included what are now the towns of Eliot, Berwick, North Berwick and South Berwick. It was considered part of Massachusetts Bay Colony after 1652 and over time became a key center for trading and shipbuilding.

Kittery guards the mouth of the Piscataqua River and is the halfway mark on Interstate 95 between Boston MA and Portland ME. As you take a scenic drive along Route 103 to Kittery Point, you will pass the gates of the 200 year old Portsmouth Naval Shipyard; the historic Lady Pepperrell House; Fort McClary, built in 1690, now a state park; and Fort Foster located at the end of Pocahontas Road, was once a fortress manned during World War II, is now a public recreation and beach facility. Along with the beautiful homes and gardens, there are remnants of the fishing, shipbuilding, and other marine-related industries that were once the center of Kittery's economy.

LABOR FORCE

- Total labor force is comprised of 5,624 people, which equals a 68 percent participation rate
- The majority of Kittery residents are employed in educational services, healthcare, and social assistance
- The Naval Shipyard contributes to the professional, scientific, management and administrative services sectors
- Six primary employment sectors are: manufacturing, professional services, public administration, retail trade, food services, educational services, and healthcare
- The average weekly wage in Kittery is \$1,404 per week

PRIMARY ECONOMIC DEVELOPMENT AREAS

- Downtown/Foreside:
 - One of Kittery's more unique and interesting commercial areas with a mix of retail, restaurants, and daily service needs
 - Accessible by car, walking, or biking
- Route 1 Bypass Area:
 - Area is zone Commercial 3 (C-3) and allows for the provision of general retail sales, services, and business space
 - Current businesses include a hardware store, motels, a fitness center, automotive repair shop, brewery, and sewage disposal plant
- Route 236/Dennett Road Area:
 - Currently mostly undeveloped, the business park area does have sanitary sewer line infrastructure already installed
 - Existing uses along Route 236 are small-scale commercial developments such as machine shops, office buildings, and a seafood wholesaler
- Route 1 Outlet Area:
 - Aside from the Foreside, this is one of Kittery's oldest and most successful economic development areas; the outlets generate property tax revenue and draw customers locally and regionally
- Route 1 Mixed Use Area:
 - The area is zoned Mixed Use with the primary purpose of providing office, service, and residential uses
- Gourmet Alley:

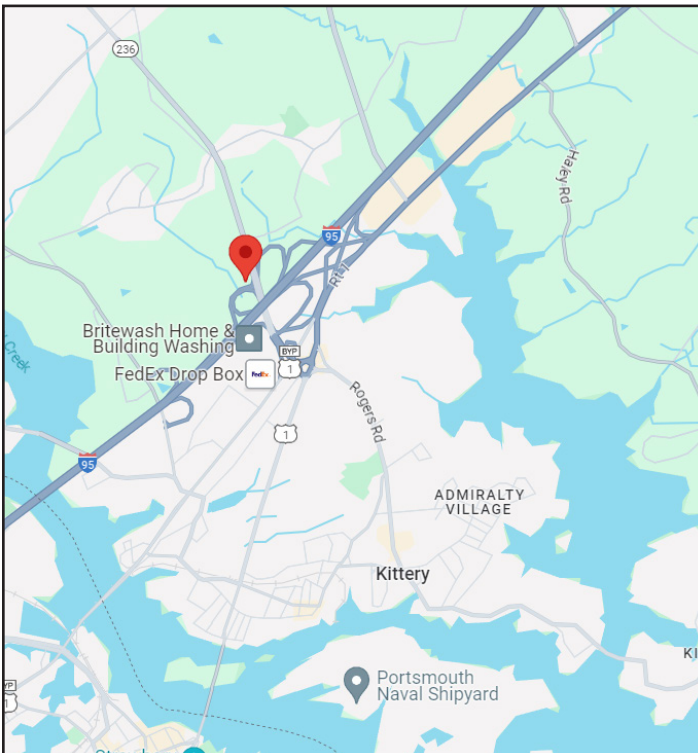
Information from: <https://www.gatewaytomaine.org/our-towns/> and <https://www.kitteryme.gov/about-kittery>

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1 ROUTE 236 - KITTERY LOCATION INFORMATION



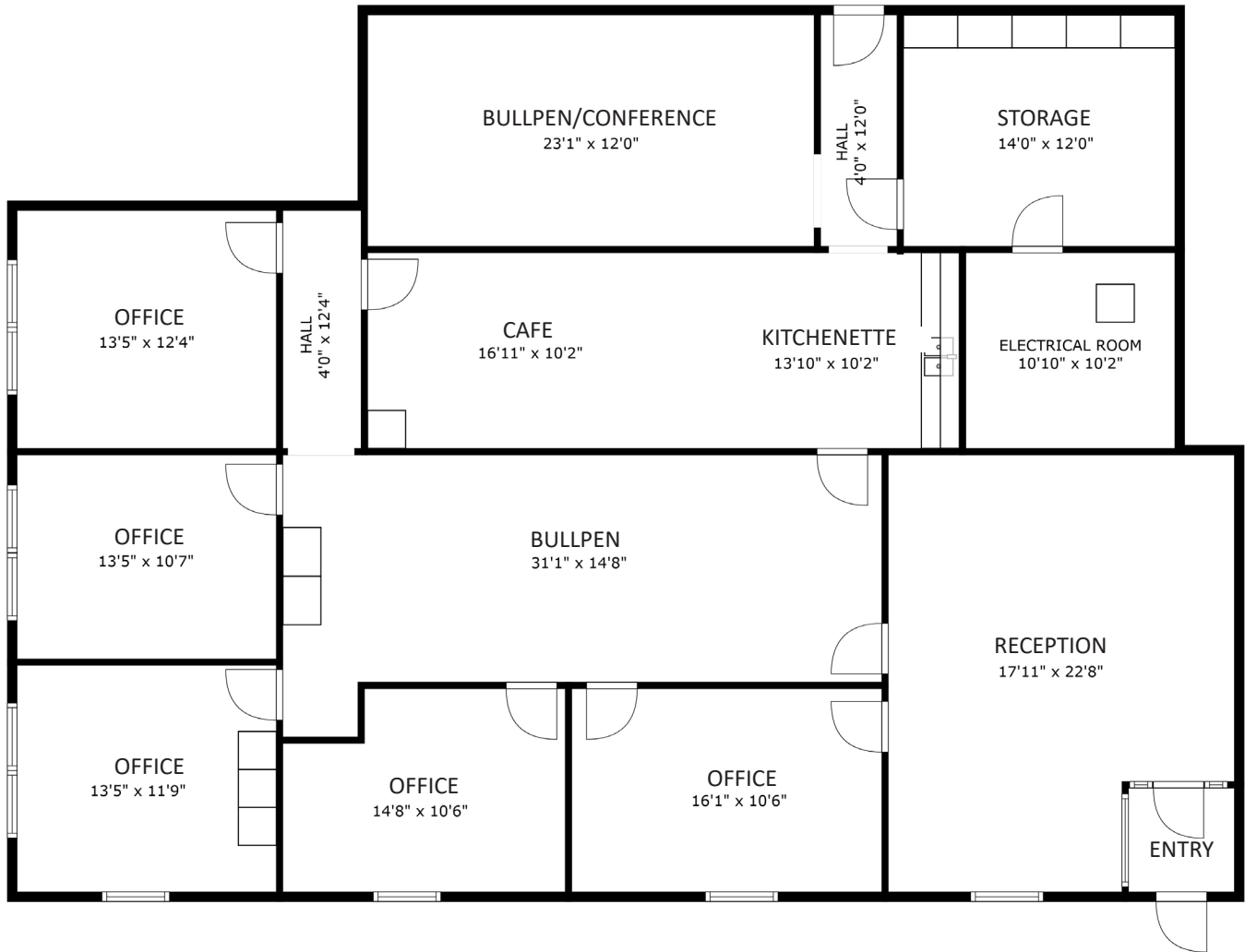
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This FlöPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.
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Permitted uses. The following uses are permitted in the C-2 Zone:

- (1) Accessory dwelling unit.
- (2) Convalescent care facility.
- (3) Nursing care facility, long-term.
- (4) Accessory buildings, structures, and uses.
- (5) Home occupation, major.
- (6) Home occupation, minor.
- (7) Hotel.
- (8) Inn.
- (9) Motel.
- (10) Rooming house.
- (11) Day-care facility.
- (12) Hospital.
- (13) Nursery school.
- (14) Private assembly.
- (15) Public facility.
- (16) Public or private school.
- (17) Public utility facility.
- (18) Religious use.
- (19) Recreation, commercial indoor.
- (20) Recreation, commercial outdoor.
- (21) Recreation, public open space.
- (22) Recreation, public facility.
- (23) Aquaculture.
- (24) Commercial fisheries/maritime activities (provided only incidental cleaning and cooking of seafood occur at the site).
- (25) Commercial school.
- (26) Veterinary hospital.
- (27) Art studio or gallery.
- (28) Business and professional offices.
- (29) Business service.
- (30) Conference center.
- (31) Personal service.
- (32) Repair service.
- (33) Restaurant.
- (34) Retail sales.
- (35) Retail sales, building materials and garden supply.
- (36) Retail sales, convenience.
- (37) Specialty food and/or beverage facility.
- (38) Boatyard.
- (39) Mass transit station.
- (40) Mechanical services.
- (41) New motor vehicle sales.
- (42) Parking area.
- (43) Wholesale business.

Information from: <https://ecode360.com/15062383#38576912>



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.