



FALMOUTH SHOPPING CENTER is the largest and undoubtedly most popular shopping center in the area offering unparalleled exposure and visibility located just minutes to I-295 and Maine Turnpike along heavily traveled US Route One.

Join an eclectic tenants mix including Shaw's Supermarket, Sicilian Table, Reframe, Dwellings, Foreside House of Pizza, Jaffa Mediterranean Grill, Shermans Maine Coast Book Shops and Bank of America among others.

STEVE BAUMANN | PRESIDENT & CEO
JACK BAUMANN | DIR OF LEASING | ASSOC. BROKER
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
O. 207.253,.1781 | W. www.compass-cb.com
E: sbaumann@compass-cb.com | C. 207.831.4063
E: jbaumann@compass-cb.com | C. 207.210.5451

FALMOUTH SHOPPING CENTER SOUTH WING OFFICE SPACE | FOR LEASE



CONVENIENTLY LOCATED OFFICE SPACE FOR LEASE

251 US ROUTE ONE | FALMOUTH | MAINE | 04105

SPECIFICATIONS

251 US ROUTE ONE | FALMOUTH | MAINE | 04105



OWNERSHIP

Falmouth Shopping Center is owned by Falmouth Center, LLC

PROPERTY FEATURES

YEAR BUILT:	1962
ZONING:	BP (Business & Professional)
PARKING:	Ample on site parking
BUILDING SIZE:	203,367 +/- sf
LAND AREA:	32.65 +/- acres
UTILITIES:	Rooftop Gas Fired HVAC

AVAILABILITIES



AVAILABLE:

3,088 +/- SF

903 +/- SF

LEASE RATE

\$ 25.00-\$30.00/SF NNN

OCCUPANCY

Immediate

LOCATION:

Office Level | South Wing

Office Level | South Wing

NNN CHARGES

Estimated at \$5.11/ PSF

LEASE TERM

Minimum five (5) years pre-



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PROPOSED UPGRADES

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PROPOSED
FOR
SOUTH WING

RENDERINGS
OF
NEW FAÇADE



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AMENITIES

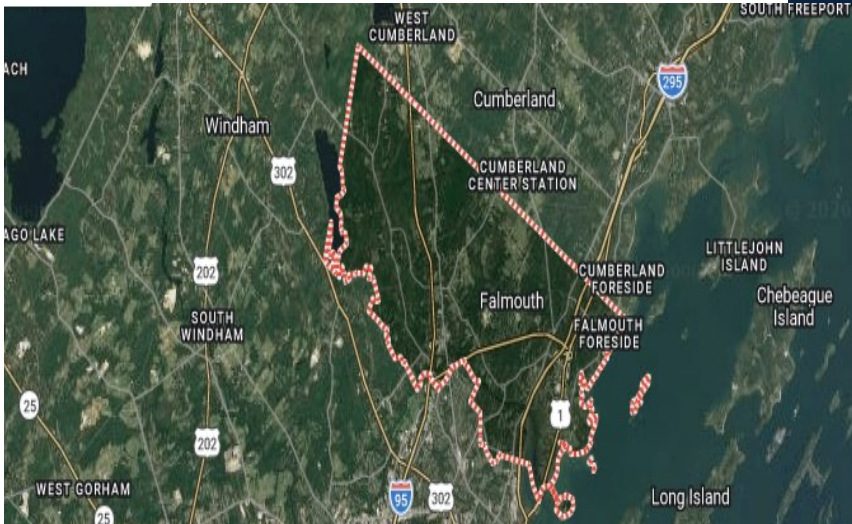


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PROPERTY AMENITIES

The property is strategically located close to both I-295 and the Maine Turnpike and situated in the popular and very busy area of Falmouth along heavily traveled US Route One with many popular retailers & restaurants that drive consistent traffic to the center. With a blend of destination dining, boutique retail, fitness & everyday conveniences, Falmouth Center serves as a central gathering place for the surrounding communities .

DEMOGRAPHICS



POPULATION:	12,931 (2026)
AVERAGE GROWTH:	.05% Yearly
HOUSEHOLDS:	4,989 (2020-2024)
MEDIAN HOME VALUE:	\$ 767,500 (2020-2024)
MEDIAN INCOME:	\$ 150,919 (Household)
MEDIAN AGE:	47 Years
LAND AREA:	29+/- Miles

Falmouth is located in Cumberland County and is considered part of the Greater Portland area.

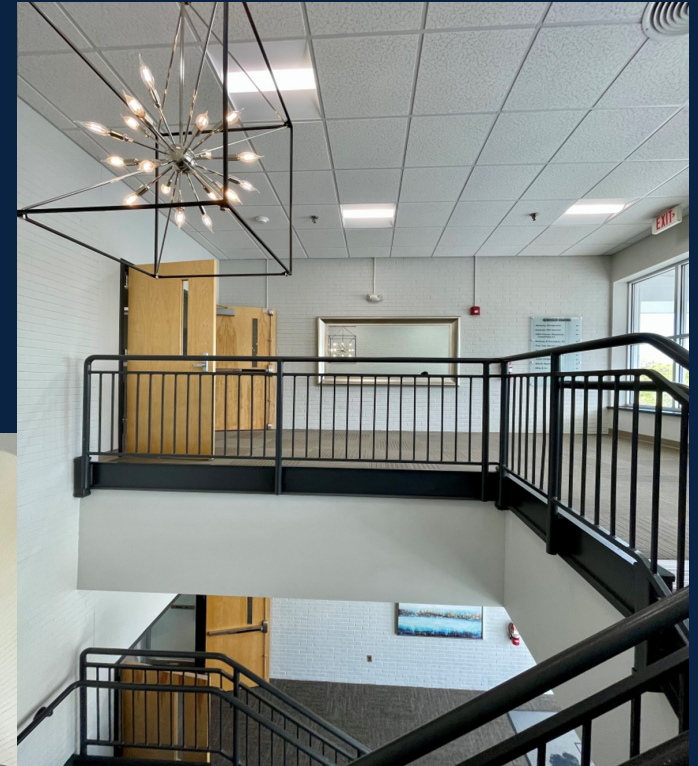


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INTERIOR PHOTOGRAPHS

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EXISTING COMMON
AREA INTERIOR
PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS

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EXISTING INTERIOR
OFFICE SPACE
PHOTOGRAPHS



SEE VIRTUAL
RENDERINGS
ON NEXT PAGE



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VIRTUAL RENDERINGS

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LOCAL TENANT MIX

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Meg & Co.

ARISTELLE

LE MARCHANDE

Revel

reframe

CAFE Luna

SAPPORO
Japanese Restaurant

JOSEPHINE

elements of style

LHC

INDEPENDENT GROUP

Blaze

FI

FORM LAB

CENTURY 21

planet fitness

9
goodwill

MOSS
GOLFERS

shaw's

SULLIVAN'S TIRE
AND AUTO SERVICE

SHERMAN'S
HOUSE CRAFT BOOK & GIFTS

State Farm

Edward Jones

Great Clips

dwelling's

NELSON RARITIES

Bath Savings

CHASE

FALMOUTH
SHOPPING
CENTER

Lanman Rayne
NELSON READ

SICILIAN
TABLE

Walgreens

ROSEMON
Bakery

SHOPS AT FALMOUTH VILLAGE



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AERIAL PHOTOGRAPH

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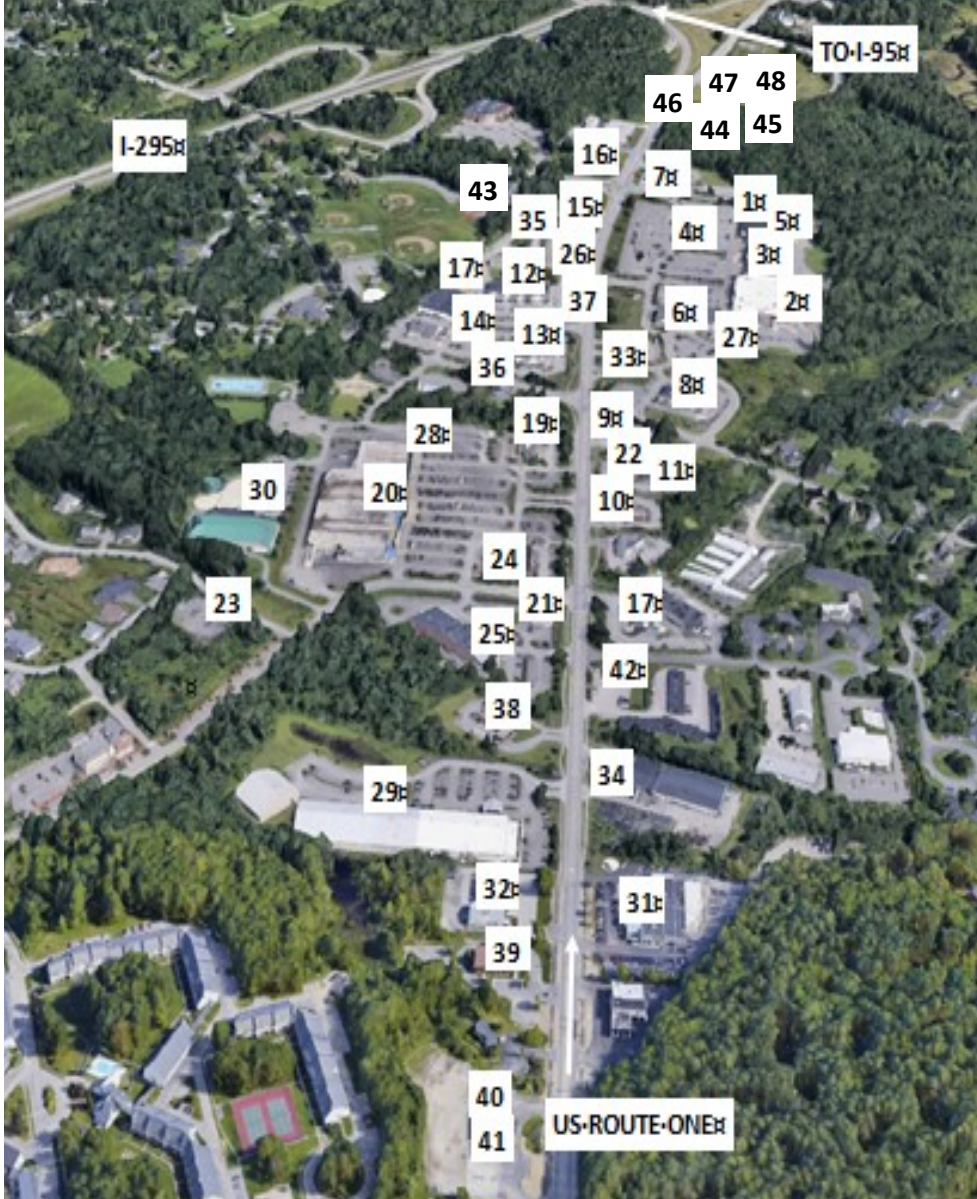


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AREA AMENITIES

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RESTAURANTS

- 3 Falmouth House of Pizza
- 4 Sicilian
- 7 Jaffa Mediterranean Grill
- 13 Fuego
- 14 Portland Pie
- 16 Foreside Tavern
- 23 Rivalries
- 24 Bernies Foreside
- 25 Orchard Thai
- 44 Revel
- 45 Sapporo

FINANCE

- 6 Chase Bank
- 15 Norway Savings
- 17 Bangor Savings
- 21 Maine Community Bank
- 33 Bath Savings Institution
- 35 Key Bank
- 36 Camden National Bank
- 37 Bank of Maine
- 38 TD Bank
- 39 M&T Bank

AUTOMOBILE

- 26 Nouria Convenience & Gas
- 27 Sullivan Tire & Service
- 31 Morong Audi Dealership
- 32 Morong Porsche Dealership

FITNESS

- 1 Planet Fitness
- 29 Foreside Fit Tennis & Pickleball
- 30 Falmouth Ice Center
- 46 The Form Lab
- 47 Reframe Fitness

THEATER

- 28 Flagship Cinema
- 41 The Footlights Theatre

SHOPPING

- 2 Shaws Supermarket
- 5 Ocean State Job Lot
- 8 Walgreens
- 9 Rosemont Market & Bakery
- 18 Staples
- 19 Verizon Cell
- 20 Walmart Supercenter
- 34 Allen Sterling Garden Center
- 40 UPS Store
- 42 Falmouth Ace Hardware
- 48 Aristelle

FAST FOOD

- 10 Dunkin Donuts
- 11 Subway Sandwiches
- 12 Starbucks Coffee
- 22 McDonalds
- 43 Jersey Mikes



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LEASING CONTACTS

FALMOUTH SHOPPING CENTER SOUTH WING OFFICE SPACE | FOR LEASE

LEASING REPRESENTATIVES



STEVE BAUMANN

President | CEO | Broker

Compass Commercial Brokers, LLC
241 US Route One, Floor 4
Falmouth, Maine 04105

Office: 207. 253.1781

Cell: 207. 831.5063

Email: sbaumann@compass-cb.com

JACKSON BAUMANN

Director of Leasing | Associate Broker

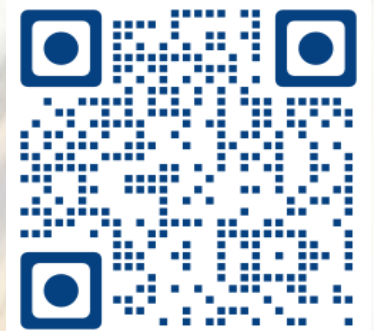
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