



2049 Post Rd

WELLS, ME

RETAIL / OFFICE | 4,310± SQFT



THE PROSPERITY
GROUP
COMMERCIAL

2049 Post Rd, Wells, ME



\$1,299,000.00

List Price

\$301.39

Price Per Sq Ft

1978

Year Built

**PRIME COMMERCIAL
OPPORTUNITY IN
WELLS, ME!**



Parcel Map



LOT SIZE

0.5 acres

ZONING CODE

GB

PARKING RATIO

4.64

PROPERTY TYPE

Retail

PROPERTY DETAILS

Property Address	2049 Post Rd, Wells, ME 04090
Property Type	Retail
Year Built	1978
Renovated	2000
Floors	2
Zoning	GB, 145-26
APN / Parcel ID	WLLS-000144-000006- 000000-B000000
Parking Ratio	4.64
Tenancy	Multi

BUILDING CONSTRUCTION

Construction	Frame
Roof	Asphalt/Fiberglass Shingles

BUILDING UTILITIES

Water	Public
Sewer	Public

Property Overview

Position your business for success with this exceptional free-standing commercial property on the highly visible Route 1 corridor in Wells, Maine. Situated on a prominent corner lot with approximately 148 feet of frontage, this 4,310 SF two-story building offers outstanding exposure, excellent accessibility, and flexible space ideal for retail, restaurant, showroom, professional office, wellness, gallery, boutique, or other commercial uses.

Conveniently located between Kennebunk and Ogunquit, the property benefits from strong year-round traffic and a seasonal influx of visitors, making it an outstanding opportunity for owner-users, investors, or developers.

Property Highlights

PRIME ROUTE 1 LOCATION

Highly visible corner location with approximately 148 feet of frontage along one of Southern Maine's busiest commercial corridors.

STRONG MARKET EXPOSURE

Located between Kennebunk and Ogunquit, benefiting from consistent year-round traffic and a significant seasonal tourism market.

AVAILABLE FOR SALE OR LEASE

Flexible ownership or leasing options to accommodate a variety of business and investment strategies.

4,310 SF COMMERCIAL BUILDING

Two-story free-standing building featuring a flexible layout adaptable to a wide variety of commercial uses..

DETACHED ACCESSORY BUILDING

Additional garage and unfinished space ideal for storage, workshop use, or future expansion.

VERSATILE BUSINESS OPPORTUNITY

Well-suited for retail, restaurant, showroom, professional office, wellness, gallery, boutique, or other service-oriented businesses.

Convenient Commuter Access



Positioned along the highly traveled Route 1 corridor in Wells, the property offers excellent connectivity to I-95 (Maine Turnpike) and Southern Maine's premier coastal communities. Located just minutes from Wells Beach, Kennebunk, and Ogunquit, the site benefits from convenient access for both local residents and seasonal visitors. Nearby Amtrak Downeaster service at the Wells Transportation Center provides regional rail access, while the surrounding mix of retail, restaurants, hotels, and attractions generates consistent year-round traffic and exceptional business exposure.

US ROUTE 1: DIRECT FRONTAGE
I-95 (MAINE TURNPIKE): APPROX. 3 MILES
WELLS TRANSPORTATION CENTER (AMTRAK DOWNEASTER): APPROX. 3 MILES
WELLS BEACH: APPROX. 2 MILES
OGUNKIT: APPROX. 5 MILES
KENNEBUNK: APPROX. 7 MILES
PORTSMOUTH, NH: APPROX. 20 MILES
PORTLAND, ME: APPROX. 30 MILES

2049 POST ROAD | WELLS, MAINE



US ROUTE 1
Direct Frontage



I-95 (MAINE TURNPIKE)

Approx.
3 Miles



**WELLS TRANSPORTATION
CENTER**
(Amtrak Downeaster)

Approx.
3 Miles



WELLS BEACH

Approx.
2 Miles



OGUNQUIT

Approx.
5 Miles



KENNEBUNK

Approx.
7 Miles



PORTSMOUTH, NH

Approx.
20 Miles



PORTLAND, ME

Approx.
30 Miles



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Location Overview

Wells is a vibrant coastal town in York County, Maine, located along the scenic Southern Maine shoreline between Kennebunk and Ogunquit. Home to approximately 12,000 year-round residents, the community experiences a significant seasonal increase in population as visitors flock to its renowned beaches, attractions, and hospitality destinations. Ideally positioned along the highly traveled Route 1 corridor with convenient access to I-95, Wells offers excellent connectivity to Portland, Portsmouth, and the greater New England region.

Known for its beautiful beaches, nature preserves, and thriving tourism industry, Wells supports a strong local economy driven by hospitality, retail, restaurants, professional services, and small businesses. The town's year-round residential base, combined with hundreds of thousands of annual visitors, creates a dynamic commercial environment that benefits businesses throughout every season. With nearby Amtrak Downeaster service, excellent regional accessibility, and a well-established mix of national retailers and locally owned businesses, Wells continues to be one of Southern Maine's most desirable locations for commercial investment and business growth.





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COMMERCIAL



2026 TOTAL
POPULATION
(WITHIN 1 MILE)

3,350±

AVERAGE
AGE

53.8

MEDIAN
HOUSEHOLD
INCOME

\$92,500±

WALK
SCORE

48 / 100

TRANSIT
SCORE

LIMITED PUBLIC
TRANSIT

BIKE
SCORE

53 / 100







2049 Post Rd

WELLS, ME

CONTACT US



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