



EXCEPTIONAL MIXED-USE PROPERTY FOR LEASE

**1376 US ROUTE 1,
CAPE NEDDICK, ME 03902**

**6,232 +/- SF
RETAIL/OFFICE/RESIDENTIAL
\$5,995 per month Mod Gross**

PROPERTY INFORMATION



DESCRIPTION:

Exceptional 6,232 +/- SF mixed-use property offers a rare opportunity for professionals seeking a high-end live-work environment, configured as a retail/office commercial space with a luxury residence above in a highly desirable Route 1 location in York, Maine.

2,864 +/- SF of retail/office space is located at the ground level and offers a flexible layout comprised of a showroom area with expensive windows and large open space. Ideal for a variety of businesses, such as boutiques, wellness studios, legal offices, or professional services, the space offers incredible visibility and versatility.

The 3,368 +/- SF luxury home above offers an open concept design with elegant finishes and hardwood floors throughout, w/ three bedrooms, two baths, media room, and a spacious laundry room with washer and dryer. The master suite includes a luxurious ensuite with a whirlpool soaking tub and beautifully crafted, oversized custom closets. The property features include a four-car garage and a heated six-car garage, equipped with a commercial hood system and hand sinks, ideal for catering, food businesses, or car enthusiasts.

Situated directly on Route 1, this property offers prime visibility and easy access to shopping, dining, and major highways. Perfectly suited for professionals seeking a high-end work-from-home environment in a premier location. Owner may consider rent-to-own or owner financing options for qualified candidates. Credit and background checks are required. Lease rate is \$5,995/month plus utilities.

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DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	3,363	13,193	46,112
Households	1,485	5,908	20,144
Families	976	3,802	13,138
Avg HH Size	2.26	2.22	2.27
Median Age	52.6	55.9	50.5
Median HH Income	\$105,661	\$105,623	\$100,458
Avg HH Income	\$152,569	\$145,030	\$133,072

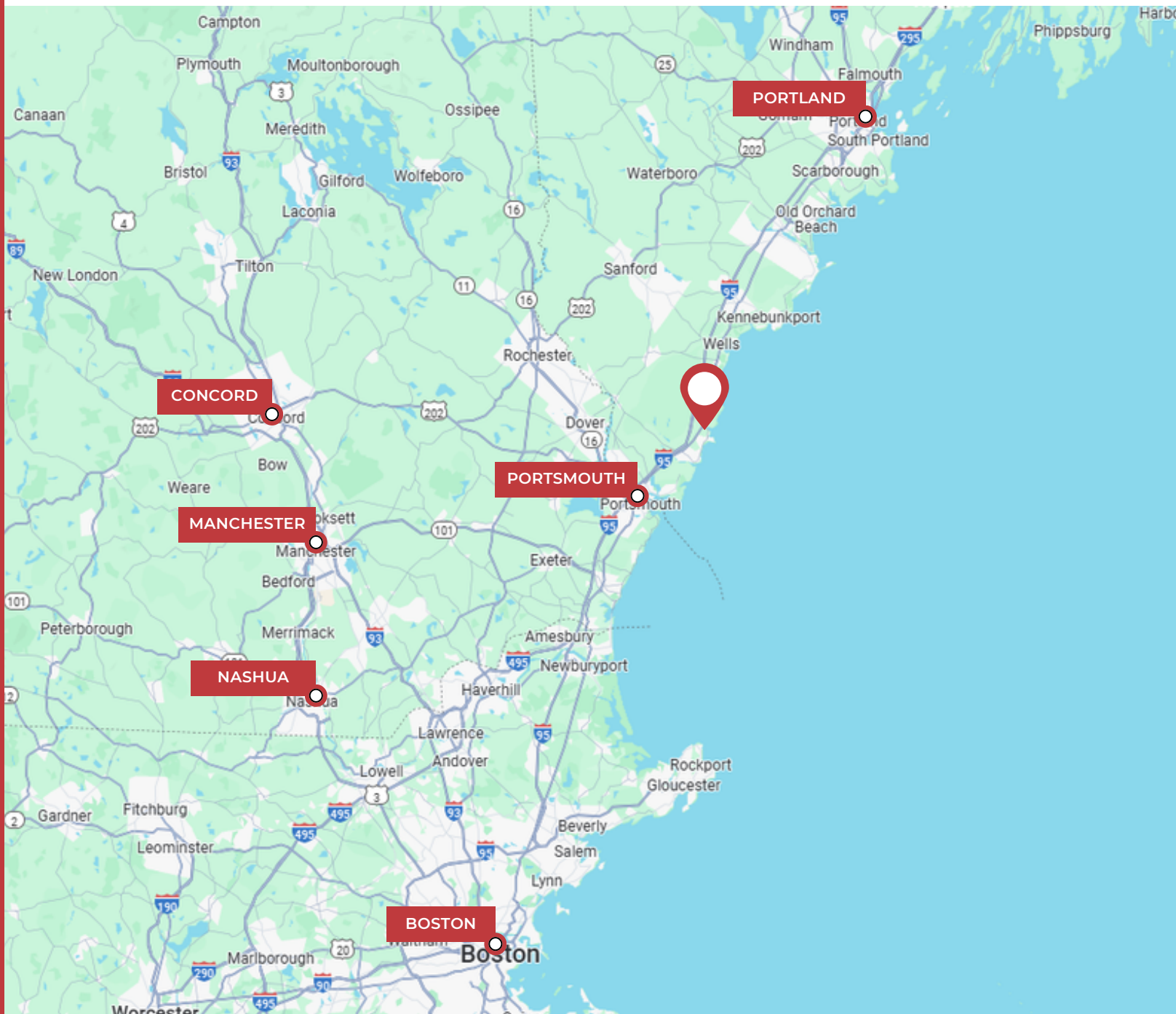
BUSINESSES (10 MILE)



INCOME (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	54 mins	Portsmouth, NH	20 mins
Nashua, NH	1 hr 13 mins	Portland, Maine	46 mins
Concord, NH	1 hr 8 mins	Boston, Massachusetts	1 hr 18 mins

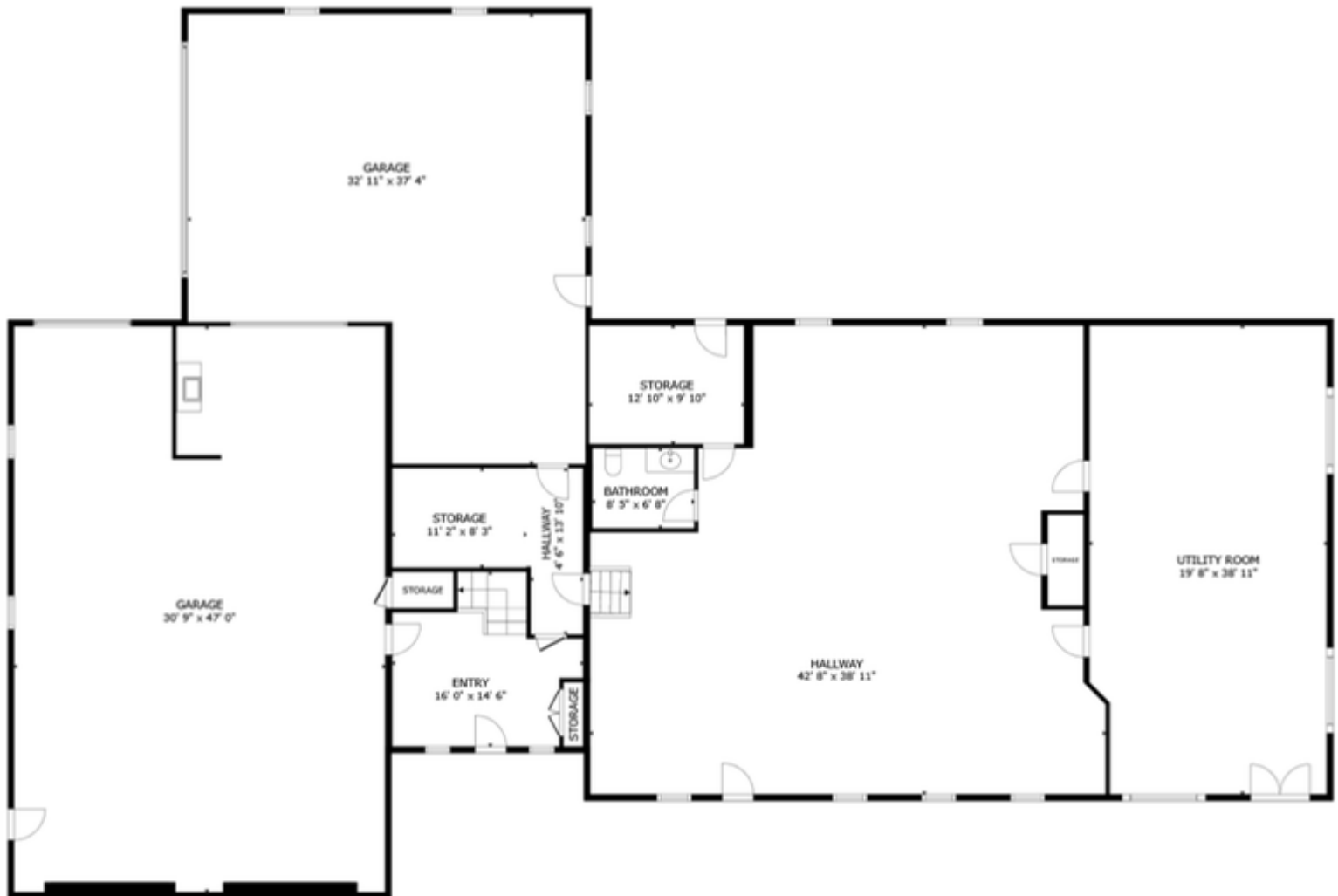
PHOTOS



PHOTOS

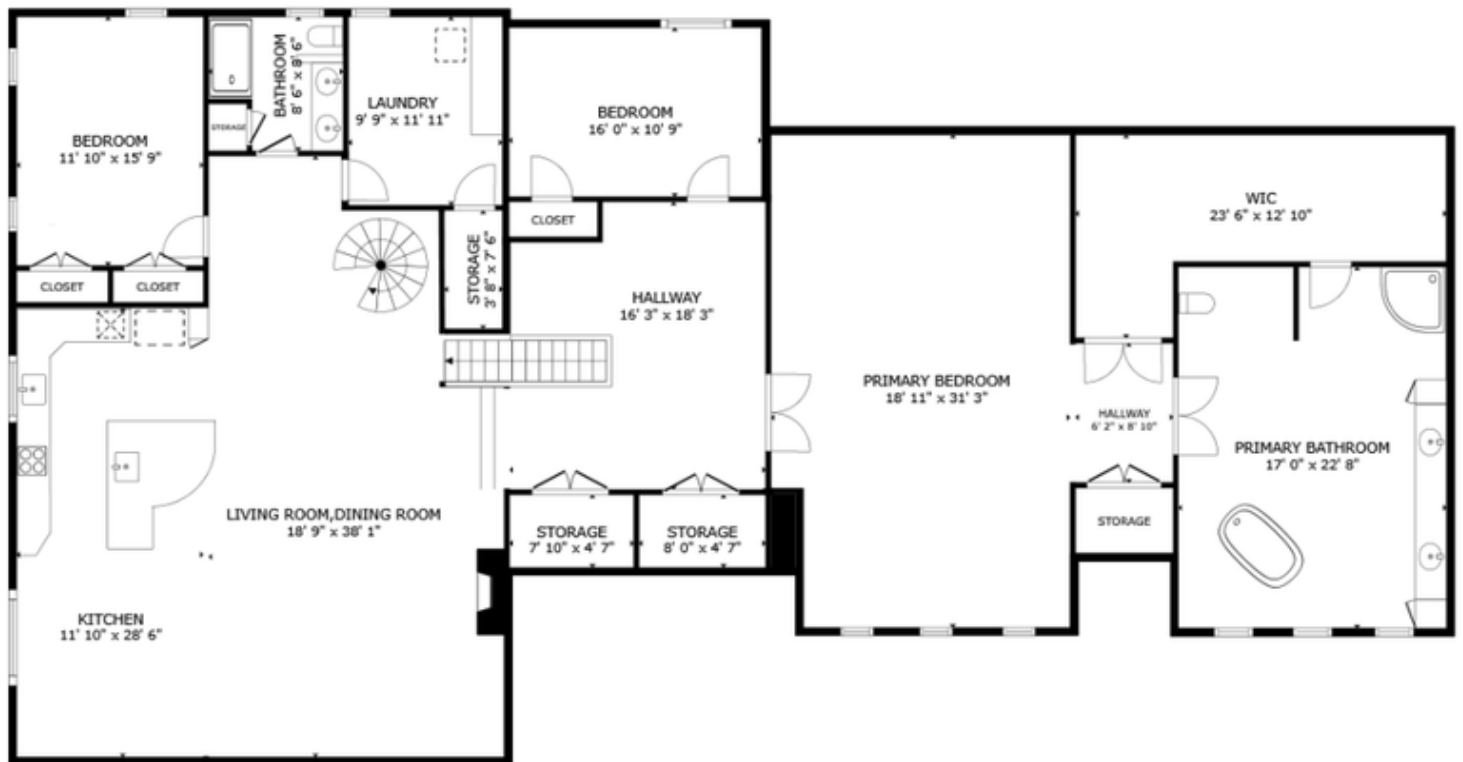


FLOOR PLAN, FIRST FLOOR



FLOOR 1

FLOOR PLAN, SECOND FLOOR



FLOOR 2

FLOOR PLAN, THIRD FLOOR



FLOOR 3

TAX CARDS

1376 US ROUTE 1

Location 1376 US ROUTE 1

Mblu 0097/ 0018/B / /

Acct# 003530

Owner L & L ENTERPRISES LLC

Assessment \$1,144,100

Appraisal \$1,144,100

PID 3457

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$803,100	\$341,000	\$1,144,100

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$803,100	\$341,000	\$1,144,100

Owner of Record

Owner L & L ENTERPRISES LLC
Co-Owner
Address 1 MORGAN WAY
CAPE NEDDICK, ME 03902

Sale Price \$683,500
Book & Page 17228/0578
Sale Date 05/06/2016

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
L & L ENTERPRISES LLC	\$683,500	17228/0578	05/06/2016
NEUMAN DONALD D	\$0	16612/0989	06/03/2013
NEUMANN DONALD D	\$0	14148/0900	06/24/2004
NEUMANN DONALD D	\$0	13166/0349	07/08/2003
NEUMANN DONALD D JR	\$178,000	11551/0102	04/16/2002

TAX CARDS, CONT.

Building Information

Building 1 : Section 1

Year Built: 2004
Living Area: 6,232
Replacement Cost: \$932,370
Building Percent Good: 86
Replacement Cost Less Depreciation: \$801,800

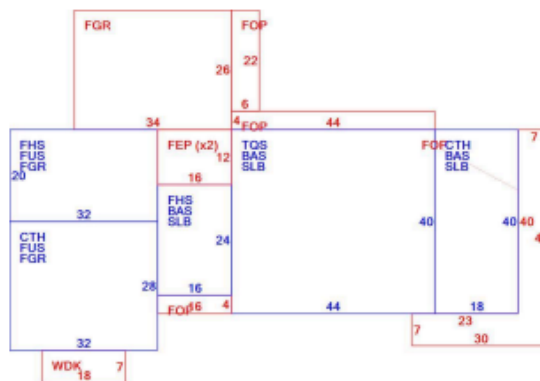
Building Attributes	
Field	Description
Style:	Store/Apt
Model	Commercial
Grade	B+
Stories:	2
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	STORE/SHOP MDL-94
Total Rooms	08
Total Bedrms	2
Total Baths	3
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Conn Wall	

Building Photo



<https://images.vgsi.com/photos/YorkMEPhotos/00/01/03/62.jpg>

Building Layout



[\(ParcelSketch.ashx?pid=3457&bid=3457\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	FIRST FLOOR	2,864	2,864
FUS	UPPER STORY, FINISHED	1,536	1,536
TQS	THREE QUARTER STORY	1,760	1,320
FHS	HALF STORY, FINISHED	1,024	512
CTH	CATHEDRAL CEILING	1,616	0
FEP	PORCH, ENCLOSED FINISH	384	0
FGR	GARAGE, ATTACHED	2,420	0
FOP	PORCH, OPEN	862	0
SLB	SLAB	2,864	0
WDK	DECK, WOOD	126	0
		15,456	6,232

TAX CARDS, CONT.

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
BFX2	BATH EX FIX 2	1.00 UNITS	\$400	1
WHL	WHIRLPOOL-PR	1.00 UNIT	\$900	1

Land

Land Use		Land Line Valuation	
Use Code	0322	Size (Acres)	1.04
Description	STORE/SHOP MDL-94	Frontage	
Zone		Land	\$341,000
Neighborhood	6000	Appraised Value	\$341,000
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$803,100	\$341,000	\$1,144,100
2023	\$803,100	\$314,800	\$1,117,900
2022	\$803,100	\$314,800	\$1,117,900
2021	\$642,800	\$209,800	\$852,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$803,100	\$341,000	\$1,144,100
2023	\$803,100	\$314,800	\$1,117,900
2022	\$803,100	\$314,800	\$1,117,900
2021	\$642,800	\$209,800	\$852,600

BK17228 PGS 578 - 580 05/06/2016 11:31:59 AM
 INSTR#: 2016016572 DEBRA ANDERSON
 RECEIVED YORK SS REGISTER OF DEEDS
 E-RECORDED

MAINE REAL ESTATE
 TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, DONALD D. NEUMANN, JR., & RENE C. ROY-NEUMANN, husband and wife, of 1376 US Route 1, York, Maine, 03902,

For consideration paid, grant to **L & L Enterprises, LLC**, a Maine limited liability company whose address is One Morgan Way, Cape Neddick, Maine, 03902,

With Warranty covenants the following described premises situate in York, County of York, State of Maine:

A certain parcel of land with the buildings thereon situated in the Town of York County of York and State of Maine, lying on the westerly side of US Route 1 and being further bounded and described as follows:

Beginning at an iron pipe set in the ground on the westerly side of US Route 1, said point of beginning being the southerly corner of the herein described property and the easterly corner of land conveyed to David Brown; thence turning N 53 degrees 24' 16" W, 191.00' to an iron pipe set in the ground; thence continuing on the same course 17.9' to an iron pipe set in the ground; thence turning and running N 26 degrees 18' 08" W, 20.03' to an iron pipe set in the ground; thence turning and running N 25 degrees 08' 58" E by and along land now or formerly of Charles C. Moulton, Jr., 200.00' to a drill hole set in the corner of a stone wall at land now or formerly of Robert and June Collopy Family Trust; thence turning and running S 56 degrees 52' 05" E by and along a stone wall and the land of the Robert and June Collopy Trust 206.62' to a drill hole at the end of a stone wall on the westerly side of US Route 1; thence turning and running in a southerly direction by and along the westerly sideline of US Route 1 by and along the following courses and distances: S 24 degrees 54' 08" W 93.73' to an iron pipe set in the ground; S 17 degrees 39' 53" W 34.54' to an iron pipe set in the ground; S 18 degrees 45' 49" 97.88' to an iron pipe set in the ground and the place of beginning.

The above described property is conveyed **TOGETHER WITH** an access easement to be used in common with the Grantors, for the benefit of the above-described property over land conveyed to Donald Brown. Said easement is for the purposes of ingress and egress

DEEDS, CONT.

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to and from Mountain Road by foot or by motor vehicle. Said easement is further bounded and described as follows:

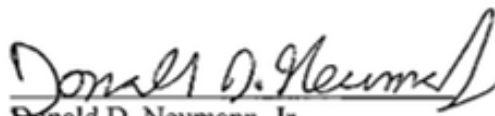
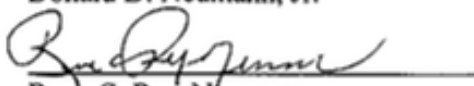
Beginning at an iron pipe set in the northeasterly sideline of Mountain Road, said point of beginning also being the northwesterly corner of the land conveyed to David Brown; from said point of beginning running N 66° 57' 11" E by and along the land now or formerly of Charles C. Moulton, Jr., 60.98' to an iron pipe set in the ground; thence turning and running S 26° 18' 08" E by and along the land of the above described property 20.03' feet to an iron pipe set in the ground; thence turning and running S 66° 57' 11" W 62.11' to a point on the northeasterly sideline of Mountain Road; thence turning and running N 23° 02' 49" W by and along the sideline of Mountain Road 20.00' to an iron pipe set in the ground and the place of beginning.

The above described property is conveyed SUBJECT TO a water line easement for the benefit of land conveyed to David Brown designated as proposed "Lot 2" on the below noted plan. Said easement is for the purposes of installation, maintenance and repair of a water line from US Route 1 to property conveyed to Brown. Said easement is further bounded and described as follows:

Beginning at an iron pipe set in the westerly sideline of US Route 1, said point of beginning being the southerly most corner of the above described property; thence running N 53° 24' 16" W 100' to a point; thence turning and running N 36° 35' 44" E 10.00' to a point; thence turning and running S 53° 24' 16" E 100' to a point on the westerly sideline of US Route 1; thence turning and running S 18° 45' 49" W 10' to an iron pipe set in the ground and the place of beginning.

The courses and distances are derived from a plan entitled, "Plan Depicting Proposed Lot Division, Land of DRN Condominium Association 1376 US Route 1, York, York County, Maine, prepared for Donald D. Neumann, Jr. and Rene C. Roy-Neumann" by Civil Consultant dated June 12, 2012, to be recorded. The above described property is labeled: "PROPOSED LOT 1" on the above noted plan.

Signed this 6 day of May, 2016.


Donald D. Neumann, Jr.

Rene C. Roy-Neumann

DEEDS, CONT.

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STATE OF Maine
COUNTY OF York

Personally appeared this 12 day of May, 2016, Donald D. Neumann, Jr., and Rene C. Roy-Neumann, who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes contained herein.

Before me,

Katherine F. Rioux
Notary Public

My commission expires:

KATHERINE F. RIOUX
Notary Public, Maine
My Commission Expires December 7, 2020

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

ANDREW FLEISHER, CCIM

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