

RETAIL / COMMERCIAL SPACE FOR LEASE

153 S. MAIN STREET • CALAIS, MAINE 04619



±10,000 SF

Freestanding Retail

±0.58 AC

Site Area

29

Parking Spaces

BORDER-ADJACENT

International Retail Location

RARE CROSS-BORDER RETAIL LEASING OPPORTUNITY

Former Dollar Tree location available for lease - February 1, 2027. This highly visible freestanding retail building offers a large-format footprint, abundant on-site parking, prominent signage, and a strategic position near the U.S./Canada border. The property is well suited for a national or regional retailer seeking a value-oriented, cross-border trade area.

PROPERTY HIGHLIGHTS

- ±10,000 SF freestanding retail building
- ±0.58-acre site
- 29 parking spaces
- Large customer parking field
- Prominent pylon / monument signage
- Existing retail storefront and display windows
- Established retail-oriented improvements
- Former Dollar Tree occupancy
- Available for a new retail or commercial user

LOCATION ADVANTAGES

- Approximately 400 meters from the U.S./Canada border based on prior property marketing materials
- Near Ferry Point international border crossing
- Adjacent to / near Marden's, creating a value-retail shopping cluster
- Regional draw from Calais and surrounding Washington County
- Canadian shopper opportunity beyond the immediate residential population
- Strong visibility and convenient access from the local road network

BUILDING • PARKING • SIGNAGE



LEASE OPPORTUNITY

Lease Rate: TBD

NNN / CAM: TBD

Delivery: Est. February 1, 2027

FOR LEASING INFORMATION

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CROSS-BORDER & REGIONAL TRADE AREA

Calais functions as a regional shopping destination and benefits from its proximity to New Brunswick, Canada. Recent local economic reporting indicated more than 61,000 people entered Calais from New Brunswick during May 2026, while greater-Calais taxable retail sales exceeded \$10.5 million in April 2026. These are market indicators—not traffic counts at 153 Main Street—and illustrate the importance of cross-border shoppers to the local retail economy.

IDEAL TENANT / USES

Discount / value retail • Grocery • Home goods • Furniture • Apparel • Surplus / liquidation • Pet supply • Hardware / home improvement • Specialty retail • Convenience-oriented concepts • Service retail • Regional or national retailers

CALL / EMAIL FOR LEASING DETAILS & PROPOSALS

IMPORTANT: Property size, acreage, parking, zoning, permitted uses, availability, lease terms, expenses and delivery date are subject to verification by ownership and prospective tenants. Cross-border and retail-sales figures are market indicators and are not guarantees of tenant performance. Dollar Tree branding shown in photographs is historical/current

Strategic Border Location



