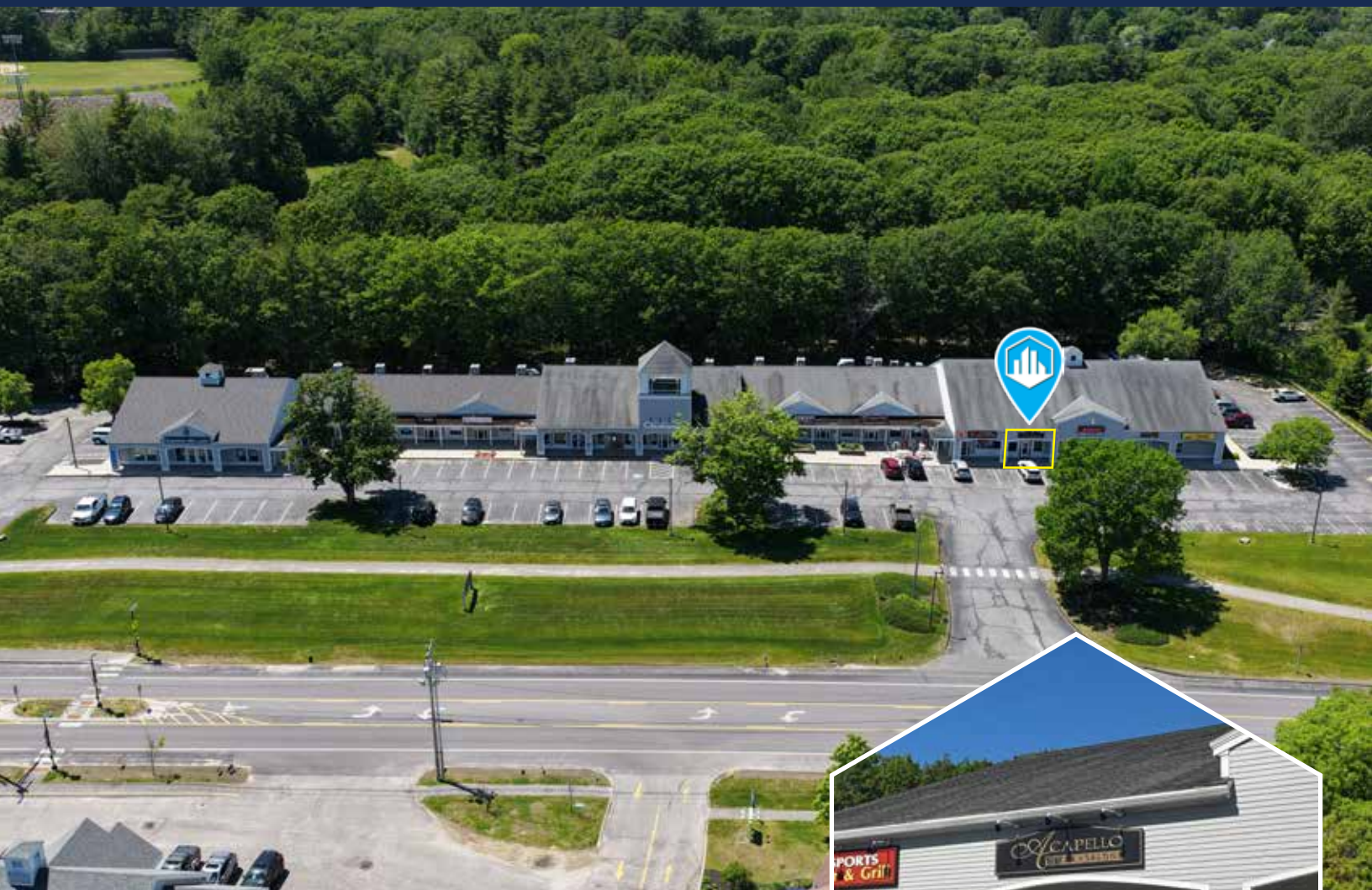


FOR LEASE | RETAIL/SALON SPACE

YARMOUTH MARKETPLACE, 438 US ROUTE ONE, YARMOUTH, ME 04096



PROPERTY HIGHLIGHTS

- 1,500± SF retail/salon space available in the well-established Yarmouth Marketplace on busy U.S. Route 1.
- Existing layout lends itself well to salon, spa, wellness, boutique retail, or other customer-focused service businesses.
- Benefit from the steady traffic generated by a strong mix of retailers and service providers in the Yarmouth Marketplace such as Sherwin Williams, H&R Block, State Farm and more.
- Convenient location with easy access to I-295, serving customers from Yarmouth, Freeport, Cumberland, Falmouth, and Greater Portland.
- Plenty of on-site parking and prominent signage opportunities help make it easy for customers to find and visit your business.

LEASE RATE: \$20.00/SF NNN




**THE BOULOS
COMPANY**

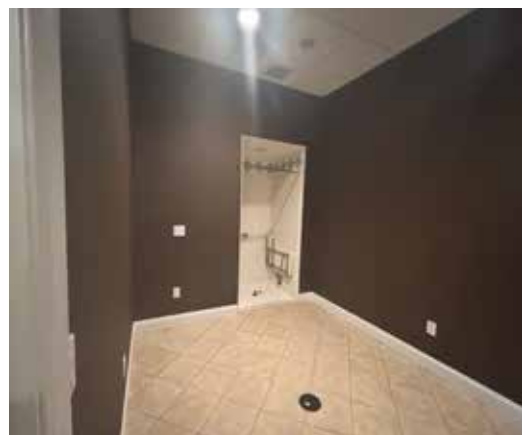
FOR LEASE | RETAIL/SALON SPACE

YARMOUTH MARKETPLACE, 438 US ROUTE ONE, YARMOUTH, ME



PROPERTY DETAILS

OWNER	Yarmouth Marketplace, LLC
ASSESSOR'S REFERENCE	037/002
REGISTRY OF DEEDS	17956/0268
YEAR BUILT	1988
BUILDING SIZE	24,946± SF
SPACE AVAILABLE	Unit L - 1,500± SF
LOT SIZE	2.77± AC
DATE AVAILABLE	Immediate
ZONING	CD4-C
HEATING/COOLING	Gas / Forced Air Ducted; Central AC
UTILITIES	Municipal water/sewer
SPRINKLERS	Wet system
RESTROOMS	One (1)
PARKING	Ample, on-site parking
LOT FRONTAGE	522' on US Route One
MARKETPLACE TENANTS	Sherwin Williams, The Village Framer, P&P Screen Printing, H&R Block, Romeo's, State Farm, Zbon Fitness and many more
LEASE RATE	\$20.00/SF NNN
REAL ESTATE TAXES	\$2.55/SF (Est.)
CAMS	\$4.44/SF (Est.)

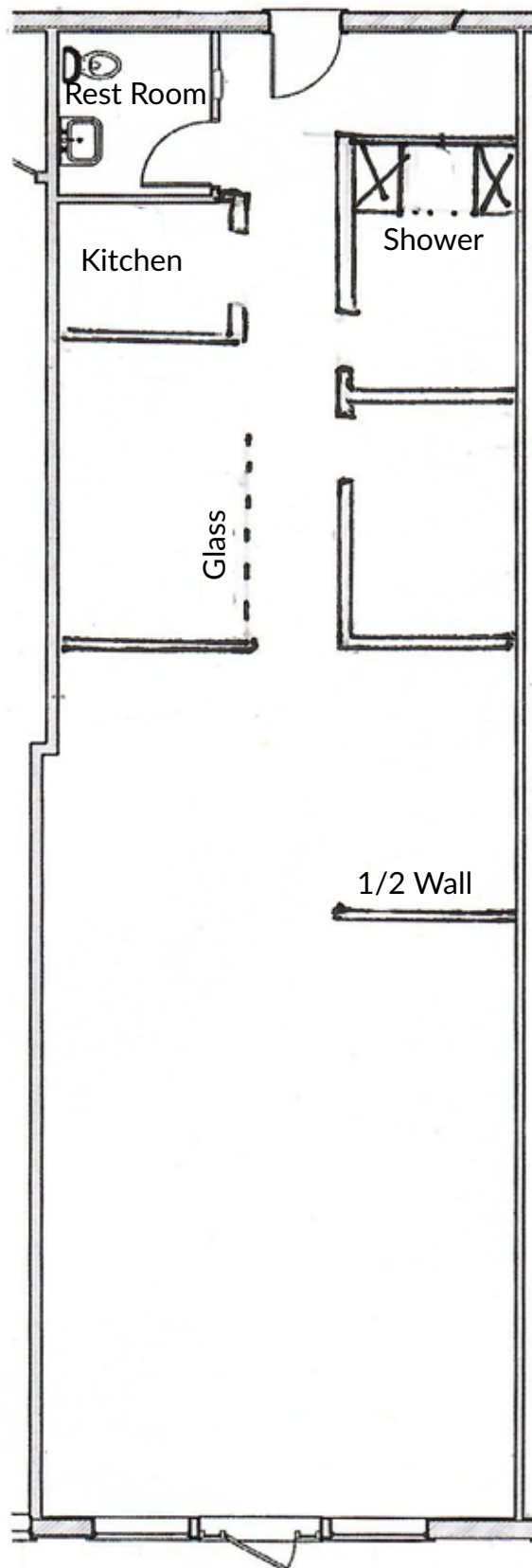


FOR LEASE | RETAIL/SALON SPACE

YARMOUTH MARKETPLACE, 438 US ROUTE ONE, YARMOUTH, ME



FLOOR PLANS



FOR LEASE | RETAIL/SALON SPACE

YARMOUTH MARKETPLACE, 438 US ROUTE ONE, YARMOUTH, ME 04096



CONTACT US



SAMANTHA MARINKO
Broker
207.553.1723 D
908.433.5049 C
smarinko@boulos.com



EMMETT FRUEH
Associate
207.553.1739 D
207.749.3127 C
efrueh@boulos.com



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