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Hannaford Bros. Co. acquires Orion Center in Scarborough



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Debra Napolitano, President of Paragon Commercial Real Estate in Portland, represented the seller in the recent landmark sale of the former Orion Center, on U.S. Route 1 in Scarborough. Below, Debra provides a detailed history of the site's uses and occupants, and explains the details behind the transaction.

The real estate at 295-301 U.S. Route 1 in Scarborough commonly known as the Orion Center, has been vacant for the last couple of years, and curiously observed by travelers along the highway.

The site, originally developed for Mammoth Mart (a discount general mer-



Debra Napolitano

chandise store acquired by King's), has housed many occupants since King's closed its doors at least 35 years ago.

Its buildings have been home to various types of business operators from all market sectors - industrial, retail, office, etc.

For example, industrial occupants included Shape, Gage Moulding, Molded Fiber Technologies, Whitman (Coming Costar) and Finetune Hearing. Additional occupants have included Grossman's, Romano Furniture, and a daycare and a real estate store.

Anyone simply passing by the site would not have been aware that its owner, Dead River Orion Center, LLC, had big plans for the 16-acre property and its existing buildings.

Dead River has owned the property



for 22 years. The firm decided to take advantage of the property's location and redevelop the site, considering its highest and best use - retail.

This decision was made more than three years ago, and, as a result, the buildings were vacated to accommodate the exciting new redevelopment plans.

Dead River obtained permits and approvals for a 123,420-square-foot, grocery-anchored retail center, including five pad sites for national restaurant chains and a bank.

The Orion Center name was retired and the shopping center was renamed Scarborough Village Square.

Initially, the project's anchor tenant was to be a 65,653-square-foot Stop & Shop Supermarket.

When Stop & Shop delayed its plans for expansion within Maine, the entire proposed retail development was listed for lease/sale with Paragon Commercial Real Estate of Portland.

The real estate with all its permits and approvals was recently sold to Hannaford Bros. Co. for \$9.5 million. The new owner's plans for the property have not been disclosed.

From appearances the property still looks idle, but looks can be deceiving. It seems likely a plan may be revealed in the not-too-distant future.

Debra Napolitano, President, of Paragon Commercial Real Estate exclusively represented Dead River in this transaction.