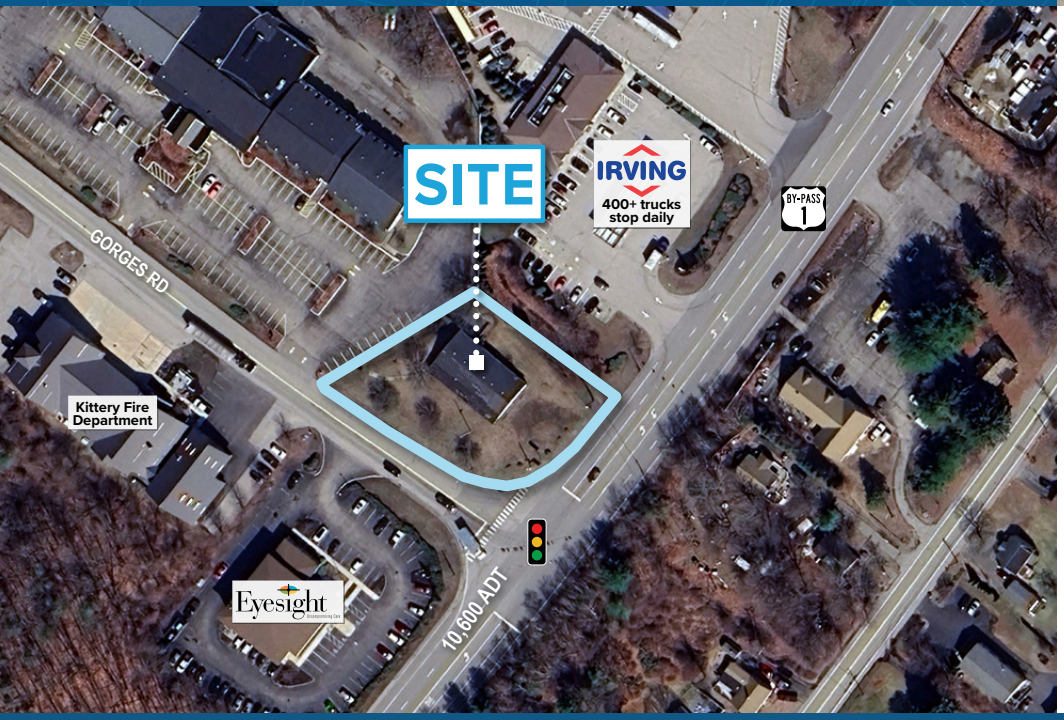
2 Gorges Road

PROPOSED 6,650 SF BUILDING AVAILABLE

2 Gorges Road offers a ground lease opportunity within the ongoing redevelopment of the former Ramada Inn into a residential community incorporating workforce housing. Prominently located along the Route 1 Bypass near the Kittery Traffic Circle, the property benefits from convenient access to Interstate 95, downtown Portsmouth, and Kittery's established outlet shopping corridor.

Situated minutes from the Portsmouth Naval Shipyard, one of the Seacoast's largest employers, the site is well positioned to serve local residents, commuters, and visitors to the region. The property offers strong regional accessibility, with traffic counts of approximately 10,600 vehicles per day on the Route 1 Bypass and 73,000 on Interstate 95. Drive-thru potential may be considered, subject to municipal approvals.





NEARBY TENANTS

IRVING
7-ELEVEN
BAGEL caboose
HOME2 SUITES BY HILTON
Amato's
Hampton Inn by Hilton
KITTERY INN & SUITES
KITTERY PREMIUM OUTLETS A SIMON CENTER
KITTERY TRADING POST

GROSS LEASABLE AREA

6,650 SF Available

PROPERTY STATUS

Spring/Summer
2026 Delivery

AVERAGE DAILY TRAFFIC

Interstate 95: 73,000 ADT
Route 1 Bypass: 10,600 ADT

Rachael Willard 617.553.1820 rw@blacklinere.com

Kittery, ME

2 Gorges Road
Kittery, Maine 03904

BLACKLINE RETAIL GROUP

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,473	29,253	42,217
Avg. Household Income	$115,389	$140,423	$149,416
Daytime Population	3,946	42,633	66,044



PORTSMOUTH NAVAL SHIPYARD

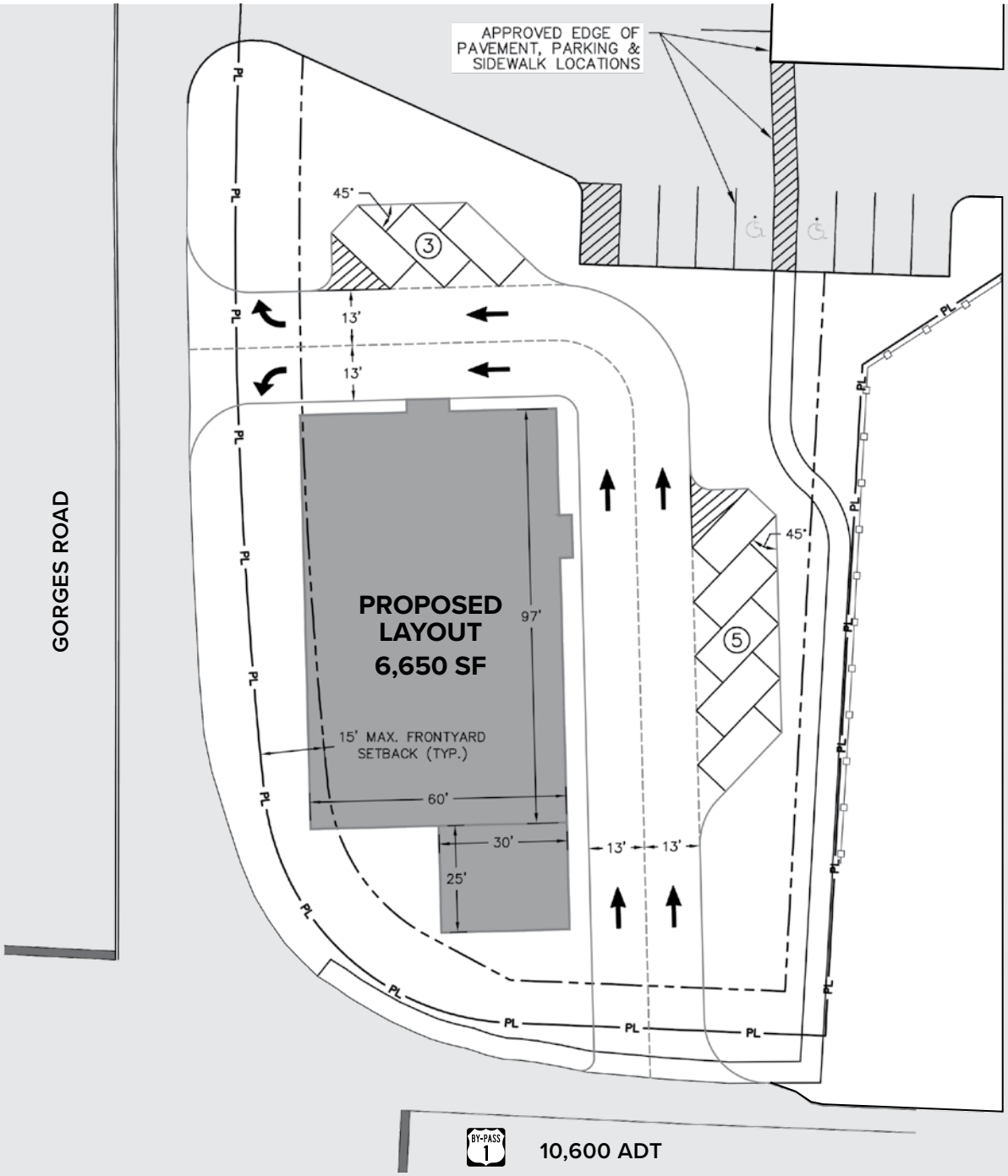
One of only four remaining naval shipyards in the country and one of just two on the East Coast—this high-traffic area serves over 9,000 employees and benefits from a strong regional draw.

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Kittery, ME

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Kittery, Maine 03904

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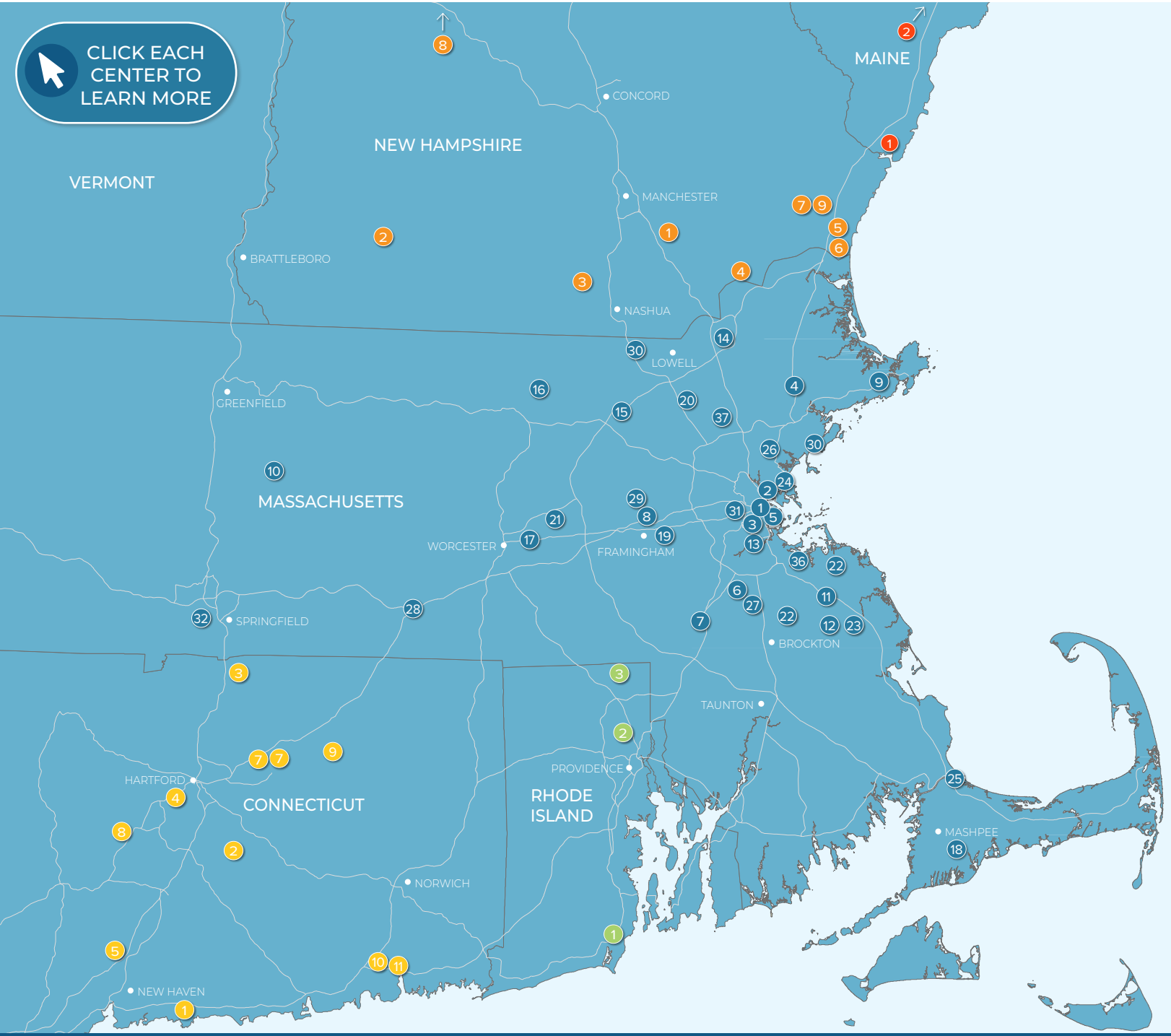


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Our Centers

New England's Leading Retail Leasing Company

BLACKLINE RETAIL GROUP



ME/NH/CT/RI

1. 2 Gorges Road, Kittery, ME
2. 300 Gallery Blvd, Scarborough, ME
1. Hood Commons, Derry, NH
2. Keene Plaza, Keene, NH
3. Lordens Plaza, Milford, NH
4. Stateline Plaza, Plaistow, NH
5. Seabrook Commons, Seabrook, NH
6. Seacoast Shopping Center, Seabrook, NH
7. Stratham Crossing, Stratham, NH
8. Powerhouse Plaza, West Lebanon, NH
9. Parkman Brook Shopping Center, Stratham, NH
1. Branhaven Plaza, Branhaven, CT
2. East Hampton Plaza, East Hampton, CT
3. Freshwater Commons, Enfield, CT
4. West Farm Shopping Center, Farmington, CT
5. Hamden Mart, Hamden, CT
6. Big Y Plaza, Manchester, CT
7. Plaza at Burr Corners, Manchester, CT
8. Shop Rite Plaza, Southington, CT
9. Storrs Center, Storrs, CT
10. Cross Roads Shopping Center, Waterford, CT
11. Waterford Plaza, Waterford, CT
1. Salt Pond Shopping Center, Narragansett, RI
2. Mineral Springs Ave, North Providence, RI
3. The Shoppes at Diamond Hill, Woonsocket, RI

MASSACHUSETTS

1. 22 Liberty Avenue, Boston, MA
2. Avalon North Station, Boston, MA
3. Brigham Circle, Boston, MA
4. Danvers Crossing, Danvers, MA
5. Flats on D, Boston, MA
6. Village Shoppes of Canton, Canton, MA
7. Patriot Place, Foxborough, MA
8. Nobscot Village, Framingham, MA
9. Gloucester Crossing, Gloucester, MA
10. Russell Street Pad Site, Hadley, MA
11. Hanover Crossing, Hanover, MA
12. Shaw's Plaza, Hanson, MA
13. Hyde Park Plaza, Hyde Park, MA
14. Plaza 114, Lawrence, MA
15. The Point, Littleton, MA
16. Lunenburg Crossing, Lunenburg, MA
17. 57 Main Street, Marlborough, MA
18. South Cape Village, Mashpee, MA
19. Natick Mall Wellness Center, Natick, MA
20. Pad Site, North Billerica, MA
21. Free Standing Restaurant, Northborough, MA
22. The Grove at Plymouth, Plymouth, MA
23. Randolph Shopping Center, Randolph, MA
24. Beachmont Square at Suffolk Downs, Revere, MA
25. Stop & Shop Plaza, Sandwich, MA
26. Hilltop Avalon Saugus, Saugus, MA
27. 3 Hawes Way, Stoughton, MA
28. The Center at Hobbs Brook, Sturbridge, MA
29. Meadow Walk, Sudbury, MA
30. The Shops at Vinnin Square, Swampscott, MA
31. Stop & Shop Plaza, Watertown, MA
32. Westfield Shops, Westfield, MA