



PROPERTY HIGHLIGHTS

Prime ~12 acre development site on Route 109, ideally situated at the Route 4/Route 109 rotary

Zoned RMV

Ground lease(s) preferred; BTS transactions considered

Site is located in close proximity to Walmart Supercenter and Lowe's

300' of frontage on Route 109

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Don Mace
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1440 Main Street

Sanford, Maine

FOR LEASE

~12 Acre Development Site



**1440 Main Street
12 Acres
Available**

Ocean State
JOB LOT
AMC
CINEMA
The Best Place to Watch a Movie

shaws Supermarkets
Marshalls
DOLLAR TREE
Planet Fitness
PET SUPPLIES PLUS
Aaron's
Bull Moose Music
Applebee's GRILL & BAR

TSC
TRACTOR SUPPLY CO

2025 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile	ADDITIONAL INFO.
POPULATION	14,387	25,593	34,838	TRAFFIC COUNT
NUMBER OF HH	5,781	10,328	13,984	22,000 ADT
AVERAGE HH INCOME	\$98,468	\$100,373	\$108,057	

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