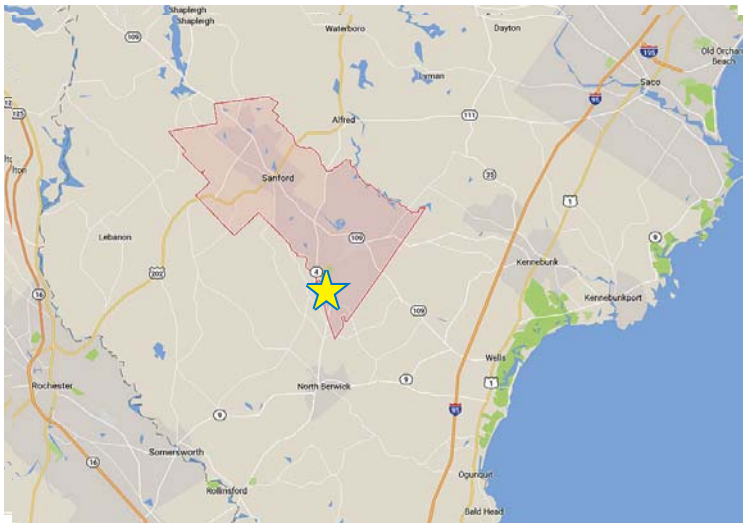


1440 Main Street

Sanford, Maine

FOR LEASE

~12 Acre Development Site



PROPERTY HIGHLIGHTS

Prime ~12 acre development site on Route 109, ideally situated at the Route 4/Route 9 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 9

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
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

KEYPOINT
PARTNERS
KeyPointPartners.com

1440 Main Street

Sanford, Maine

FOR LEASE

~12 Acre Development Site



2023 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile	ADDITIONAL INFO.
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POPULATION	14,626	25,788	35,377	TRAFFIC COUNT	22,000 ADT
NUMBER OF HH	6,159	10,855	14,682		
AVERAGE HH INCOME	\$88,431	\$91,265	\$98,824		

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