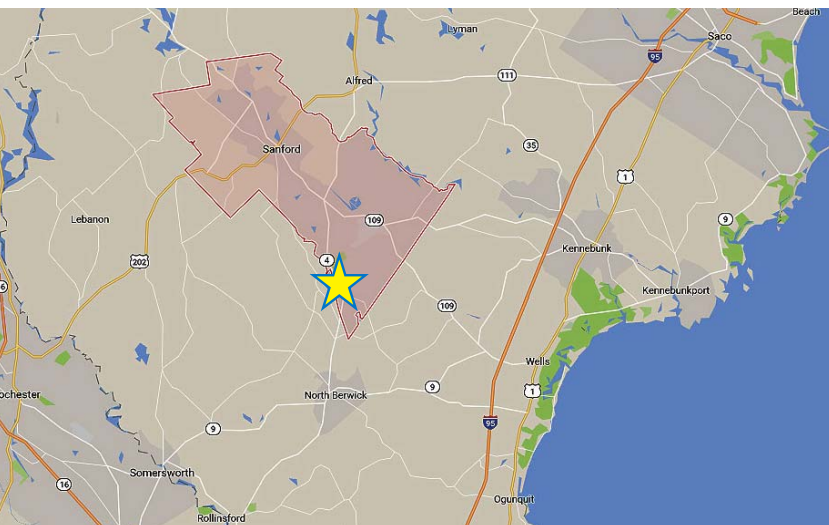




**1440 Main Street
12 Acres
Available**



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
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243



1440 Main Street

Sanford, Maine

FOR LEASE

~12 Acre Development Site



**1440 Main Street
12 Acres
Available**

Ocean State
JOB LOT
SMITH'S
CINEMA
More Than Just a Place

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

TSC TRACTOR SUPPLY CO

2026 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile	ADDITIONAL INFO.
POPULATION	13,595	23,917	32,932	TRAFFIC COUNT
NUMBER OF HH	5,702	10,063	13,638	22,000 ADT
AVERAGE HH INCOME	\$92,117	\$95,521	\$102,621	

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