

# FOR SALE or LEASE - SANFORD SQUARE

SOUTHERN MAINE'S NEWEST RETAIL DESTINATION

1903 Main Street (Route 109) | Sanford, ME



## Investment Highlights

- *Signalized Intersection*
- *20,000± Vehicle Per Day*
- *Across from Walmart & Lowe's*
- *Adjacent to Future Aldi*
- *Airport Corridor Location*
- *Build-to-Suit Ground Lease Opportunities*
- *Strong Retail Trade Area and Demographics*

## Property Description

We are pleased to offer a 3.15± acre commercial land parcel ("Sanford Square") on Route 109/Main Street, right across from Walmart Supercenter and Lowe's. Signalized, full-movement access; 20,000± vehicles per day. Airport-corridor location minutes to I-95, Exit 19. Preliminary approvals for a car wash with conceptual plans for additional retail buildings.

Frank O'Connor, CCIM, SIOR | [frank@dunhamgroup.com](mailto:frank@dunhamgroup.com)

Bryan Plourde, MAI | [bryan@dunhamgroup.com](mailto:bryan@dunhamgroup.com)

207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



# Sanford Square | 1903 Main Street (Route 109) | Sanford, ME

## Property Overview

|                      |                                                            |
|----------------------|------------------------------------------------------------|
| Owner                | RESQ LLC                                                   |
| Lot Size             | 3.15± acres                                                |
| Zoning               | Airport District (AD) - Commercial/Mixed Use               |
| Assessor's Reference | Map 0R18A, Block 0020C, Lot 0000                           |
| Deed Reference       | Book 19680, Page 0705                                      |
| Utilities            | Municipal water, sewer, natural gas, and three-phase power |
| Road Frontage        | 350'± along Route 109/Main Street                          |
| Traffic Counts       | 20,000± vehicles per day                                   |

**FOR LEASE : SEE BROKER - FOR SALE : SEE BROKER**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.