

For Lease  
Prime Gas/C-Store  
Development Site  
1.9 acres



## 650 Main Street

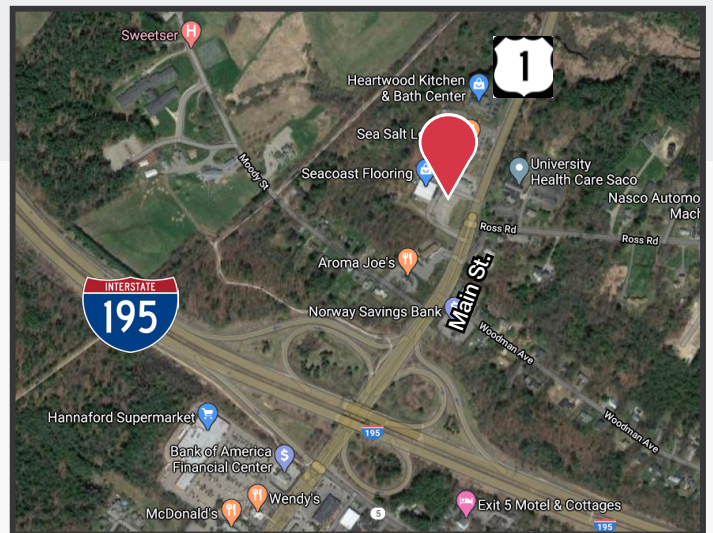
Saco, Maine

### Property Highlights

- High traffic retail location on Main Street and Ross Road
- 1.9 acre site with 380± feet of road frontage
- Direct access to traffic light
- Located near entrance to 195 which feeds Maine Turnpike/I-95

### Property Description

We are pleased to offer this prime gas/convenient store development site available for build to suit or ground lease. Located on Main Street in Saco near the northbound entrance to 195 which serves the Maine Turnpike. Zoned B-2b (Business Highway District).



### Broker Contact

Charlie Craig

207.773.7100

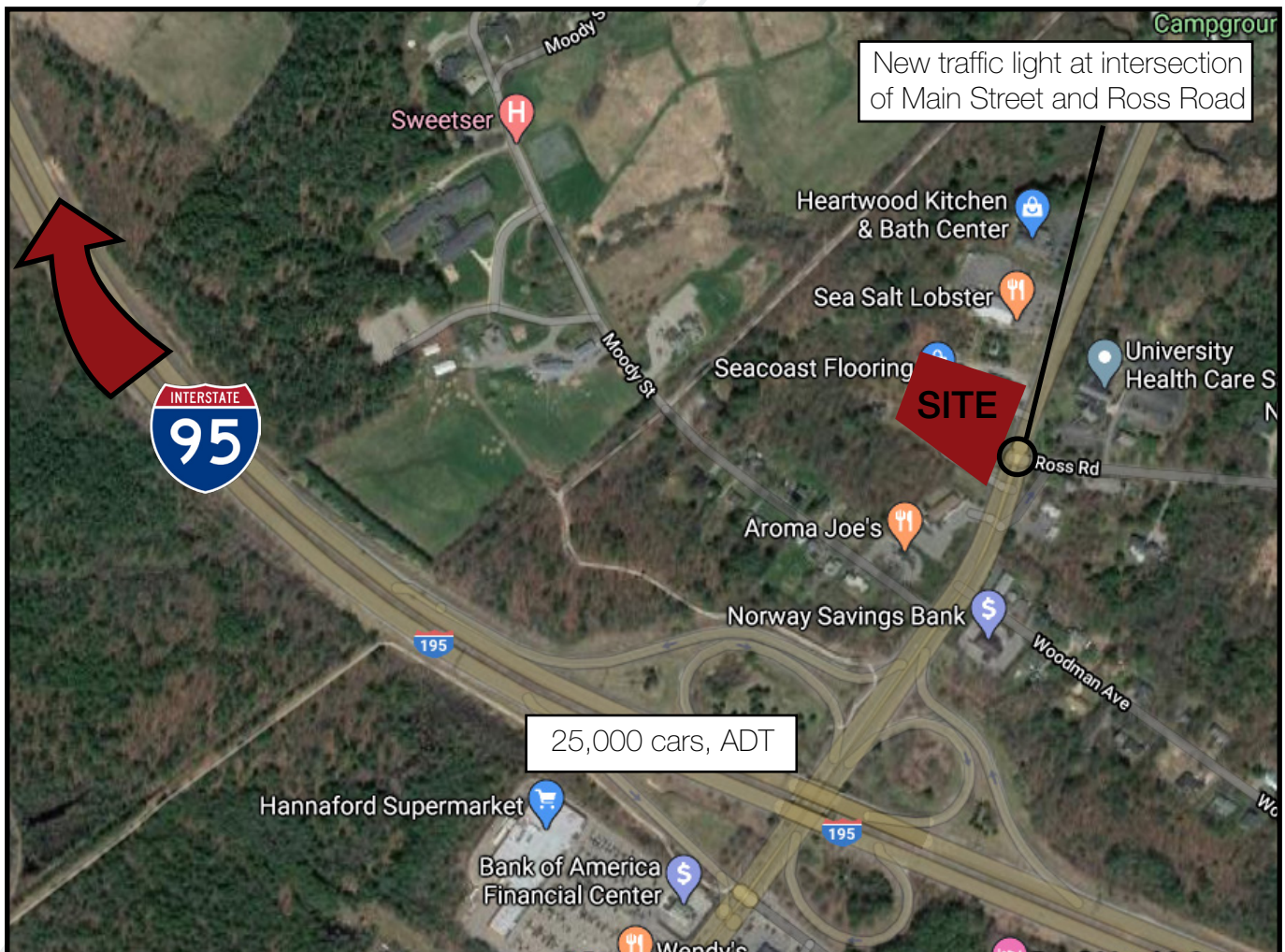
[charlescraig@dunhamgroup.com](mailto:charlescraig@dunhamgroup.com)

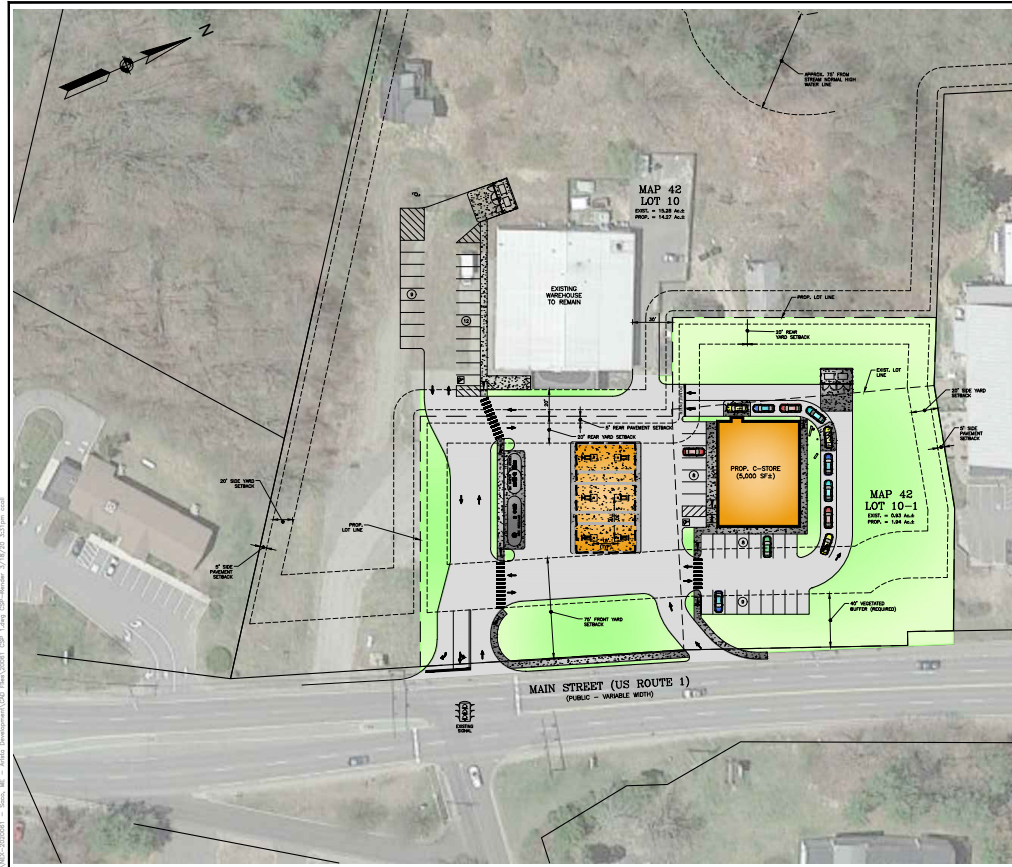
[www.dunhamgroup.com](http://www.dunhamgroup.com)

## Property Overview

|                      |  |
|----------------------|--|
| Building Size        | See proposed concept plans   |
| Lot Size             | 1.90 acres   |
| Zoning               | B-2b (Highway Business District)   |
| Assessor's Reference | Parcel 10-1, Map 42  |
| Parking              | See proposed concept plans   |
| Utilities            | Public water and sewer stubbed to site   |
| Accessibility        | To be accessed via a new four way traffic light at the intersection of Main Street and Ross Road |
| Traffic Counts       | 20,976 cars per day - combined US Route One and Ross Road<br>25,000 cars per day - on 195        |
| Road Frontage        | Route 1, Saco  |

**GROUND LEASE RENT : To Be Negotiated**





- NOTES:**
- THIS CONCEPT LAYOUT IS COMPILED FROM AVAILABLE RECORD PLANS AND GENERAL SURVEY AND IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. ADDITIONAL FIELD SURVEY AND DESIGN REQUIREMENTS WILL BE REQUIRED TO VERIFY ACCURACY, TOPOGRAPHY, EXISTING UTILITIES, SETBACKS, EASEMENTS, AND PERMITTING REQUIREMENTS.
  - TAX MAP 42 LOTS 10 & 10-1
  - LOT AREA = 16.21 A.C.
  - ZONING DISTRICT: HIGHWAY BUSINESS DISTRICT (H-20)
  - LOT REQUIREMENTS:  
MIN. LOT SIZE = 20,000 S.F.  
MIN. FRONT YARD = 25'  
MIN. SIDE YARD = 10'  
MIN. REAR YARD = 20'
  - SETBACK REQUIREMENTS:  
FRONT YARD = 25'  
SIDE YARD = 10'  
REAR YARD = 20'
  - EXISTING AND PROPOSED WAREHOUSE:  
PROPOSED RETAIL MOTOR FUEL OUTLET WITH ISLAND OF DISPENSING ISLANDS (12 FUELING POSITIONS), WAREHOUSE TO REMAIN.
  - PROPOSED FUEL STORAGE TANK (10,000 S.F.)
  - PROPOSED 24 SPACE FUEL DISPENSING ISLAND (12 SPACES, PROVIDED = 24 SPACES)  
WAREHOUSE TO REMAIN (12 SPACES, PROVIDED = 24 SPACES)  
TOTAL SPACES = 48 (24 SPACES PROVIDED = 48 SPACES)  
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**GPI**  
Geotechnical & Planning, Inc.  
145 Main Street, Suite 201  
Saco, ME 04072

PREPARED FOR:  
ARISTA DEVELOPMENT, LLC  
520 PROVIDENCE HIGHWAY  
SUITE B  
NORWOOD, MA

**PROPOSED RETAIL MOTOR FUEL OUTLET  
644 MAIN STREET  
SACO, MAINE**

REVISIONS

| NO. | DATE | DESCRIPTION |
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MARCH 10, 2020

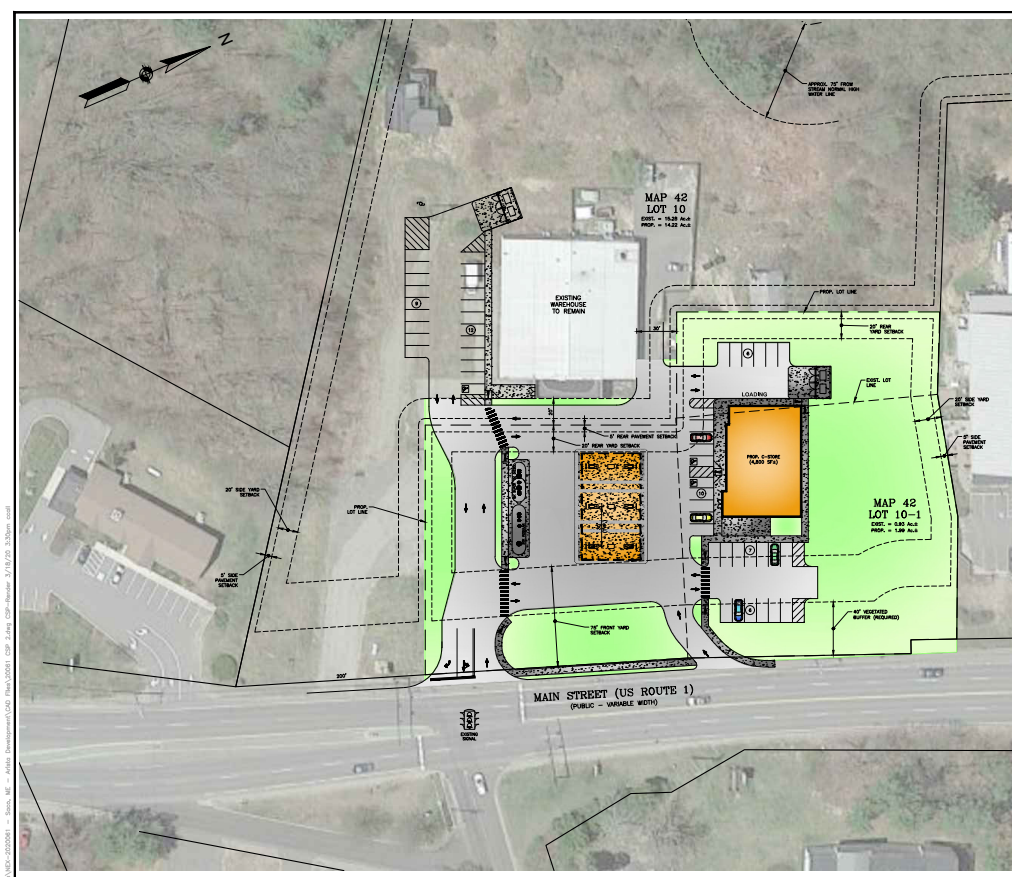
DESIGNED BY: SJB  
CHECKED BY: NED

**CONCEPT SITE PLAN #1**

SCALE: 1"=30'

NEX-2020061

1 OF 1



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MARCH 10, 2020

DESIGNED BY: SJB  
CHECKED BY: NED

**CONCEPT SITE PLAN #2**

SCALE: 1"=30'

NEX-2020061

1 OF 1