

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

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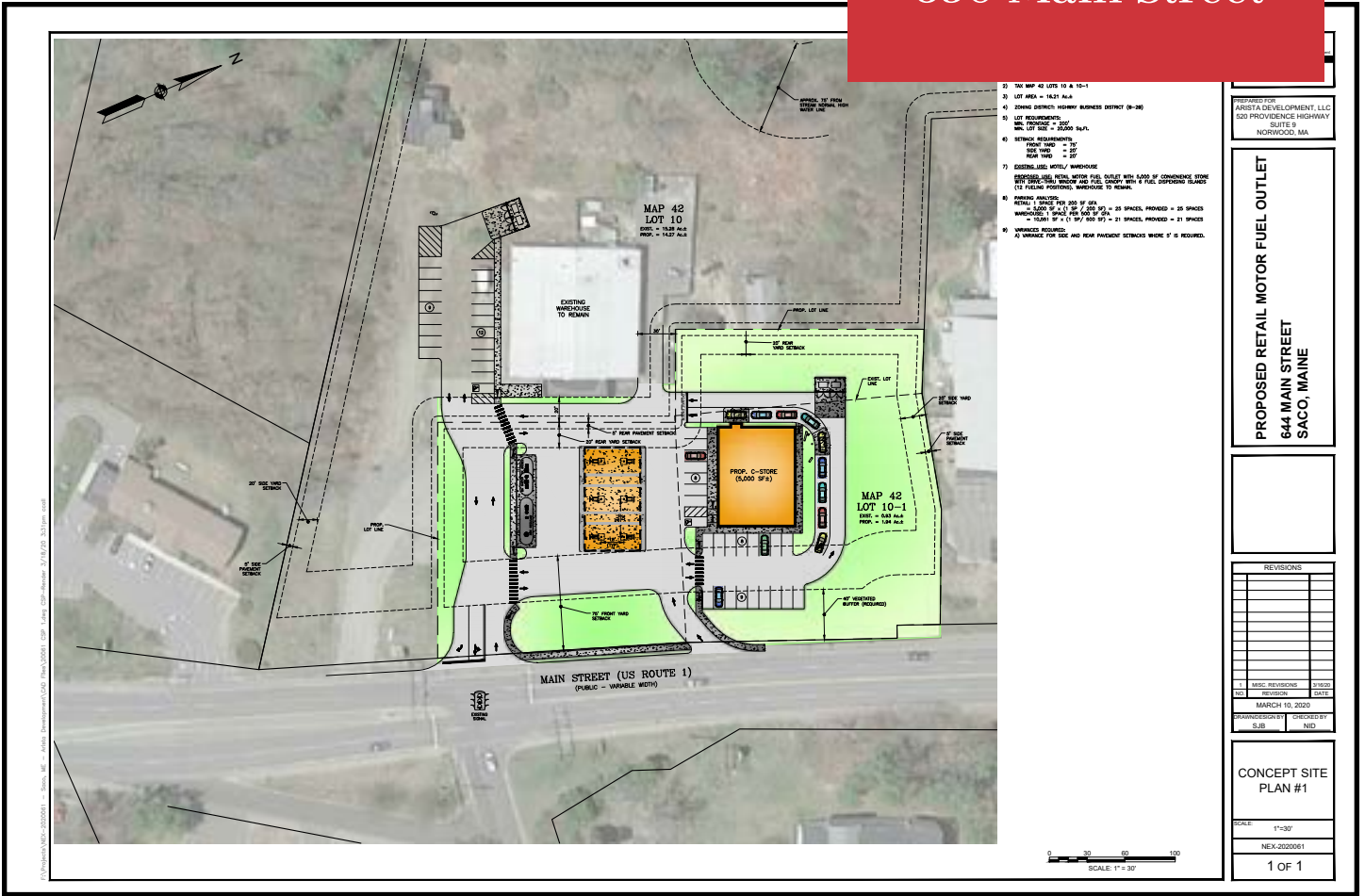
## Property Overview

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 25,000 cars per day - on 195
Road Frontage	Route 1, Saco

**GROUND LEASE RENT : To Be Negotiated**



# 650 Main Street



- 2) TAX MAP 42 LOTS 10 & 10-1
- 3) LOT AREA = 16.21 A.C.A.
- 4) ZONING DISTRICT: HIGHWAY BUSINESS DISTRICT (H-20)
- 5) LOT REQUIREMENTS:  
MIN. LOT SIZE = 8000 S.F.A.  
MIN. SETBACKS:  
FRONT YARD = 20'  
SIDE YARD = 50'  
REAR YARD = 20'
- 6) SETBACK REQUIREMENTS:  
FRONT YARD = 20'  
SIDE YARD = 50'  
REAR YARD = 20'
- 7) EXISTING AND PROPOSED WAREHOUSE  
PROPOSED FUEL MOTOR FUEL OUTLET WITH ALSO OF CONFORMANCE STORE SETBACK FROM PROPERTY AND FUEL STORAGE WITH 8' FUEL DISPENSING ISLANDS (12 FUELING POSITIONS), WAREHOUSE TO REMAIN.
- 8) PARKING REQUIREMENTS:  
RETAIL 1 SPACE PER 100 SF OF G.F.A.  
WAREHOUSE 1 SPACE PER 200 SF OF G.F.A.  
= 16.21 A.C.A. (1.97/ 800 SF) = 24 SPACES, PROVIDED = 24 SPACES  
= 16.21 A.C.A. (1.97/ 200 SF) = 31 SPACES, PROVIDED = 21 SPACES  
9) WAREHOUSE REQUIRED:  
A) WAREHOUSE FOR SIDE AND REAR PARKING SETBACKS WHERE IT IS REQUIRED.

PREPARED FOR:  
ARISTA DEVELOPMENT, LLC  
520 PROVIDENCE HIGHWAY  
SUITE 9  
NORWOOD, MA

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

REVISIONS	
NO.	DATE

MARCH 10, 2020

DESIGNED BY: SJB  
CHECKED BY: NED

**CONCEPT SITE PLAN #1**

SCALE: 1"=30'

NEX-2020061

1 OF 1



- NOTES:**
- 1) THIS CONCEPT LAYOUT IS COMPLETELY FROM AVAILABLE RECORDS AND IS INTEND TO BE USED AS A GUIDE FOR CONSTRUCTION. PLANNING, ENGINEERING, ARCHITECTURAL, AND OTHER PROFESSIONAL SERVICES SHOULD BE OBTAINED BY THE CLIENT TO VERIFY ALL REGULATORY REQUIREMENTS.
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**GPI**  
Geotechnical  
Professional  
Inc.

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**CONCEPT SITE PLAN #2**

SCALE: 1"=30'

NEX-2020061

1 OF 1

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.